May 4, 2012

The Honorable Amanda Burden
Chair, New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: NYU Core 2031

Dear Chairwoman Burden:

Thanks to you and your fellow Commissioners for overseeing and conducting a thorough hearing on the NYU Core proposal on April 25, 2012. I am supplying follow-up materials to address questions that were raised at the hearing.

A Table of Contents is provided to provide ease in locating the documents and information.

Please let me know if further information would assist the Commission.

Sincerely,

Alicia D. Hurley, Ph.D.
Vice President

cc: New York City Planning Commission
Academic Planning for the Core

Why the Core Matters and Why NYU Needs Access to Space on the Superblocks

This document traces the 20-year plan for projected growth at NYU, with a main focus of the great promise of the Superblocks to the University’s future academic needs at the Core. As with any long-term plan, details with respect to specific academic projects, their prioritization, site location, and timing may change as the academic plans evolve over time.

Background

- 12 of the 18 NYU Schools and Institutes are located at the Core and existing facilities are at or near full capacity.

- The Core facilities accommodate over 41,000 full and part-time students and over 5,000 full and part-time faculty.

- The projected growth of the student body is at an average of .5% annually. This would increase the student body to 46,500 (approx. 50% grad, 50% undergrad) by 2031.

- The 2031 planning process anticipates and aggregates the individual school needs projected over two decades.

  - As a response to long-standing community concerns, which were based on two decades of ad hoc, opportunistic real-estate acquisitions and construction projects around the neighborhood, the University embarked on this space planning process called 2031. The first such effort, its goal was to provide the University with a better strategic plan for future growth and provide the community with a long-term, predictable and transparent plan.

  - The projections are that the University could need as much as 3 million square feet between now and 2031 in order to fulfill the academic growth needs of the schools at or near the Core.

  - The proposal is to accommodate as much of that as possible on our existing footprint, in the Superblocks. The balance will be sought in the neighborhood, consistent with NYU’s consideration of the principles outlined by the Community Task Force on NYU development.

  - The plan also calls for dispersing a full 3 million square feet to other academic hubs including the Health Corridor and Downtown Brooklyn.
Why the Core Matters

NYU has carefully considered which university functions require location at the Washington Square campus. These judgments are part of the University’s academic strategic planning, and also take into account the realities of the New York City real-estate market and the inability of the Washington Square campus to accommodate all of NYU’s space needs.

A central, core campus has significant educational advantages. Co-locating faculty offices, classrooms, research facilities, student service spaces, dormitories and faculty housing at the Washington Square Campus encourages interaction among NYU’s faculty and students, interaction between faculty members in diverse disciplines, interdisciplinary research teams and academic and social engagement with the University.

Like other universities, NYU believes that physical proximity in a campus setting is crucial to promote integration of disciplines and interaction among the faculty and students, and thus to create a learning and research community. An interchange of ideas among various intellectual disciplines is greatly facilitated by having several schools in one place, and it is key to the accomplishments of NYU’s faculty, graduates, and students. Such interchange is increasingly required to advance research agendas, at the interstices of disciplines, which is increasingly the pattern in higher education. For example, at NYU, neural science with psychology, mathematics with computer science, languages with literatures, and economics with politics are all co-located to provide a platform for a full learning experience.

- Of the Schools at the Core, nine (Arts & Science, Steinhardt, Tisch, Stern, Gallatin, Liberal Studies, Social Work, Continuing and Professional Studies, and Nursing) provide undergraduate degrees. Undergraduates are required under New York State law to take at least 25% of their degree requirements in the liberal arts, primarily taken in the College of Arts and Science (“the College”) which is at the heart of the Core. Some schools (e.g., Stern and Gallatin) require that their students take close to 50% of their degree requirements in the College.

  - In 2015, when the Nursing College relocates from the Core to the Health Corridor, undergraduate nursing students will be the first to meet their course requirements on two campuses. The decision to move the Nursing College to the Health Corridor reflected a balance of considerations – the value of housing Nursing proximate to the Dental and Medical Schools, the availability of space for an expanded program of teaching and research, and the improved opportunity to properly train nursing students and conduct research in collaboration with the Medical and Dental faculty.

- At the graduate level, the curriculum is increasingly evolving to a cross-school, cross-disciplinary structure, at both the master’s and doctoral level, with students taking courses in more than one school – again – a curriculum enabled by the close proximity of the Schools.
As examples, the Stern School of Business has nine dual degree programs with other NYU schools. In some cases, the University is considering whether and how graduate programs can be conducted at one of the other academic hubs. For example, we are relocating one or more existing graduate programs in digital design, including the cognitive, cultural and engineering aspects of digital games to Downtown Brooklyn, where there are useful adjacencies to the NYU-Poly engineering programs.

- For faculty and their research at the Core, an outstanding structural advantage is the opportunity to seek colleagues across schools to conduct the most effective cutting-edge research at the interstices of interdisciplinary scholarship. NYU has a plethora of research centers and institutes that unite faculty across schools and departments. Many of these are major internationally renown centers of scholarship; many are committed to public outreach and run energetic programs of lectures, films, seminars and the like; and all require space apart from and outside of the schools.

- Living at and near Washington Square is a major recruitment tool for students and faculty who want to come to New York City and live near the main academic facilities, their peers and friends and share in the scholarly life that is typical to a University community, all while taking advantage of the world’s greatest City and involving themselves in the Greenwich Village community. The University provides faculty and student housing which is both proximate to and away from the main Washington Square campus.

**At the Core – An Acute Lack of Space & The Promise of the Superblocks**

**Science**

- NYU has a fraction of the space it needs for science and research and science is the most urgent need at NYU and its highest priority. Much is being planned at the remote academic hubs, but it is vital to continue to build the basic science platform located at the Core.

- The ability of our faculty to conduct research and compete for federal and industrial research dollars and philanthropy is constrained by inadequate space. This problem is particularly acute in the physical and life sciences, social sciences and education; but it is a problem that exists for nearly all of the Schools and Departments at NYU. This has had a deleterious impact on both faculty recruitment and faculty retention for the University, with a number of faculty candidates choosing to go to campuses where they can be assured of adequate space.

- In many departments, including our major science departments, there is simply no space into which new faculty can be hired.
In the last 35 years the University has built only one new building of 71,000 GSF for the Center for Genomics and Systems Biology. New Chemistry space was achieved by dislocating 40,000 GSF of classroom space.

There have been over 100 hires in the past 7 years in the Sciences and there are projected to be another 50; however, until adequate laboratory facilities are available, new recruiting efforts are hampered.

Science teaching laboratories at NYU are crowded, outdated, and in some cases outfitted with unsuitable equipment.

A growing number of students are interested in the sciences and STEM (Science, Technology, Engineering and Mathematics) careers, but without the ability to grow the Core facilities, we will need to limit the enrollment in these fields due to inadequate teaching lab space that is part of the required curriculum.

The Superblocks provide the opportunity to expand Science in existing Loft Block space, particularly, by relocating classroom space to the Superblocks.

In the near and long-term, the promise of space on the Superblocks for faculty offices and departmental space provides the Schools with the ability to manage faculty recruitment and align it with potential space needs of the future.

Classrooms

- By a standard measure, NYU should be providing 30 percent more classroom space and twice as much laboratory teaching space than it does.

- NYU has only 3 large auditoria, severely limiting our ability to offer large lecture classes or schedule special academic assemblies.

- Many NYU classrooms are inappropriately situated on high floors in loft-block buildings, creating traffic jams and queues of students waiting for elevators that literally stretch outside. Despite efforts to correct the problem, there remain over 50 classrooms on floors 4 or higher, with few options of where to relocate them.

- The daytime utilization rate for NYU’s classroom inventory is higher than 80% -- comparing unfavorably to the standard of 70% utilization. This means that classrooms cannot be cleaned during the day and there is no “cushion” to meet building emergencies that decommission classrooms.

- There is virtually no capacity to accommodate new courses, new kinds of courses that have special seating arrangements or specialized equipment.

- The size of NYU’s classroom inventory in 2012 is virtually the same as it was in 2008, despite changing patterns of educating our students and enrollment growth.
The Superblocks are vital to providing future classroom decompression, growth and relocation out of the Loft Blocks (again, allowing for Science to grow).

Performance Space

- Tisch School of the Arts is top ranked nationally and has tripled its performing arts enrollment over the past two decades - without proportionately growing its space.
- Performance space is inadequate, obsolete, sometimes unsafe and cramped.
- Tisch studies in the performing arts have deep connections to local community theaters - that can only be nurtured by its continued presence in the Core.
- An exhaustive investigation has determined that the special requirements that attach to performance space cannot be met by renovating other existing facilities at the Core.

The Superblocks provide a unique opportunity for this specialized facility and other performance spaces to be accommodated within the NYU Core.

Student and Faculty Meeting Space and Student Study Space

- NYU is deficient in providing adequate study space for its student population. As a standard rule of thumb, the University should provide study area “seats” for one-quarter of its student population. At NYU, this would mean we should have over 9,600 sets, yet the University provides fewer than 3,000.
- There is very limited space for student clubs, student meetings, faculty gatherings and conferences and other important components of campus life. The Kimmel Center for University Life is the main University Center and hosts over 31,000 bookings of its facilities in a year, is visited by over 1 million visitors in a year, and yet, probably does not meet even half of the demand by students and faculty who are constantly in search of space to host their meetings and scholarly activities.

The promise of the Superblocks comes with the necessary decompression of existing facilities (i.e., the library, other academic buildings) to free up appropriate space for meeting and conference rooms; for study areas and an entire new student annex space.

School and Department Growth: Steinhardt, Stern, Gallatin, Social Work, Arts and Science, Wagner

- All of these schools represent real and urgent needs for space in the Core. The needs primarily focus on the ability to decompress existing facilities and provide new space that allows them to recruit faculty, and particularly faculty who conduct research.

The Superblocks will provide near and long-term assured opportunities for locations for faculty and research.
Discussion of NYU 2031 Project Needs and Phasing

Projected Needs

The projected space needs that are addressed in the 2031 plan comprise the space requests that are submitted by the individual schools and institutes, and then reviewed, through an established space planning process, at the University level and within a University-wide context. Projects are prioritized and scenarios for best meeting needs – including project scope, location, and timing – are developed. Many of the projected needs must be accommodated at the Core, adjacent to and embedded within the academic units that already exist at the Core. However, as part of the vetting process, the University regularly and systematically looks to identify programs and initiatives that can be moved away from the Core, yet thrive academically.

This document traces the 20-year plan for projected growth at NYU, with a main focus on the phasing of new academic space at the Core Washington Square campus. It reviews many of the academic components of the plan for accommodating those needs in the Core as well as in “remote” academic hubs. As with any long-term plan, details with respect to specific academic projects, their prioritization, site location, and timing may change as the academic plans evolve over time.

Non-Superblock Core / Neighborhood 2012 – 2021/2031

The University is severely compressed, with less than one-half of the academic space per student than its peer institutions (DEIS Table 1-5). NYU has undertaken a serious effort over the past decade to begin to reorganize and decompress its Core facilities. Between now and 2021 University projections for growth are in three main areas:

1. Expansion of space within the schools (including the social sciences, humanities, life and physical sciences, arts and professions) to alleviate compression, permit thriving academic programs to grow, and enable the recruitment of new faculty – which in the sciences, requires very substantial research space on a per faculty basis. Here, our priorities are the sciences and the performing arts.
2. New initiatives within and across schools (e.g., Global Public Health; Institute for Cities, the Environment and Sustainability; “Big” Data
that can be incubated with minimal space but then develop substantial space needs – that need to be accommodated in the Core in proximity to the school “partners” that comprise the initiatives.

3. Expansion of our classroom inventory, relocation of classrooms that are not suitably located, and development of additional ‘library-like’ study spaces.

In the next decade, NYU plans to meet much of its academic space needs at the Core by repurposing, for academic use, space currently occupied by administrative and other non-academic activities that do not need to be located in the Core. Thus, Phase I of the NYU Core Plan, on the South Superblock, proposes a lower percentage of academic space than Phase II, on the North Superblock. To elaborate, NYU has in its existing inventory approximately 715,000 GSF of existing or potential space at and near the Core (at 730 Broadway, the recently acquired Forbes building and the potential sites listed in DEIS Table 2-2) that can be repurposed if necessary, and renovated or constructed to serve academic space needs. This potential space, when combined with the space designated for academic use in the South Superblock in Phase I, is expected to provide adequate academic space for NYU’s projected needs at the Core over the next decade. By contrast, after 2021, the North Superblock will be the primary way that NYU will meet its need for academic space at the Core.

**South Block 2012 – 2021**

In the next decade, though much of the decompression and growth can happen in existing NYU facilities at and around the Core (as discussed above), there are specific needs that cannot be met without the new academic facilities proposed for the South Superblock. They are:

1. specialized space for the Tisch School of the Arts’ Institute for Performing Arts (150,000 – 280,000 GSF);

2. facilities for a variety of academic programs in the Steinhardt School, including potentially its teacher preparation programs for music and for K-12 STEM (Science, Technology, Engineering and Math) (up to 30,000 GSF of the projected 170,000 GSF needed for Steinhardt across its programs in the next decade);

3. freshmen residences, specifically, the relocation of one quarter of freshman beds now outside the immediate Core (in a residence hall on 3rd Avenue) into a first year residence hall that is properly designed for first-year programming and community building – the 3rd Avenue building provides apartment-style accommodations,
which is more appropriate for junior and senior students. (at least 330,000 GSF);

4. replacement of a thirty-year old Coles gymnasium consistent with our goals of recruiting leading student athletes in our athletic division and better serving the athletic needs of the students and faculty at the Core (at least 146,000 GSF);

5. additional faculty housing to be able to recruit professors to New York City from around the country (at least 105,000 GSF); and

6. A university-affiliated hotel/conference center to support the academic activities that flow from a university (i.e., executive education, faculty searches, academic conferences, commencement, parents’ weekends) (at least 115,000 GSF).

North Block 2022 – 2031

The North Block is vital for accommodating projected academic needs (i.e., classrooms, faculty offices, study spaces) beyond 2021. The North Block allows the final phase of classroom relocation out of other Core facilities in the Loft Blocks, thus releasing space in the NYU Loft Block buildings to accommodate the acute need for new science laboratories and other science facilities.

The North Block below-grade space will provide crucial classroom, auditorium and study space.

- This will allow the University to better situate its classroom inventory and will provide at least 7 large auditoriums (the University currently has only 3), over 40 classrooms, at least 15 performance and rehearsal spaces, and a larger study annex.
- Each of the sub-basements of the Washington Square Village below-grade space accommodates approximately 190,000 GSF. The 4th level will accommodate mechanical equipment and be utilized for maintenance and storage.
- Levels SB3 – SB1 will accommodate academic program outlined above.
- The above-grade LaGuardia and Mercer buildings are critically important for accommodating faculty office, academic department and research space.
  - Wagner and Sociology Headquarters (now in approximately 80,000 GSF of leased space) are planned to be relocated to the buildings, and the buildings will also provide critical office and
research space for faculty affiliated with the different schools and institutes across the University.

- The lower floors of the LaGuardia and Mercer buildings will connect to the below-grade academic space and be programmed as classroom, study and meeting spaces for students and faculty.
- The Mercer and LaGuardia buildings provide the opportunities to allow the schools to continue to recruit faculty into the future.

Remote Sites 2012 – 2021/2031

Outside of the Core, NYU is establishing and strengthening two other main academic hubs, which will provide collaborative and cross-disciplinary opportunities and be where the University also focuses future growth.

- The Health Corridor (First Avenue, 23rd to 34th Streets) will be where the University concentrates its biomedical, health, and clinically-driven teaching and research. There currently is a new 170,000 GSF facility being built to accommodate Nursing relocation, Dental expansion and a new bioengineering program.
- In Downtown Brooklyn the University will locate its new cross-disciplinary initiatives that relate to engineering, computer and data science, and other areas yet to be determined. With the recent announcement of NYU’s new applied science center in conjunction with the City of New York, the University is already planning for, at least, 500,000 GSF in Downtown Brooklyn in the next decade.
- These hubs - like the Core - will provide opportunities for faculty and students to work collaboratively and across disciplines in close proximity, a key ingredient of a rich educational and research experience.
NYU General Facts

NYU School Profile and Information

- Of the 18 NYU Schools / Institutes, 12 are in the Core or proximate to the Core:
  - Graduate and Undergraduate Arts and Science (Humanities, Social Science, Science)
  - Liberal Studies - Undergraduate
  - College of Nursing (until 2015, when it moves out of the Core)
  - Courant Institute of Mathematical Sciences
  - Gallatin School of Individual Study
  - Leonard N. Stern School of Business
  - Robert F. Wagner Graduate School of Public Service
  - School of Continuing and Professional Studies
  - School of Law
  - Silver School of Social Work
  - Steinhardt School of Culture, Education, and Human Development
  - Tisch School of the Arts

- Schools/Institutes Outside the Core:
  - Langone Medical Center
  - Dental College
  - Poly-NYU
  - Institute for Fine Arts
  - Institute for the Study of the Ancient World
  - NYU Abu Dhabi
  - NYU Shanghai - in development

- The amount of space each School occupies reflects its student enrollment, faculty size, and teaching and research requirements. Their spaces range from relatively small footprints – 66,000 GSF – up to 1.3 million GSF. Both Tisch and Steinhardt fall in the mid – 500,000 GSF range.

- NYU has approx. 10,500 undergraduate beds spread across its 19 residential halls (approx. 7,900 beds are in owned facilities; 2,500 in leased facilities). The Core proposal allows the University to relocate freshmen out of an apartment-configured dorm on Third Avenue that is not well suited for freshman programming; repurpose that dorm for upperclassmen; add some new capacity to the system; and ultimately, reduce reliance on leased space.

- NYU owns just over 2,000 faculty housing units, most located at the Core. The proposal will add at least 90 new housing units.

- Across the Schools, there are approximately 60 new faculty recruited into the University each year.
- The growth of the student body is projected to moderate to an average of .5% annually. This would increase the student body to 46,500 (approx. 50% grad, 50% undergrad) by 2031.

**Enrollment and Faculty Data for Washington Square**

**Fall 2011 Census**

**Undergraduate and Graduate Enrollment by FT/PT Status**

<table>
<thead>
<tr>
<th>Schools Located at or near the Core</th>
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</thead>
<tbody>
<tr>
<td>Undergraduate</td>
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<tr>
<td>College of Arts and Science</td>
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<tr>
<td>College of Nursing</td>
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<tr>
<td>Liberal Studies</td>
</tr>
<tr>
<td>Gallatin Schl of Indiv Study</td>
</tr>
<tr>
<td>Schl of Continuing &amp; Prof Stud</td>
</tr>
<tr>
<td>Silver School of Social Work</td>
</tr>
<tr>
<td>Steinhardt Sch Cult/Edu/HmDev</td>
</tr>
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<td>Stern School of Business</td>
</tr>
<tr>
<td>Tisch School of the Arts</td>
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<td><strong>Total</strong></td>
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<table>
<thead>
<tr>
<th>Graduate/Professional</th>
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<th>Part-time</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>College of Nursing</td>
<td>31</td>
<td>610</td>
<td>641</td>
</tr>
<tr>
<td>Gallatin Schl of Indiv Study</td>
<td>76</td>
<td>120</td>
<td>196</td>
</tr>
<tr>
<td>Global Public Health</td>
<td>128</td>
<td>83</td>
<td>211</td>
</tr>
<tr>
<td>Grad School of Arts &amp; Science</td>
<td>2,727</td>
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<td>3,820</td>
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<td>Schl of Continuing &amp; Prof Stud</td>
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<td>3,597</td>
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<td>Stern School of Business</td>
<td>968</td>
<td>2,413</td>
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<td>Tisch School of the Arts</td>
<td>762</td>
<td>18</td>
<td>780</td>
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<tr>
<td>Wagner Grad Sch Public Service</td>
<td>522</td>
<td>452</td>
<td>974</td>
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<td><strong>Total</strong></td>
<td><strong>10,851</strong></td>
<td><strong>8,439</strong></td>
<td><strong>19,290</strong></td>
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## Fall 2011 Census
### Faculty by School
Schools Located at or near the Core

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<th>School</th>
<th>Full-time</th>
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<tr>
<td>Global Public Health</td>
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<td>School of Law</td>
<td>133</td>
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<td>Steinhartd</td>
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<td>515</td>
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<tr>
<td>Wagner</td>
<td>37</td>
<td>74</td>
<td>111</td>
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NYU SCIENCE PROGRAMS

EXISTING PROGRAMS

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<th>ADDRESS</th>
<th>PROGRAM</th>
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<tr>
<td>12-16 Waverly</td>
<td>Center for Genomics &amp; Systems Biology</td>
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<tr>
<td>Brown Building</td>
<td>Chemistry, Biology</td>
</tr>
<tr>
<td>Silver Building</td>
<td>Chemistry, Biology</td>
</tr>
<tr>
<td>Waverly Building</td>
<td>Chemistry, Biology</td>
</tr>
<tr>
<td>Courant Institute</td>
<td>Mathematics, Computer Science</td>
</tr>
<tr>
<td>Meyer Complex</td>
<td>Psychology, Neural Science, Physics</td>
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PROPOSED BUILDINGS

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<tr>
<th>ADDRESS</th>
<th>PROGRAM</th>
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<tbody>
<tr>
<td>726-730 Broadway</td>
<td>Physics</td>
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<tr>
<td>15 Washington Pl</td>
<td>Sciences</td>
</tr>
<tr>
<td>Silver Center</td>
<td>Sciences</td>
</tr>
</tbody>
</table>

OWNED NYU BUILDINGS

LEASED NYU BUILDINGS

MAY 3RD, 2012
RENOVATIONS TO NYU ACADEMIC BUILDINGS IN THE LAST 10 YEARS

- Full Renovation
- Partial Renovation
- New Construction (Last 5 Years)
- Owned NYU Buildings
- Leased NYU Buildings

MAY 3RD, 2012
Design Information

In response to questions raised by the City Planning Commission at the public hearing on April 25, 2012, New York University is providing additional information regarding the following design elements:

- Pedestrian access to the North Block
- Light wells on the North Block
- Bulkheads on the Mercer and LaGuardia buildings
- The Borough President’s recommendation for the Zipper building “Notch”

North Block Design Overview

The design rationale for the new buildings and landscape responds to the two existing Washington Square Village slab buildings. A primary motivation of the new design is to allow the original composition and architecture of the existing buildings to read clearly and distinctly from any new interventions. In order to accomplish this, the majority of the new development’s bulk is placed underground. The remaining two above-grade buildings are set away from the existing buildings to allow improved public access into the center of the block. Furthermore, the forms of the buildings tilt away from the existing buildings to provide greater access to light and air – a key principle in the design of the original structures as well.

The resulting space between the old and new buildings allows for the creation of a new public garden throughout the site that is at once open and contemplative, a complement to the nearby Washington Square Park. Through their placement around the inner landscape, the old and new buildings create a sense of respite from the rest of the city while the gateways between the buildings are wide, generous and inviting. Inspired by the success of the existing built-in seating and low-canopy trees, the proposed central Philosophy Garden includes numerous diverse spaces for small groups or individual use, with the plantings and concave seating chosen to encourage passive recreation.

Pedestrian access to the North Block

Two of the key design aspects of the North Block are to bring the central open space to grade and to make it accessible from all surrounding streets. The site plan provides entry points into the central open space from LaGuardia Place and Mercer Street by establishing a 60 foot minimum distance between the existing and proposed buildings. Sixty feet is the standard width of a New York City side street. The open space between buildings and the proposed buildings forms seek to maximize access to light and air and solar access across the site.

The site plan responds the diagonal desire line from the northwest (Bobst Library) to the southeast (Zipper building) creating major entry locations to the north block at those locations. The primary entry points at the northwest and southeast corners of the site are generously proportioned, allowing pedestrians long views into and across the central open area. These entry points will have design elements (seating,
landscaping, paving) that are consistent with the adjacent proposed City-owned park areas along Mercer and LaGuardia Streets, which will provide visual indications that the central area is “public”. In addition, there will be signage at the entry points that clearly indicate that the central space is open to the public. The pedestrian walkways in these areas would be wide and welcoming, with a width that ranges from 30-44 feet, which is two to three times the width of a typical sidewalk.

Secondary entry points to the publicly accessible open space on the North Block would occur at the northwest and southeast underpasses of the two Washington Square Village apartment buildings. These portals would be redesigned to make them more open and welcoming to pedestrians, and they would connect to mid-block cross-walks (with traffic signals to permit safe pedestrian crossing) on West 4th and Bleecker streets.

**Light wells on the North Block**

Another key element of the NYU Core proposal is to maximize the use of below-grade space, which is well-suited for certain academic program needs such as classrooms, study areas, rehearsal spaces, lounges, computer rooms, and student activity areas. This strategy would allow the University to provide necessary academic space while minimizing the size, height and bulk of buildings above grade. The University currently has a number of large below-grade spaces, including the Bobst Library classroom and study concourse, the Stern classroom concourse, and the Law School Library. The proposed light wells would make the very large below-grade floorplates on the North Block more attractive, and would provide a connection to the outside environment that would serve as a navigation and orientation element for occupants below.

Instead of puncturing the at-grade landscape with multiple light wells or skylights, the design seeks to provide daylight to the below-grade floor area in a manner that minimizes the impact on the landscape above. The design locates each of the two light wells adjacent to the Mercer and LaGuardia buildings to allow the light well to function in conjunction with the vertical circulation elements, thus maximizing the potential for light penetration with a limited footprint for the light well. The building forms and tapers were derived in response to solar conditions to allow maximum solar access to the site and into the adjacent light wells. The light well at the LaGuardia building is 3,041 sf and the one at the Mercer building is 5,762 sf which represent approximately 6% of the area devoted to public open space on the North Block.

By locating the light wells adjacent to the proposed buildings, the open space is able to function as one continuous open space. Even with the larger light well adjoining the Mercer Building, the entry way to the open space from Mercer Street provides at least a 30 foot wide clear pedestrian pathway, with a clear line of site into the central area of the block.

**Bulkheads on the Mercer and LaGuardia buildings**

The top 30 feet of the envelopes proposed for the Mercer and LaGuardia buildings would be used for mechanical equipment. This height is typical of non-residential
buildings and is consistent with the height of the mechanical equipment atop the Washington Square Village buildings.

There are two factors why the desired bulkheads would occupy the full roof area of these buildings. The first is that the proposed bulkheads would include the mechanical systems to support not only the above-grade buildings, but also the 770,000 sf of below-grade area. The mechanical needs are therefore much greater than those typically required for buildings similar in size to the Mercer and LaGuardia Buildings. The second factor is that the buildings taper, leaving a roof footprint on the Mercer and LaGuardia buildings that are approximately 35-40 percent of the size of their ground floor footprint.

The Borough President’s recommendation for the Zipper building “Notch”
The Borough President recommended that the northeast portion of the Zipper building set back an additional 15 ft from Mercer Street in order to increase the amount of light and air available to the residential buildings directly across the street on the east side of Mercer Street. Doing so would increase the distance between the buildings from 61 to 76 feet. The proposed recommendation would reduce the size of the Zipper building by approximately 15,000 sf. While the “notch setback” does not greatly affect the building program in the Zipper, it does modify the street level conditions at that location.

The University has provided materials including massing images, site plans, and shadow studies that demonstrate the implications of the recommendation. On the ground floor, this recommendation would recess the proposed loading dock and gym entry 15 feet from the sidewalk. The majority of the recessed building area in this location serves as either pedestrian entry or vehicular access to the loading dock. Due to the building access requirements for these purposes there would be limited opportunity to create a plaza or other public amenity in the additional sidewalk area. The implications to the loading dock require additional study as the proposed recess would introduce visibility issues for trucks as they back in and pull out of the loading dock.

Shadow studies of the proposed “notch” produced by AKRF are provided for review. The analysis identifies the differences between the proposed Zipper building and the proposed “notch” building. The analysis indicates that the 15-foot building recess would result in no additional direct sunlight to the residential windows facing Mercer Street during most hours of the day, and 15-30 minutes of additional direct sunlight to a limited number of upper-floor windows during certain seasons of the year.
Pedestrian Access to North Block
Site Planning Considerations

- Provide adequate distance from existing buildings for new building footprints
- Locate buildings along streets to establish a “street wall”
- Create new light well to provide interior way-finding and daylighting into the basement levels
- Establish diagonal East-West pedestrian desire lines across the site
- Tune the building forms to maximize access to light and air and to bring daylight to the below grade spaces.
Proposed Site Plan – North Block

West 3rd Street

LaGuardia Place

Mercer Street

Bleecker Street
Entry Plaza Width Comparisons

Bleecker street

60'
Proposed Site Plan – Mercer Street Access
Proposed Site Plan – LaGuardia Place Access
Entry Plaza Width Comparisons
North Block Light Wells
Light Well – Section of Mercer Building

- Light wells can create design opportunities for the at-grade landscape.

- Light wells provide direct and indirect daylight to underground spaces. The light well also helps the users orient themselves within the space.

Section A-A: Through Mercer Light Garden
Light Well Scale Comparison – Chase Plaza NYC (Noguchi)
Light Well Scale Comparison – Yale University Library (Noguchi)
Light Well Scale Comparison – Joanneum Museum, Austria
Light Well Precedent - NYU

Tisch Hall
Two-level Stern and general purpose classroom suite, below Gould Plaza
Illustriative Basement Floor Plan

Tisch Hall Concourse Footprint
Underground Classrooms (Stern / General Purpose)
Below-grade Precedent - NYU

Bobst Library - Brine Library Commons
Two-level concourse with student study areas and general purpose classroom suite
Illustrative Basement Floor Plan

Bobst Library Footprint
Underground General Purpose Classrooms, Study Spaces
LaGuardia and Mercer Bulkheads
North Block Section – The Below-grade Building

- Over half of the proposed square footage of the is below-grade.
- The below-grade floors would be used for classrooms, study areas, rehearsal spaces, lounges, computer rooms, and student activity areas. In addition, the floor can house as dedicated academic spaces and auditoriums.
- The below grade area mechanical systems would be integrated into the above grade buildings. The bulkheads on the above grade buildings, must thus serve the below grade area as well.
Bulkhead Study - Mercer Building

NORTH BLOCK - BOOMERANG BUILDING BULKHEADS

LEGEND:

AHU = AIR HANDLING UNIT
CT = COOLING TOWER
ENG = ELECTRICAL GENERATOR
SX = SMOKE EXHAUST

MERCER BLDG ROOF PLAN

MERCER BLDG AXO VIEW
Bulkhead Study - LaGuardia Building
Borough President’s Recommendation for the Zipper “Notch”
Zipper Building and Bleecker Building Context

• Building Locations
  – The first 14 ft along Mercer of the Bleecker Residential Buildings does not overlap the Zipper.
  – Overlap of Zipper Building and Bleecker Residential Buildings is roughly the two most northern Zipper volumes.

• Building Heights
  – The northern Zipper is 168 ft to the roof height
  – The second Zipper volume is 85 ft to the roof height
  – The Bleecker Street residential buildings are approximately 60 – 70 ft in height

Diagram showing building heights and locations.
Residential Buildings Along Mercer (south of Bleecker Street)
Detail Plan of “Notch” Area
Borough President Recommended “Notch”
AKRF performed shadow modeling for the representative analysis days in the CEQR Technical Manual in order to determine whether the Zipper Building with the recommended modifications (i.e. “the notch”) would result in lesser shadows on publicly accessible open spaces. As shown in this figure, for the March 21/September 21 analysis period, for approximately one-half hour from 1:15PM to 1:45PM, the notch would slightly reduce shadows on the southern portion of the proposed Mercer Entry Plaza (currently the Mercer Playground on the North Block). There would be no reduced shadows on this open space during any other times during the March 21/September 21 analysis period. During the June 21 analysis period, shadows are too short in the early afternoon to register a shadow on this open space. On the December 21 analysis period, shadows are too long to register a reduction in shadow on this open space.

“Notch” Shadow Study - March 21/Sept. 21 Analysis Period - 1:30 PM EST
As shown in this figure, during the March 21/September 21 analysis period, the notch would result in a slight reduction in shadow on residential buildings further north on Mercer Street (immediately north of Bleecker) for about 30 minutes, from 2:30 PM to 3:00 PM. This is the only time during this analysis day where there was a perceptible difference on these residential buildings.
AKRF performed shadow modeling for the representative analysis days in the CEQR Technical Manual in order to determine whether the Zipper Building with the recommended modifications (i.e. “the notch”) would result in lesser shadows on Mercer Street residential buildings across from the Zipper Building’s notch. As shown in this figure, during the June 21 analysis day, from approximately 2:30 PM to 2:45 PM the notch would result in a slight reduction in shadow on the upper corner of the west façade of one building directly across the street. In addition there would be a brief, but more pronounced reduction in shadow on the south façade of the building immediately north of Bleecker Street on Mercer Street. At other times during the June 21 analysis day, and at all times during all other analysis days, there is no difference in shadow on the buildings directly across the street.

“Notch” Shadow Study - June 21 Analysis Period - 2:45 PM EST
AKRF performed shadow modeling for the representative analysis days in the CEQR Technical Manual in order to estimate periods of time when the space on Mercer Street created by the notch would receive sunlight. As shown in this figure, during the March 21/September 21 analysis period, there would be sun on portions of this space from about 9:30 AM to about 1:00 PM. During the June 21 analysis period portions of the space would be in sunlight from approximately 8:30 AM to 12:30 PM. On the December 21 analysis period (not pictured) there would be only a brief, approximately 15 minute period of sun on this space.
New York University is submitting this summary overview of the effect of the NYU Core project on publicly accessible open space and lot coverage on the two superblocks to respond further to questions raised by the Commission at the public hearing on April 25, 2012. The CEQR Technical Manual defines “open space” as “land that is publicly accessible and operates, functions, or is available for leisure, play, or sport, or set aside for the protection and/or enhancement of the natural environment.” The information summarized here is explored in greater detail in the Open Space chapter of the Draft Environmental Impact Statement and the DEIS Open Space appendix. The overview presented here is intended to supplement rather than replace the information presented in the DEIS.

The superblocks were developed using the tower-in-the-park typology, with substantial space devoted to vehicular circulation (driveways and adjoining asphalt surfaces) and private lawns, gardens and playgrounds. The NYU Core project would remove three of the existing buildings on the site (the Coles gym, Morton Williams supermarket, and LaGuardia retail strip building), construct four new buildings (the Zipper, Bleecker, Mercer and LaGuardia buildings), demap three areas at the edges of the superblocks currently mapped as public streets, map two of these areas as public parks, and change the landscaping on most of the North Block and a portion of the South Block. In connection with these landscaping changes, NYU would commit to make most of the landscaped area on the North Block and a portion of the newly landscaped area on the South Block publicly accessible. The net effect of the NYU Core project would be to:

- increase building coverage (building footprints) from 33.1% of the land to 38.9% of the land;
- decrease the use of land for vehicular circulation (driveways and adjoining asphalt surfaces) from 7.8% to 1.6% of the land;
- increase publicly accessible open space from 5.2% to 29.5% of the land;
- decrease non-publicly accessible open space from 19.7% to 4.3% of the land; and
- decrease other land uses from 34.2% to 25.7% of the land.

The derivation of these numbers is summarized in the attached table.
<table>
<thead>
<tr>
<th>Summary of Lot Coverage Changes on Superblocks</th>
<th>Existing Conditions</th>
<th>NYU Core</th>
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<tbody>
<tr>
<td><strong>Building Footprints</strong></td>
<td>33.1%</td>
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<tr>
<td></td>
<td>[SB 97,618 sf +</td>
<td>[SB 102,427 +</td>
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<td></td>
<td>NB 88,615 sf]</td>
<td>NB 116,689 sf]</td>
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<td><strong>Vehicular Circulation</strong></td>
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<td></td>
<td>[SB 8,000 sf +</td>
<td>[SB 8,000 sf +</td>
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<td></td>
<td>NB 35,700 sf]</td>
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<td><strong>Publicly Accessible Open Space</strong></td>
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<td></td>
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<tr>
<td></td>
<td>NB 18,956 sf]</td>
<td>NB 147,305 sf]</td>
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<tr>
<td><strong>Non-Publicly Accessible Open Space</strong></td>
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<td>NB 81,354 sf]</td>
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<td><strong>Other Land</strong></td>
<td>34.2%</td>
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<td>[SB 79,106 sf +</td>
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<tr>
<td></td>
<td>NB 105,737 sf]</td>
<td>NB 65,598 sf]</td>
</tr>
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</table>

Notes:
Calculations include all “DOT strips.”
“SB” refers to the South Block, bounded by LaGuardia Place and Bleecker, Mercer and W. Houston Streets – 5.3 acres (232,853 sf).
“NB” refers to the North Block, bounded by LaGuardia Place and W. 3rd, Mercer and Bleecker Streets – 7.6 acres (330,363 sf).
1 Driveways and adjoining asphalt surfaces.
2 As defined in CEQR Technical Manual.
3 Coles Plaza (SB) 3,778 sf; Coles Playground (SB) 6,856 sf; Mercer Street Playground (NB) 14,456 sf; Adrienne’s Garden (NB) 4,500 sf. The DEIS appendix has an alternative accounting that increases the amount of publicly accessible open space in the existing condition by 27,357 sf.
4 Toddler Playground (SB) 11,020 sf; Greene Street Walk (SB) 8,060 sf; Mercer Entry Plaza (NB) 17,550 sf; Tricycle Garden (NB) 15,200 sf; LaGuardia Play Garden (NB) 13,100 sf; LaGuardia Entry Plaza (NB) 17,550 sf; Washington Square Village Play Garden (NB) 15,000 sf; Philosophy Garden/Lawn Areas (NB) 68,825 sf.
5 These are non-publicly accessible areas on the superblocks that provide open space amenities. They include: LaGuardia Corner Gardens (SB) 6,530 sf; 505 LaGuardia Garden (SB) 14,515 sf; Silver Tower Playground (SB) 2,721 sf; Silver Tower Seating (SB) 2,665 sf; Mercer-Houston Dog Run (SB) 3,175; Washington Square Village Elevated Garden (NB) 58,164; Washington Square (Key) Village Playground (NB) 23,190 sf.
Commercial Overlay Area

In response to questions raised by the City Planning Commission at the public hearing on April 25, 2012, New York University is providing additional information regarding the proposed C1-5 commercial overlay on the approximately six block area bounded by Mercer Street, West 4th Street, Washington Square East, University Place, and the northern boundary of the existing R7-2 district just south of East 8th Street.

As mentioned in the testimony by Alicia Hurley, Vice President of Government Affairs and Community Engagement at New York University (NYU), the proposed commercial overlay is not a mandatory part of the academic program. However, NYU has proposed the commercial overlay to improve the streetscape and character of the area as well as serve NYU students, faculty, staff, visitors, and adjacent workers and residents through additional neighborhood retail opportunities and a more public and welcoming street level experience.

The area is currently zoned R7-2, which does not allow for new ground-floor retail uses. Of the 26 lots in the area today, 9 already contain pre-existing non-conforming retail uses. Some of these existed prior to the R7-2 district and some are considered accessory to academic uses. While these retail spaces are permitted to remain in the area, the remaining 15 lots would not, under current zoning, be able to convert their ground floors to retail use. As a consequence, the area today does not have the active street life or lively pedestrian experience found in the surrounding area. The proposed C1-5 overlay would bring the existing retail uses into conformance with zoning and would allow ground-floor space in existing buildings to be converted to neighborhood retail use, such as a coffee shop, small clothing store, bakery or bookstore. Because the C1 district only allows for neighborhood retail uses, uses like big box retail would continue to be prohibited.

NYU currently owns 22 of the 26 lots. The analysis performed for the Draft Environmental Impact Statement analyzed the potential impact of the rezoning and determined that the rezoning would, in the reasonable worst case development scenario, result in approximately 24,000 gsf of new retail uses in six buildings in the area.

The proposed C1-5 overlay area is located immediately east and south of areas that allow ground floor commercial uses and are comparable in terms of urban character. The proposed commercial overlay area is characterized by former manufacturing loft buildings of 6-10 stories interspersed with residential buildings with ground floor retail. Unlike many other R7-2 districts in the city, this area is not primarily residential. Rather, it contains a the mix of academic and mixed-use buildings similar to the blocks immediately north and east, which are zoned to allow commercial development.

May 4, 2012
The proposed C1-5 overlay would allow for additional ground-floor retail uses to replace some of the area’s existing inactive ground-floor uses. The new retail would help enliven the Loft Blocks, creating a more active, interesting and diverse street life. The commercial overlay would not introduce any incompatible uses to the area, and would be in keeping with the surrounding area, which contains zoning districts that allow for as-of-right ground-floor commercial use, including the C6-2 and C6-4 districts to the east, the C1-7 and C6-1 districts to the north, and the C1-5 commercial overlays mapped to the south and west along LaGuardia Place, Sixth Avenue, and Bleecker, West 3rd and MacDougal Streets.

Waverly Place best highlights the rational for the commercial overlay in that it clearly shows the difference between ground floor uses on the north sidewalk that are open to the public and enhance the public realm. The south side of the street is entirely owned by NYU and there is no retail and a much less desirable pedestrian experience with no uses on the ground floor open to the public.

Another example that highlights the rational for an overlay is a recent renovation project of a ground floor in this area in which NYU sought to provide a small tea shop in a portion of the ground floor to provide an amenity for NYU affiliates and the public. Due to the prohibition against retail in the area, the tea shop, while on the ground floor, is an accessory use and only open to the NYU community. A use that would have enlivened the street experience and provided a public use instead is an inward focused private use.
# Existing and Anticipated Retail Locations

<table>
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<th>Existing Retail</th>
<th>Total</th>
<th>Percent</th>
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<td># of Lots</td>
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<td>26</td>
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<table>
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<th>Existing Retail</th>
<th>Anticipated Incremental Retail</th>
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<tr>
<td>SF</td>
<td>68,025</td>
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Waverly Place – Existing Retail

North-side Washington Pl (btwn University Pl and Greene St)

North-side Washington Pl (btwn Greene St and Mercer St)
Waverly Place – Mercer St to Washington Square East

Anticipated Potential Retail Location

South-side Washington Pl (btwn Mercer St and Greene St)

South-side Washington Pl (btwn Greene and Washington Square East)
ARGO TEA WELCOMES MEMBERS OF THE NYU COMMUNITY

Washington Place – Greene Street

Tea Shop Location
Washington Place – Greene St to Washington Square East

North-side Washington Pl

South-side Washington Pl

Anticipated Potential Retail Location
NYU Response to EIS-Related Parking and Construction Staging Questions

Off-street Parking Question

A 670-space parking garage is located in Washington Square Village, containing 389 required accessory parking spaces and 281 additional, non-required spaces open to the public pursuant to a BSA special permit. As part of the proposed project, the garage would be replaced with a smaller garage to accommodate the 389 parking spaces; the 281 spaces would be eliminated. The DEIS identified a parking shortfall in the midday based on available spaces within a 1/4 mile-radius of the project site. A subsequent survey of off-street parking within a wider area (1/2 mile radius) was conducted, and it was determined that there are available off-street spaces within 1/2 mile to accommodate parking demand. These off-street spaces in the ½ mile area will require a longer walk to the project site.

Lane Closings During Construction

Parking lane closures will be required during construction of each of the four proposed buildings. Parking lane closures will occur in the streets immediately in front of or surrounding the construction site for the full duration of that particular construction project. They will ensure that parked cars do not restrict access to the work site and that delivery trucks can park or queue as they enter the construction site. Only parking lanes are proposed for closure, no moving lanes are proposed for closure, with the exception of occasional short term (12 hours or less) closure in the travel lane for an activity such as major rigging required for the Zipper. This closure might occur a few times over the course of the project and the closures would be scheduled in off-peak hours to minimize the impact of the closures on local traffic.

The following is a project by project summary of the closures:

**Zipper Building**: Parking lane closure (west side of street) on Mercer from Bleecker to Houston for the duration of the project.

**Bleecker Building** (staged from Bleecker St): Parking lane closure along the east side of LaGuardia Place 150 feet south of the corner of Bleecker St; parking lane closure on south side of Bleecker St, 200 feet east of the corner of LaGuardia Place.

**WSV Below-Grade and LaGuardia Bldg**: Parking lane closure along the east side of LaGuardia Place from Bleecker Street to West 3rd St.

**WSV Below-Grade and Mercer Building**: Parking lane closure along the west side of Mercer Street from West 3rd Street to Bleecker Street.

May 4, 2012
The Honorable Amanda Burden  
Chair, New York City Planning Commission  
22 Reade Street  
New York, NY 10007

May 2, 2012

RE: Financing Information Submitted to the New York City Department of City Planning

Dear Chairwoman Burden:

Over the past two decades, New York University has acquired and renovated spaces at its central Washington Square campus and other locations at rate of an estimated 200,000-300,000 GSF per year. The 2031 plans, which call for development on NYU-owned property and in other parts of the City will require resources that are consistent with the pace of capital investment and financing that the University has incurred over the past 20 years.

We will approach the financing of these projects in the way we typically approach a building project: with a mixture of philanthropy, debt financing (which is common practice among universities taking on a capital project); and working capital. As a capital project, it is part of a “rolling” capital budget and plan which is presented annually to our Board, because projects such as these are planned, designed, and constructed over time.

The University Leadership and its Board of Trustees -- as a matter of fiduciary responsibility -- do not approve building projects for which a sound financial plan is not in place. Therefore, there should be no concern that a building, once begun, would be stalled by lack of funds to complete the work on that building.

It should also be noted that the University’s credit ratings are Aa3/AA- from Moody’s Investor Service and Standard & Poor’s, respectively. This very high quality rating provides additional assurance that the capital markets will be available to the University as part of its financing plans.

Finally, the attached letter from NYU's chief fundraiser Ms. Debra LaMorte outlines the University's success in past fundraising and highlights the role that philanthropy will play in the project and that in fact the Superblocks provide an unprecedented opportunity for donors to help with a major capital campaign that they know will be vital to the University's future.

Cordially,

[Signature]

Martin S. Dorph  
Executive Vice President, Finance and Information Technology
NEW YORK UNIVERSITY
A private university in the public service

University Development and Alumni Relations
25 West Fourth Street, Suite 201A
New York, New York 10012-1119
phone: 212 998 6411
fax: 212 995 3799

Debra A. LaMorte Senior Vice President

April 25, 2012

Ms. Amanda Burden
Chair, City Planning Commission
Members, City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chair Burden and Members of the Commission:

I write to express my strong support for NYU’s plan to create additional academic space on its Washington Square campus. I have been an employee of NYU for over 22 years and have seen firsthand the University change and grow over my tenure. I have also witnessed what NYU has done for the neighborhood and for New York City. It has been an economic engine that has created jobs and brought talent to New York City, fueling the city’s growth in all sectors, including finance, arts, and the establishment of many new entrepreneurial business ideas and start-ups. Our students, faculty, and administrators all support the community neighborhoods in Manhattan and the boroughs that make up our great city.

Specifically, my role at NYU is to oversee the fundraising and alumni relations for the university. Our alumni and parents are excited about the expansion and would like to help contribute gifts for the project. NYU has a tremendously successful track record in fundraising. In 2008, we concluded what was at the time the largest fundraising campaign in US higher education, raising $3.1B. Philanthropy has always been a vital exercise for us in moving NYU forward. The Core Project provides an unprecedented opportunity for donors to help with a major capital campaign that they know will be vital to the university's future.

In fact, I am in the process of working on a $25M gift now for the Institute of the Performing Arts, which is part of NYU’s Tisch School of the Arts. This gift will help fund a theater, which would be open to the public, will create excitement in the neighborhood, and will give NYU students a platform and professional space to perform their craft before venturing out in to the world after graduation. It is a win-win for everyone. This is but one example of the many gifts which I believe will be possible once NYU has been granted approval for the project.

NYU needs the additional space on its campus, and New York City needs a strong NYU. I appreciate your consideration.

Sincerely,

Debra A. LaMorte