NYU Core Proposal Updated as of June 6, 2012

The NYU Core Proposal received an affirmative vote from the New York City Planning Commission (CPC) on June 6, 2012. In approving the project, the CPC reviewed NYU’s application, the Manhattan Borough President’s recommendations made in his review period, the hearing testimony by members of the public, and the Environmental Impact Statement for the project. CPC made a number of changes to the project to reduce its scope and size, as discussed below. The NYU Core proposal now moves to final review before the City Council.

As approved by the CPC, the project will include the four buildings that NYU had proposed in its application (the Zipper Building and Bleecker Building on the south superblock and the LaGuardia Building and Mercer Building on the north superblock). CPC reduced the height of two of the buildings and also reduced the below-grade space on the north superblock. The four new buildings will include up to 1.4 million gross square feet (GSF) of academic use (teaching, research, faculty office and performance and rehearsal space); student and faculty housing; a new gymnasium in the Zipper Building; some retail use (mainly a replacement grocery store); and the potential for a public school in the Bleecker Building. The overall size of the program in the new buildings is capped at approximately 2.1 million GSF, giving NYU some flexibility in the mix of uses it includes in the new buildings, particularly in the Zipper Building.

The breakdown of uses is approximately 65% for academic purposes, 10% for faculty housing, 17% for mechanical systems and replacement parking, 4% for the new public school and 3% for retail.

The CPC’s changes, which are subject to review by the City Council, are summarized below.

General Modifications to the Plan:

- There will be no temporary gym located on the North Block or anywhere within the superblocks; a University task force comprised mainly of the athletic department will be assembled to determine the best way to meet the athletic needs of the University community during construction of the new athletic facility.
- There will be no commercial overlay (C1-5) in the “Loft Block” area (buildings east of Washington Square Park).
- There will be no hotel use as part of the plan.
• The phasing in Phase II (2022-2031) has been modified to start with the LaGuardia side first, preserving the Washington Square Village (WSV) key park until at least 2027 (and new playgrounds will have been installed prior to the key park going off-line). The changed phasing will cause the new parking garage entrance to change from the WSV 2 portal (on W. 3rd Street) to the WSV 3 portal (on Bleecker Street).

Modifications to the Proposed Buildings and Site Plan:

North Block

• The Mercer Building is reduced by 60,000 GSF and limited to match the height of Washington Square Village (162 feet).
• The Light Well at the bottom of the Mercer building was reduced to provide more generous desire-lines into the site, to ensure the public feels welcome to enter and traverse across the public open space to be built on the north superblock.
• The LaGuardia Building is 128 feet tall and was reduced from 160,000 GSF in the DEIS to 135K GSF in the FEIS.
• The Mechanical Bulkheads on the Mercer and LaGuardia Building are required to be set back by 10 feet.
• The area below the two strips will not be demapped for University academic purposes. The strips will be mapped as parkland, subject to easements that will allow construction and maintenance of NYU property and access to NYU’s buildings and the public open space to be built on the interior of the north superblock.

South Block

• The Bleecker Building, which is slated for the public school to be built by the School Construction Authority and run by the New York City DOE, was modified to eliminate the NYU-related dormitory use above the public school. The building is now 7 stories tall (a reduction from 178 ft. to 108 ft.).
• No modifications were made to the Zipper Building envelope. The studied “notch” was not accepted or recommended by the CPC.

Open Space

• The LaGuardia and Mercer “strips” between Bleecker and W. 3rd Streets will be mapped as parkland.
• The Mercer “strip” between Bleecker and W. Houston Streets will be demapped and acquired by the University to allow for the construction of the Zipper Building and a new public pedestrian walkway and a replacement dog run and playground will be located to the west of the new Zipper Building.
• An **Open Space Oversight Organization** will be created to monitor compliance with open space operational requirements.

• The Mercer “strip” between W. 4<sup>th</sup> and W. 3<sup>rd</sup> Streets (just north of the two superblocks) will be demapped and acquired by the University. The site is the location of the NYU cogeneration plant below ground, with a heavily utilized public open space above. **The CPC’s approval requires NYU to maintain this public open space in perpetuity.**

• As before, the **LaGuardia Community Gardens and Time Landscape areas are not part of the Core application**: however, the CPC did provide some guidance on construction protection measures for the Garden and options that should be explored, due to shadows, to relocate the Community Garden, if they consent.

**Other Items**

• **Construction hours will be 8 a.m. – 4:30 p.m.,** during weekdays, with very limited exceptions.

• An **Independent Construction Monitor** will be on the site to monitor compliance with restrictions and agreements related to construction.
CPC Modifications

June 5, 2012
Bird’s Eye
Proposed Site Plan
Proposed Site Plan – North Block
Proposed Site Plan – South Block
Bleecker Street – South Elevation
LaGuardia Place – East Elevation
Mercer Street – North Elevation
Mercer Building Massing (11 Stories + bulkhead)
LaGuardia Building Massing (8 Stories + bulkhead)
Zipper Building Massing

Houston Tower (25 Stories + bulkhead)

Zipper Academic (10-20 Stories + bulkhead)

1. PROPOSED ZIPPER BUILDING - NE AXO

2. PROPOSED ZIPPER BUILDING - SW AXO
Bleecker Building Massing (7 Stories + bulkhead)

3. PROPOSED BLEECKER BUILDING - NE AXO

4. PROPOSED BLEECKER BUILDING - SW AXO