NYU 2031: NYU in NYC
A Citywide Approach

• NYU Washington Square Core

• Neighborhood

• Health Corridor (A)

• Downtown Brooklyn (B)

• Future Sites (C)
Projected Space Growth over 20 years

Projected Square Feet Increase by Use

- Academic: 3.5 million square feet (total: 6 million square feet)
- Student Housing: 1.5 million
- Student Services: 500,000
- Faculty Housing: 500,000

Projected Square Feet Increase by Location

- Core: 1.5 million - 2.2 million
  - 700,000
- Neighborhood: .8 million - 1.5 million
- Remote: Range depending on superblock capacity and approvals
NYU has less than $\frac{1}{2}$ the gross or academic space per student than its peer urban institutions.

The 17 peer institutions used for the comparison analysis were: Brown University; Carnegie Mellon University; Cornell University; Georgetown University; Massachusetts Institute of Technology; Northeastern University; Northwestern University; Princeton University; Rutgers University; Southern Methodist University; Syracuse University; Temple University; the Johns Hopkins University; Tufts University; University of Illinois-Chicago; University of Minnesota-Twin Cities; and University of Pennsylvania.
Overview of NYU Core ULURP Proposal
Features of NYU 2031 Core Plan

Growth on Our Own Property
• Allows NYU to add space in the core on blocks we already own
• Relieves pressure to spread outward from the Square

Growth While Striking a Balance
• Addresses NYU’s space needs by being more respectful of neighborhood and limiting the spread of the NYU footprint in Greenwich Village

Enhanced Urban Design
• Weaves urban renewal superblocks into the city and makes them more accessible

Open Space Enhancements
• Establishes a cohesive site plan with a range of recreational and park-like uses

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

What Our Plan Does Not Do
• No eminent domain
• No “up-zoning” or request for extra development rights
• No required residential displacement
Superblocks: Site History

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

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

1956-60
Private housing (WSV) development completed on the middle block, including LaGuardia retail and supermarket. Washington Square Village sold to NYU.

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

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

2001
NYU acquires supermarket site.

2008
Pei Tower site landmarked.
Superblocks to Absorb Future University Space Needs

Why the Superblocks?
• The Superblocks can absorb the anticipated incremental growth of the schools and units—growth that needs to take place in the local area
• Development on University-owned land reduces risk and volatility of local real estate market
• Building on already-owned land can reduce project costs and provide the most flexible space opportunities (i.e., column-free, large floor plates)

Types of Uses that Can be Accommodated
• School and department growth (new state of the art theater, training and educational facilities, faculty offices, research spaces, conference rooms, meeting spaces, and more)
• Improved and new classrooms, student activity spaces, student study areas, practice rooms, and lounges
• Student and faculty housing
• State of the art athletic facility
Why the Superblocks – The Core in an Urban Context

Existing zoning and historic districts which surround the Washington Square campus severely limit the development opportunities for the University’s in the coming decades.
Washington Square Village and University Village (seen above), since their development in the 1960s have stood in contrast to Greenwich Village’s generally low scale. By building here, NYU will better utilize the University-owned blocks, re-integrate into the city’s grid, and allow for greater public access and open space amenities.
Superblocks
Existing Conditions
Superblocks
Proposed Site Plan
(2031)
Proposed Site Plan – North Block
Proposed Site Plan – South Block
Planned Open Space Program Amenities

- All proposed open space “at grade” and accessible from sidewalks
- Replacement in kind of all existing open spaces
- Increase of 3 acres of publicly accessible open space
- Creation of City Parks along LaGuardia Place and Mercer Street
- 4 playgrounds open to the public to accommodate:
  - Bicycle/tricycle riding
  - Toddler play areas
  - Older children play areas
- New public seating and walking areas on both blocks
Super Blocks Proposed Conditions

- New LaGuardia Building
- New Bleecker Building
- Existing Silver Towers
- New “Zipper” Building
- Existing Washington Square Village
- New Mercer Building
Process and Approvals
**NYU 2031 Planning and Outreach Timeline**

**2006**
NYU hires internal planning team to spearhead strategic planning effort

**Spring 2007**
NYU hires External Design Team

**Summer 2007-2008**
NYU undertakes benchmarking, establishing growth need, site analysis and options development based on input from design team and intensive outreach effort, including multiple public Open House events.

**Spring 2008-Winter 2010**
NYU develops preferred plan in consultation with internal and external stakeholders. Implementation plan considers financial feasibility, constructability, sustainability, and phasing.

**Spring 2010-Spring 2011**
NYU reviews and refines preferred plan with City agencies.

**Spring 2011**
- May 2011: Environmental Impact Statement (EIS) scoping meeting
- Summer-Winter 2011: Draft EIS completed
- January 2012: Certificate of Application
- 2012: Complete ULURP

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**Early 2007 – Summer 2010**
Manhattan Borough President convenes Community Taskforce of local stakeholders on NYU Development in early 2007. Over 55 meetings were held.

**Spring 2007**
Beginning in spring 2007, NYU begins an extensive outreach effort to engage with the surrounding neighborhoods, New York City agencies, and NYU communities. Between spring 2007 and spring 2011, NYU reached out to over 120 community groups, elected officials, civic and design organizations, student and faculty groups, and other community members.

**Summer 2010**
Following presentation of NYU preferred plan, Community Board 2 becomes official venue for ongoing community engagement

**Fall 2010**
University opens ongoing exhibition space for NYU 2031 at 528 La Guardia Place
# Timeline for ULURP

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<th>2012</th>
<th>JANUARY</th>
<th>FEBRUARY</th>
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| **JANUARY**   | ★ Certified on January 3 | COMMUNITY BOARD  
- Review completed on 3/12 – Issued Resolution Against Plan |      |      |     |      |      |
| **FEBRUARY**  |         |          | BOROUGH PRESIDENT  
- Review completed on 4/11 – Issued Conditional Approval |      |     |     |     |     |
| **MARCH**     |         |          | CITY PLANNING  
- Vote on June 6 |      |     |     |     |     |
| **APRIL**     |         |          |        |       |     |     |     |
| **MAY**       |         |          |        |       |     |     |     |
| **JUNE**      |         |          |        |       |     |     |     |
| **JULY**      |         |          |        |       |     |     |     |

- CITY COUNCIL  
  - Must complete review and vote within 50 days
Proposed ULURP Actions

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

Proposed Related Actions

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

* Additional waivers to be determined