NYU CORE PLAN
A Guide to Changes in Density, Building Size, and Site Plan
Summary of Modifications to the Core Plan

• Reduction of Density
  - There has been a greater than 20% reduction from what was requested in the original application, 25% of which has occurred above grade

• New Community-Dedicated Spaces

• Increased Open Space

• Early Site-Wide Improvements to Existing Spaces

• Community Consultation on Open Space & Construction

• NYU Commitment to Maintain the Newly Created City-owned Parks and Bleecker Street South Public Space
Washington Square Village and University Village, 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-integrating them into the city’s grid and allowing for improved public access, open space amenities, and community use.
Core Plan Modifications Include:

- Site-wide Reductions in Density
- Addition of Community Dedicated Spaces
- Increases in Open Space and Open Space Access Paths
Existing Site Conditions

Original Application

I am working on locating the Cert site plan image.
Modified Site Plan

With changes from the City Planning Commission

- Reduction in density
  - Bleecker Building
  - Mercer Building
  - LaGuardia Building
  - North Block Below-Grade Space

- Removal of hotel use (Zipper Building)

- Removal of dormitory use (Bleecker Building)

- Reduction of light wells
Modified Site Plan

With changes from the City Council

• Reduction in density
  • Zipper Building
  • Mercer Building
  • LaGuardia Building

• Shifting density to the south (Zipper Building)

• Reduction in footprints
  • Mercer Building
  • LaGuardia Building

• Increased Open Space Access
Density Reductions:

Zipper Building

Original Application, and at City Planning

<table>
<thead>
<tr>
<th></th>
<th>Certified</th>
<th>City Planning</th>
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</thead>
<tbody>
<tr>
<td>Total GSF</td>
<td>1,050,000 sq ft</td>
<td>1,050,000 sq ft</td>
</tr>
<tr>
<td>Above-Grade</td>
<td>790,000 sq ft</td>
<td>790,000 sq ft</td>
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Mercer Street

Bleecker Street
Density Reductions:

Zipper Building

With City Council Modifications

<table>
<thead>
<tr>
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<th>City Planning</th>
<th>Certified</th>
<th>City Council</th>
<th>Reduction</th>
<th>Percent</th>
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<tr>
<td>Total GSF</td>
<td>1,050,000 sq ft</td>
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<td>980,000 sq ft</td>
<td>70,000 sq ft</td>
<td>-6.7%</td>
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<tr>
<td>Above-Grade</td>
<td>790,000 sq ft</td>
<td>790,000 sq ft</td>
<td>720,000 sq ft</td>
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Plans for the Bleecker Building

Original Plan:

SCA had until 2025 or the Site reverted to NYU

Modified Plan:

SCA has until 2014 to provide notice or NYU commits to building community use totaling 25,000 sq ft as part of its project

<table>
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<td>Total GSF</td>
<td>225,000 sq ft</td>
<td>170,000 sq ft</td>
<td>170,000 sq ft</td>
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<tr>
<td>Above-Grade</td>
<td>155,000 sq ft</td>
<td>100,000 sq ft</td>
<td>100,000 sq ft</td>
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Density Reductions: Mercer and LaGuardia At Certification

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<thead>
<tr>
<th>Location</th>
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<tbody>
<tr>
<td>LaGuardia Bldg</td>
<td>160,000 sq ft</td>
<td>135,000 sq ft</td>
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<tr>
<td>Washington Square Village (3&amp;4)</td>
<td></td>
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<tr>
<td>Mercer Bldg</td>
<td>250,000 sq ft</td>
<td>190,000 sq ft</td>
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Density Reductions: Mercer and LaGuardia At CPC

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Density Reductions: Mercer and LaGuardia Council Modifications

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<th>Percent</th>
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<tbody>
<tr>
<td>LaGuardia Total GSF</td>
<td>160,000 sq ft</td>
<td>135,000 sq ft</td>
<td>114,000 sq ft</td>
<td>46,000 sq ft</td>
<td>-28.8%</td>
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<tr>
<td>Mercer Total GSF</td>
<td>250,000 sq ft</td>
<td>190,000 sq ft</td>
<td>69,000 sq ft</td>
<td>181,000 sq ft</td>
<td>-72.4%</td>
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Density Reductions: Mercer and LaGuardia Council Modifications

Mercer and LaGuardia Buildings’ Footprints Slimmed to Create Ample Entrances to Open Space
### Total Density Reductions

<table>
<thead>
<tr>
<th>Building</th>
<th>Certified GSF</th>
<th>City Planning GSF</th>
<th>City Council GSF</th>
<th>Sq Ft Reduction</th>
<th>Percent Change</th>
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<tbody>
<tr>
<td>Zipper Building Total GSF</td>
<td>1,050,000 sq ft</td>
<td>1,050,000 sq ft</td>
<td>980,000 sq ft</td>
<td>70,000 sq ft</td>
<td>- 6.7%</td>
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<tr>
<td>Bleecker Building Total GSF</td>
<td>225,000 sq ft</td>
<td>170,000 sq ft</td>
<td>170,000 sq ft</td>
<td>55,000 sq ft</td>
<td>- 24.4%</td>
</tr>
<tr>
<td>LaGuardia Building Total GSF</td>
<td>160,000 sq ft</td>
<td>135,000 sq ft</td>
<td>114,000 sq ft</td>
<td>46,000 sq ft</td>
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<td>250,000 sq ft</td>
<td>190,000 sq ft</td>
<td>69,000 sq ft</td>
<td>181,000 sq ft</td>
<td>- 72.4%</td>
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<tr>
<td>WSV North Block Below Grade</td>
<td>770,000 sq ft</td>
<td>585,000 sq ft</td>
<td>585,000 sq ft</td>
<td>185,000 sq ft</td>
<td>- 24.0%</td>
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</tbody>
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<table>
<thead>
<tr>
<th></th>
<th>Total GSF</th>
<th>Total Above Grade GSF</th>
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<tbody>
<tr>
<td>Certified GSF</td>
<td>2,455,000 sq ft</td>
<td>1,355,000 sq ft</td>
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<tr>
<td>City Planning GSF</td>
<td>2,130,000 sq ft</td>
<td>1,215,000 sq ft</td>
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<tr>
<td>City Council GSF</td>
<td>1,918,000 sq ft</td>
<td>1,003,000 sq ft</td>
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<tr>
<td>Sq Ft Reduction</td>
<td>537,000 sq ft</td>
<td>352,000 sq ft</td>
</tr>
<tr>
<td>Percent Change</td>
<td>- 21.9%</td>
<td>- 26.0%</td>
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LaGuardia Place View: Elevations across Modification

Original Application

City Planning Commission Modifications

City Council Modifications
Mercer Street View: Elevations across Modification

Original Application

City Planning Commission Modifications

City Council Modifications
LaGuardia Place Elevation – At Certification
LaGuardia Place Elevation - At CPC
LaGuardia Place Elevation – At Council
Mercer Street Elevation – At Certification
Mercer Street Elevation – At CPC
Mercer Street Elevation – Council Version
Open Space: A Side-by-Side Comparison View

Existing Site Plan

2031 Site Plan

Legend:
- Building Footprints
- Vehicular Circulation
- Public Accessible Open Space
- Non-Public Accessible Open Space
- Other Space
Further Modifications

• Revisions that reduce the building footprints by another 7,500 sq feet to enhance access ways and increase public space on the north block

• Funding commitments to ensure upkeep and maintenance of public spaces and parkland

• Expanded responsibilities for the Open Space Oversight Organization (OSOO) to include NYU owned, public areas and new parkland. The OSOO will provide input on design and monitor maintenance commitments.

• Creation of a Construction committee to liaise with the University on construction matters
Additional Commitments

• Open Space enhancements, including making the Sasaki Garden accessible to the public, and early commitments to build out public spaces on Bleecker Street and LaGuardia Place.

• An endowment managed by NYU, set aside so that it generates an annual maintenance fund of $150,000, to ensure funding is available for the new public open spaces on the super blocks.

• Community access to the future gym and academic facilities, as exists today.

• Limitations on retail that can go into the super block retail areas (excluding bars/nightclubs).

• A commitment to convert 6,000 sq ft of existing space in Washington Square Village to accommodate a community use.

• Established MWLBE goals for the project.