

# Space Planning Working Group

## *Space Planning Principles*

1. Space assignments should be based on highest and best use according to location, zoning, and physical profile.
2. Space assignments should meet academic priorities on or as close to their projected timeline as possible while maintaining cost effectiveness.
3. Academic units are prioritized for assignment in University owned space (especially in the Core). As a result, administrative units are to be located outside the Core to the extent possible with those units that need to be in the Core assigned to leased space.
4. Space assignments should work toward school and/or disciplinary consolidation.
5. Ground floor spaces should be reserved for common shared facilities and functions like lounges, computer labs, lecture halls, student support, and retail.
6. Classrooms are to be located no more than two floors above or below the ground floor.



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## *Space Opportunities for Academic Expansion*

### *Washington Square Campus Core*

Building Type	Projected Occupancy	Available and Coming Available	Administrative Relocation	Expansion Rights	New Construction	(A + B) Total	(A) FY2013-2016	(B) FY2017-2020
383 Lafayette	Spring 2015 Fall 2013,	35,000		25,000		60,000	60,000	
20 Cooper Square	Spring 2018	24,000	16,000			40,000	24,000	16,000
7 Washington Pl	Fall 2013	2,000				2,000	2,000	
14 Washington Pl	Spring 2014	7,000				7,000	7,000	
730 Broadway	Spring 2018		50,000			50,000		50,000
285 Mercer Street	Spring 2018		6,000			6,000		6,000
3 Washington Sq Village	Spring 2018		4,000			4,000		4,000
Bobst	Spring 2014 Spring 2014 or		8,000			8,000	8,000	
25 West 4th	Spring 2016		50,000	20,000		70,000	70,000	
Forbes	Fall 2016	125,000				125,000	125,000	
<b>Total Space</b>		<b>193,000</b>	<b>134,000</b>	<b>45,000</b>	<b>0</b>	<b>372,000</b>	<b>296,000</b>	<b>76,000</b>
<b>Needs *</b>						<b>1,374,000</b>	<b>684,000</b>	<b>690,000</b>
<b>Unmet Needs **</b>						<b>(1,002,000)</b>	<b>(388,000)</b>	<b>(614,000)</b>

\* From "Academic Space Needs in Washington Square Campus Core" Schedule

\*\* This total does not take into account whether all the available space can be achieved and whether the available inventory can meet specific program needs.



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## *Space Opportunities for Academic Expansion*

### *Washington Square Campus Core*

#### ❖ Summary

- ❑ Total Academic Needs = 1,374,000 GSF
- ❑ Total Space Opportunities = 372,000 GSF
- ❑ Unmet Need = 1,002,000 GSF

#### ❖ Observations

- ❑ This schedule summarizes the growth in academic inventory that is anticipated over the five year period from fall 2013 to fall 2018 but mostly (70%) available in the latter half of that time frame.
- ❑ The 372,000 of incremental space opportunities ...
  - ....mostly result from relocating administrative units out of the Core (134,000GSF) and leased space in NYU owned buildings reverting to the University's use (149,000 GSF).
  - ....include expansion rights that may or may not be realized because of cost and regulatory reasons (45,000 GSF)



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## *Space Opportunities for Academic Expansion*

### *Washington Square Campus Core*

#### ❖ Observations (Cont'd)

- ❑ The 372,000 GSF of space opportunities is a maximum projection and is contingent on receiving city approvals, determining that certain expansion rights are economically feasible, and obtaining space for administrative relocations.
- ❑ The space opportunities listed are not appropriate or practical to meet performing arts needs, dormitory needs, or gym facilities. Moreover, 134,000 GSF of space opportunities are in zones that prohibit classrooms.
- ❑ SPWG has so far determined the highest and best use of space becoming available is as follows....
  - 726 Broadway (50,000 GSF) is ideally suited for science research labs.
  - 25 West 4th Street (50,000 to 70,000 GSF), because of its location, is well suited as a Welcome/Admissions Center and for student services.
  - 383 Lafayette, 20 Cooper Square, and Forbes are ideal to house academic offices.
  - The ground floors of 7 Washington Place and 14 Washington Place are suitable for common shared functions.
  - 285 Mercer St. and 3 Washington Square Village are not yet determined because of their location and configuration.
  - Bobst is the result of a need to expand facilities for faculty and student research.

