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.
### Space Planning Working Group

**Space Opportunities for Academic Expansion**

**Washington Square Campus Core**

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

* 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.
Space Planning Working Group
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 (134,000 GSF) 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)

11/20/2012
Space Planning Working Group

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.