NYU 2031 – Core Plan Update

Update to Community Board #3
April 4, 2011
NYU 2031: NYU in NYC

- Projects as much as 6 million square feet over 25 years
  - Recent historical trends
  - Projected enrollment growth (modest)
  - Schools’ 10 year plans
  - Needs not currently met

- Is a pathway for how the six million should be distributed across New York City

- Recognizes that not all of the University’s needs can be accommodated in and around Greenwich Village
  - The plan calls for a combination of full utilization of our existing footprint, mixed with more thoughtful growth in the neighborhood
  - The plan calls for the University to take advantage of potential growth opportunities that are proximate to the existing Health Corridor and the emerging downtown Brooklyn (Poly) hub; and calls for a long-term view toward the potential of Governors Island

- Requires a new approach
  - NYU must evaluate and prioritize uses that must be proximate to the Washington Square Campus - based on our needs, the spaces available in the “Core” and “Neighborhood” are not endless
  - NYU must recognize the limitations of a campus in Greenwich Village on some disciplines, such as the major sciences
  - The entire plan calls for a level of predictability and transparency that has never been a part of how NYU grows
The Core in an Urban Context

Zoning

Historic Districts
Core Opportunities

There are only three remaining sites in the Core for development, yielding very little additional square footage (approximately 180,000 GSF) for the University’s future.
Core Opportunities

Based on remaining Core opportunities and the surrounding historic district and zoning restrictions, development of the Superblocks, becomes a critical component as the University contemplates its future growth needs.

Key
Red #’s – Maximum GSF available

80,000 SF
1,320,000 SF
1,200,000 SF
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
Remainder of southern block sold to NYU, with the exception of the supermarket

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

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

2001
NYU acquires supermarket site

2008
Pei Tower site landmarked
Existing Conditions
Proposed Site Plan
Highlights of Core Proposal

• New and Improved Open Space – programmed as both passive and active, the plan calls for the opening of 3 acres of public open space.

• No use of eminent domain and no need for residential tenant relocation.

• A site for a new public school to be built by the City.

• Plans for 1.3 million square feet of potential above-grade building, and an additional 1 million square feet of below-grade opportunities.

• Creation of a mixed use environment on these, now, mainly NYU residential blocks.
Bird's Eye View, 2031
Before and After Perspective Looking Across Washington Square Village Block
Before and After
Perspective Looking South
down former Greene Street
Process and Approvals
Proposed ULURP Actions

• Zoning Map 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 West 4th St and Houston
  o Portion of LaGuardia Pl, between West 3rd St and Bleecker St
• Disposition of City Owned Property
  o Portions of demapped streets identified above

Proposed Related Actions

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

* Additional waivers to be determined
Proposed Zoning Map Change – Current Proposal

Existing Zoning

Current Zoning Proposal

Loft Blocks
- Map C1-5 overlay over Loft Blocks

Superblocks
- Rezone from R7-2 to C1-7 (R8-equivalent)
- Maximum FAR remains unchanged at 6.5 FAR for community facilities
- Increase in residential FAR from 3.44 FAR to 6.02 FAR
- Allows Commercial FAR up to 2.0 FAR
# Demapping of NYC Streets – Current Proposal

<table>
<thead>
<tr>
<th>Block</th>
<th>DOT Strip Description</th>
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<tbody>
<tr>
<td><strong>Education Block</strong></td>
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<tr>
<td>535</td>
<td>Mercer Street (A)</td>
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<tr>
<td></td>
<td>NYU Cogen/Mercer Plaza</td>
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<tr>
<td></td>
<td>(Bleecker Street to West 3rd Street)</td>
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<tr>
<td><strong>North Block – Washington Square Village</strong></td>
<td></td>
</tr>
<tr>
<td>533</td>
<td>Mercer Street (B)</td>
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<tr>
<td></td>
<td>(Bleecker Street to West 3rd Street)</td>
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<tr>
<td></td>
<td>LaGuardia Place (D)</td>
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<td></td>
<td>(Bleecker Street to West 3rd Street)</td>
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<td><strong>South Block – University Village</strong></td>
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<tr>
<td>524</td>
<td>Mercer Street (F)</td>
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<td>(Houston Street to Bleecker Street)</td>
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Next Steps

Formal submission of EAS and Draft Scope of Work
- April 2011

Anticipated Public Scoping Hearing
- May 2011

Estimated Target for Certification
- Winter 2011/12

ULURP Process
- Anticipated Completion in 2012