



NYU CORE PLAN OVERVIEW



NYU 2031: NYU in NYC

A Citywide Approach

- NYU Washington Square Core
- Neighborhood
- Health Corridor (A)
- Downtown Brooklyn (B)
- Future Sites (C)

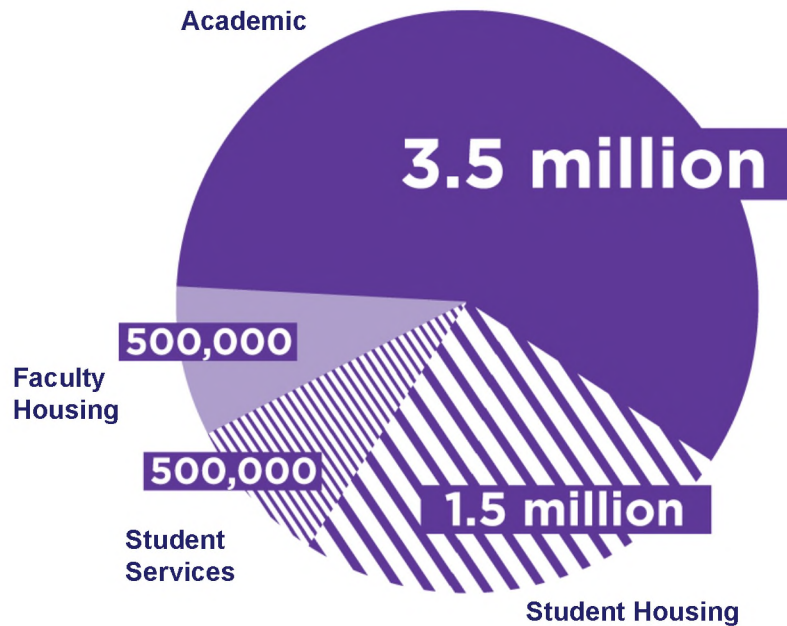




Projected Space Growth over 20 years

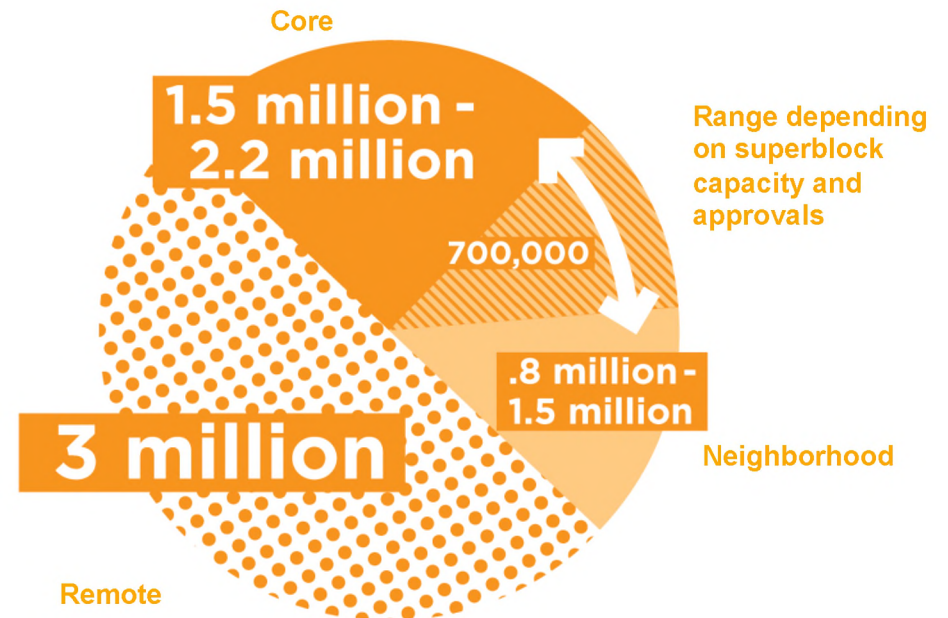
Projected Square Feet Increase
by Use

total: 6 million square feet



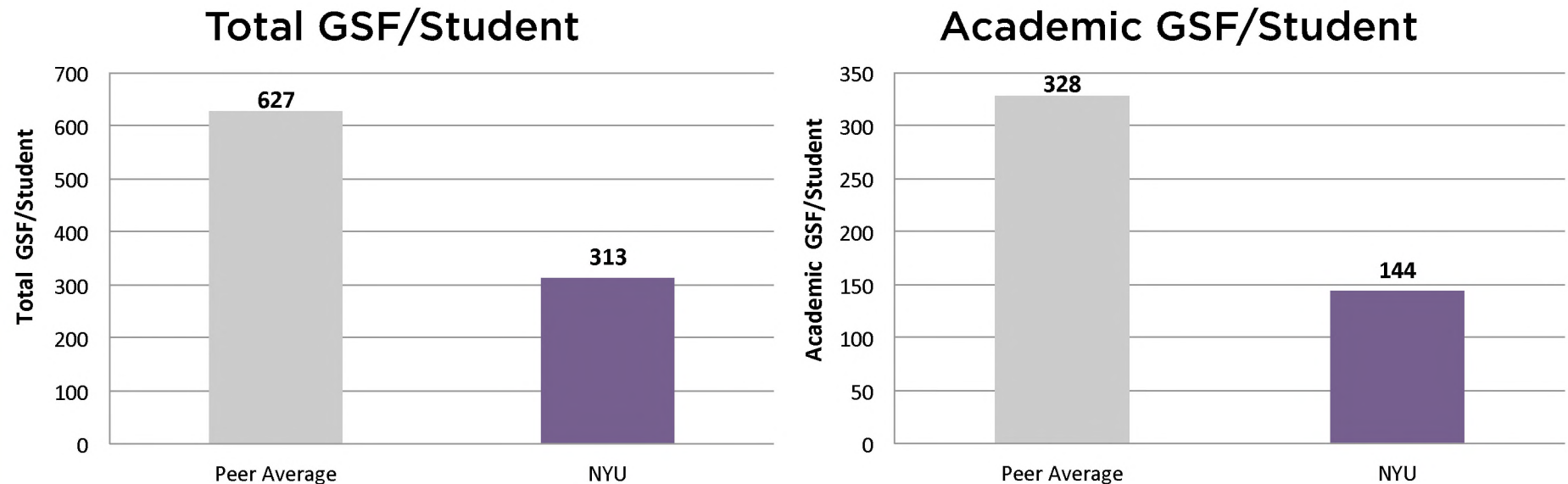
Projected Square Feet Increase
by Location

total: 6 million square feet





Case for Space - NYU Space per Student Comparison



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

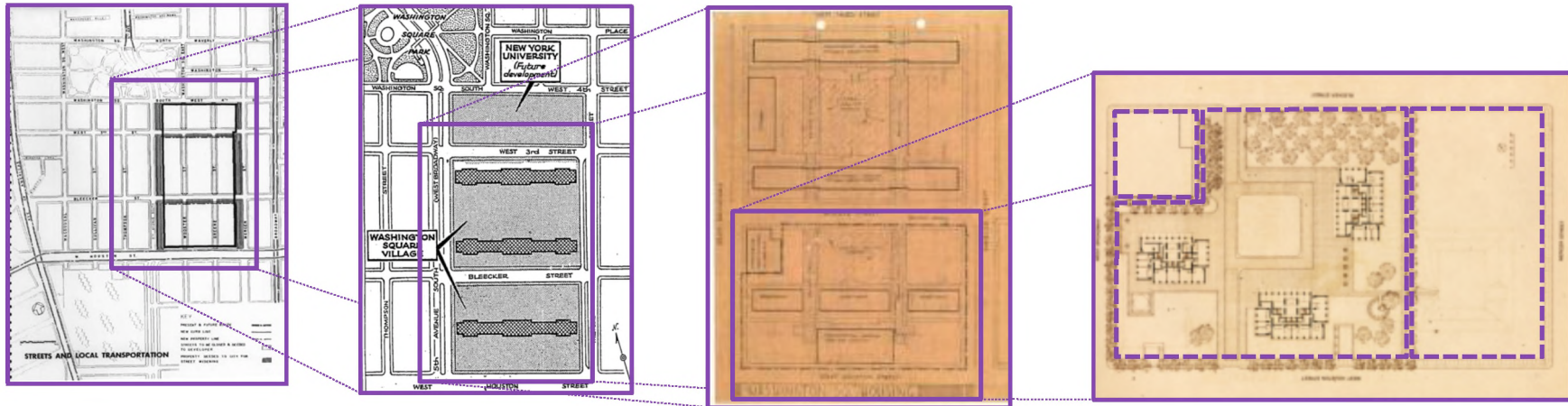
- Project will create 18,200 construction jobs and 2,600 long-term employment opportunities

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

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



Superblocks to Absorb Future University Space Needs

Why the Superblocks?

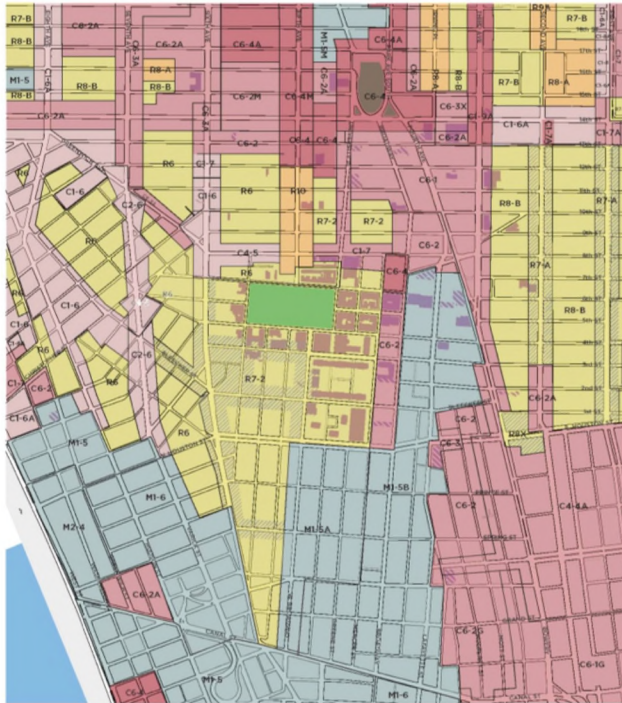
- The Superblocks can absorb the anticipated incremental growth of the schools and units—growth that needs to take place in the local area
- Development on University-owned land reduces risk and volatility of local real estate market
- Building on already-owned land can reduce project costs and provide 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



Zoning



Historic Districts

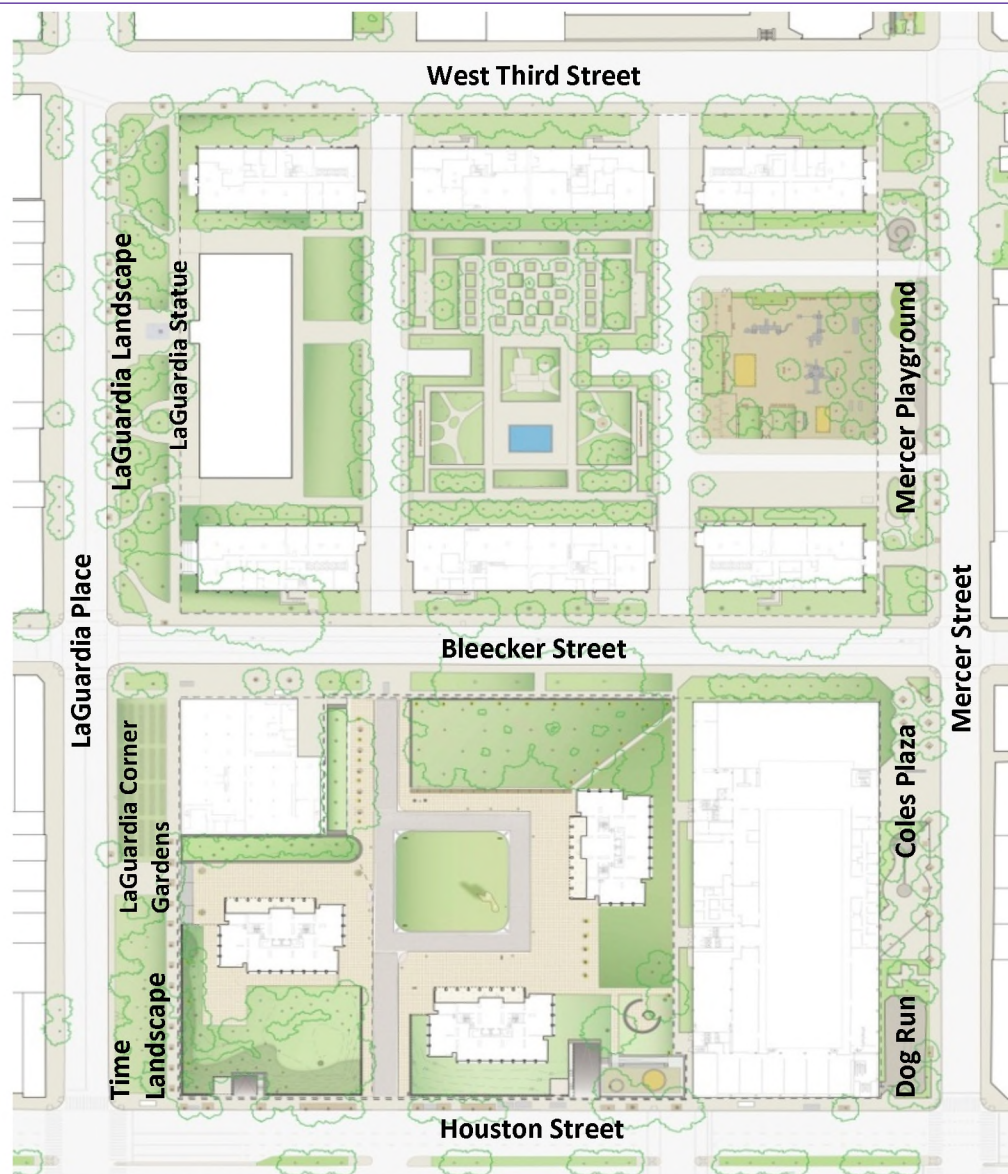
Existing zoning and historic districts which surround the Washington Square campus severely limit the development opportunities for the University's in the coming decades.



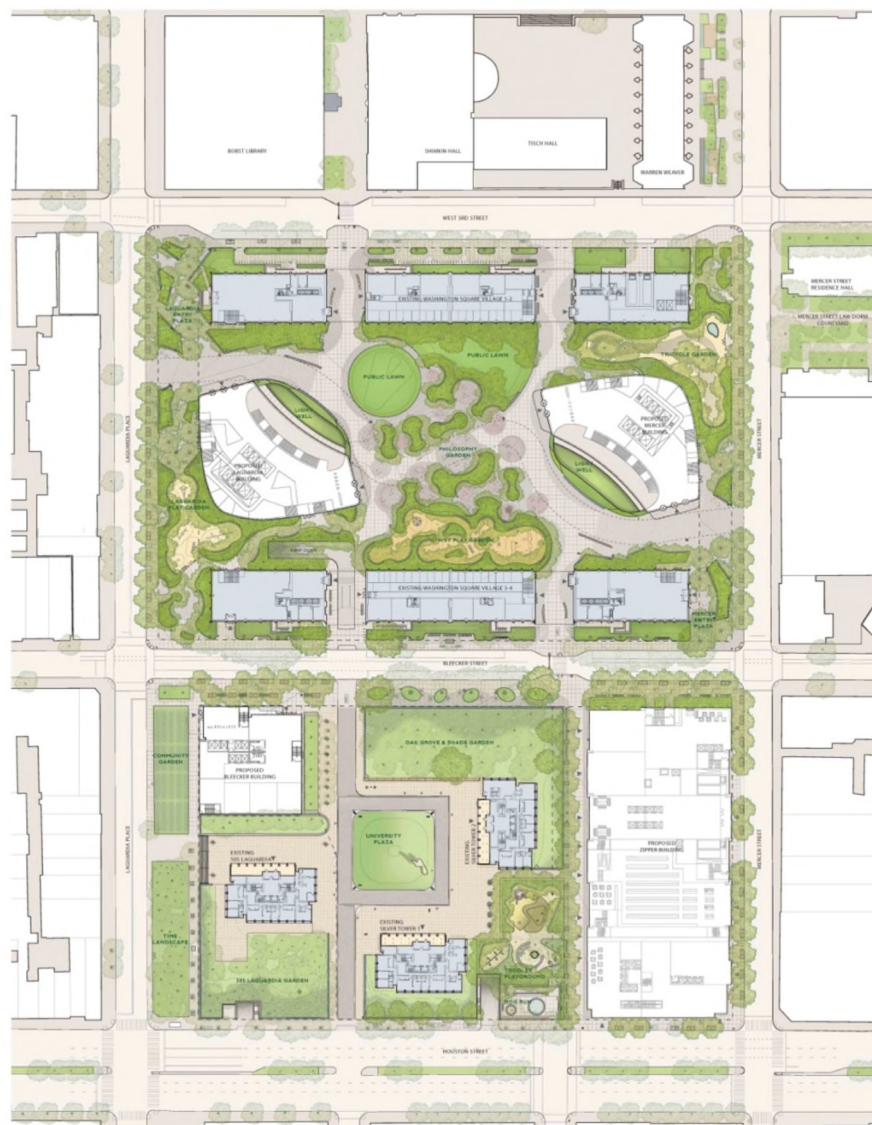
Washington Square Village and University Village (seen above), since their development in the 1960s have stood in contrast to Greenwich Village's generally low scale. By building here, NYU will better utilize the University-owned blocks, re-integrate into the city's grid, and allow for greater public access and open space amenities.



Superblocks Existing Conditions



Superblocks Proposed Site Plan (2031)



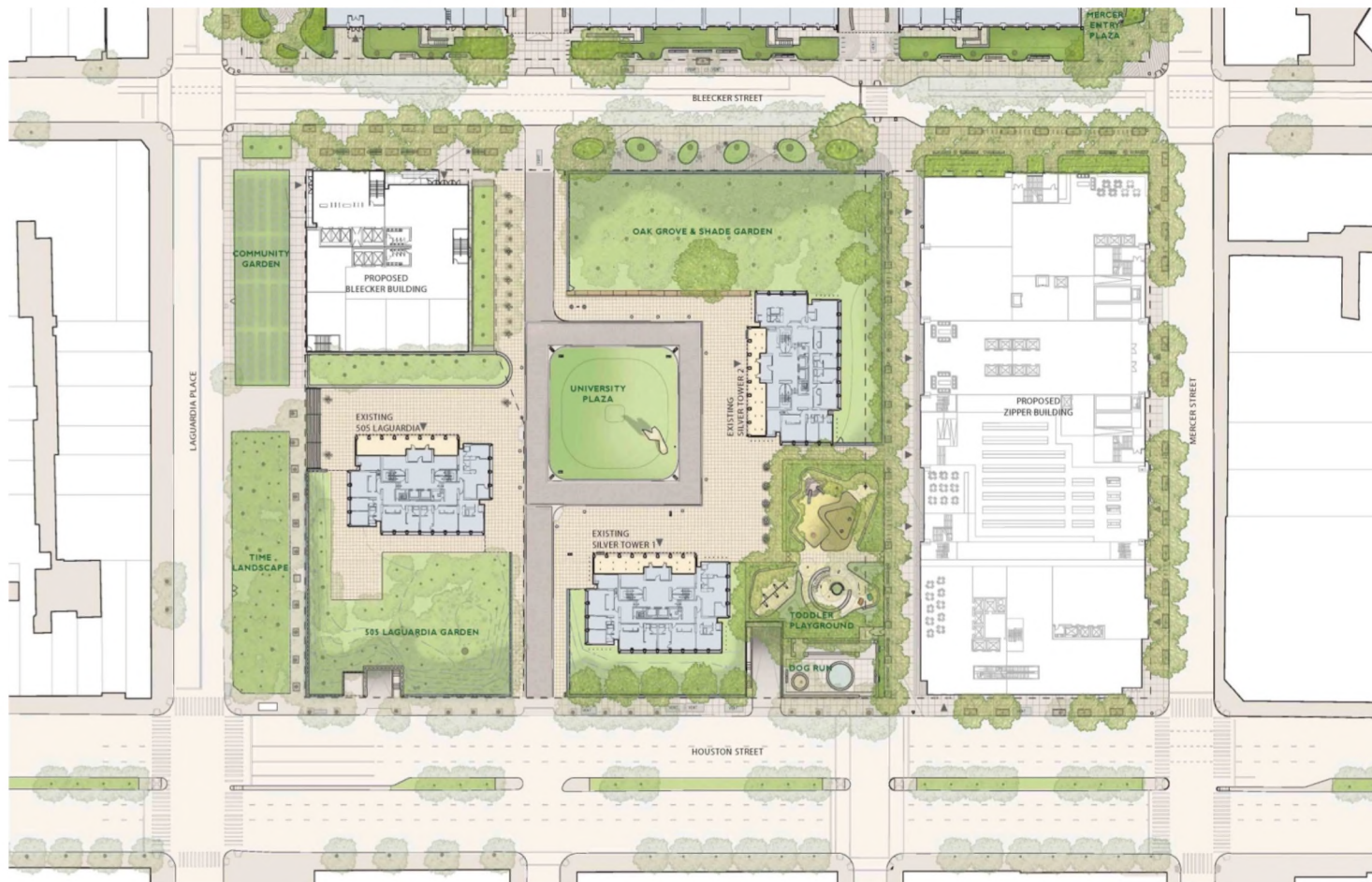


Proposed Site Plan - North Block





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

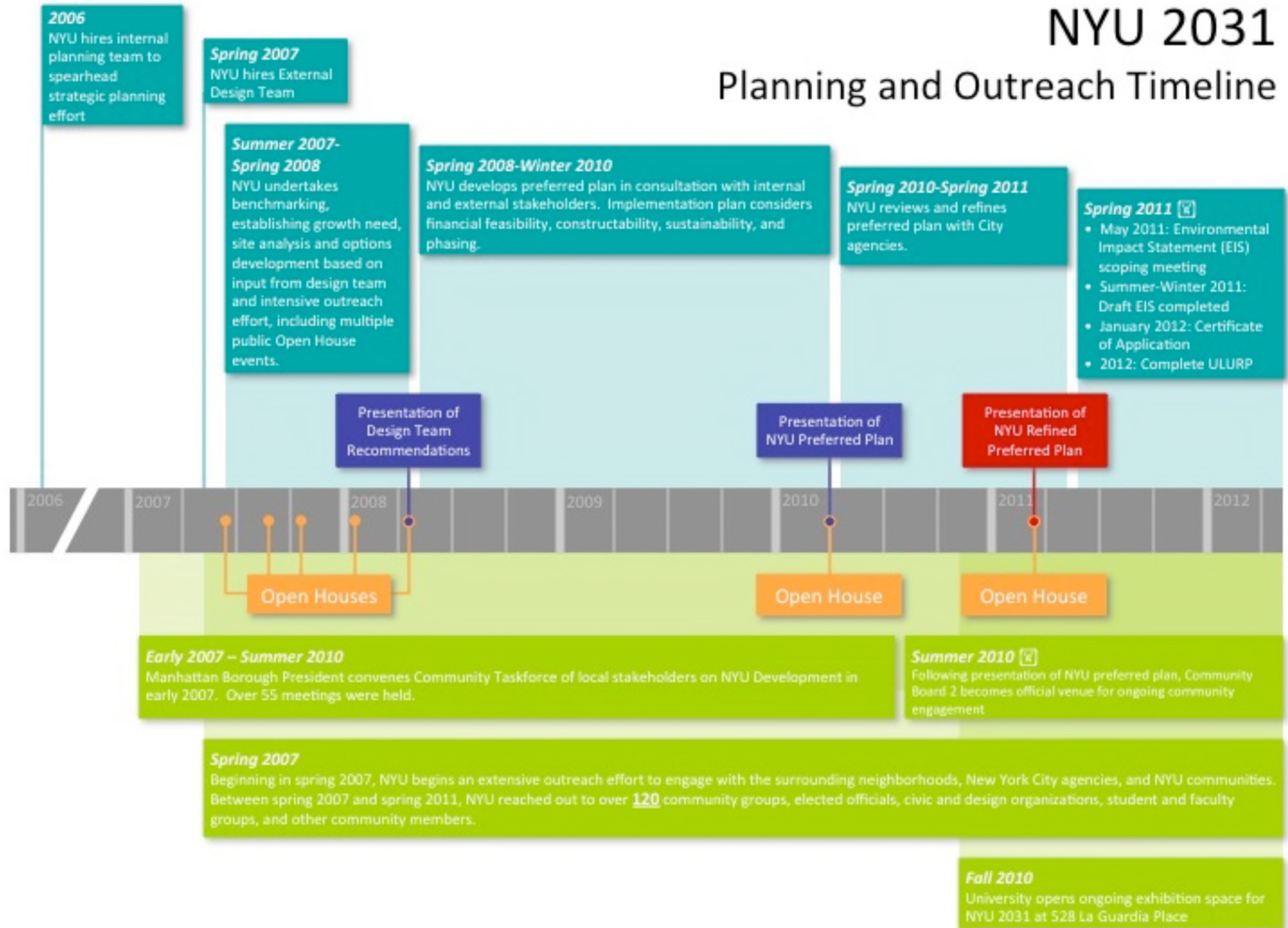




Process and Approvals

NYU 2031

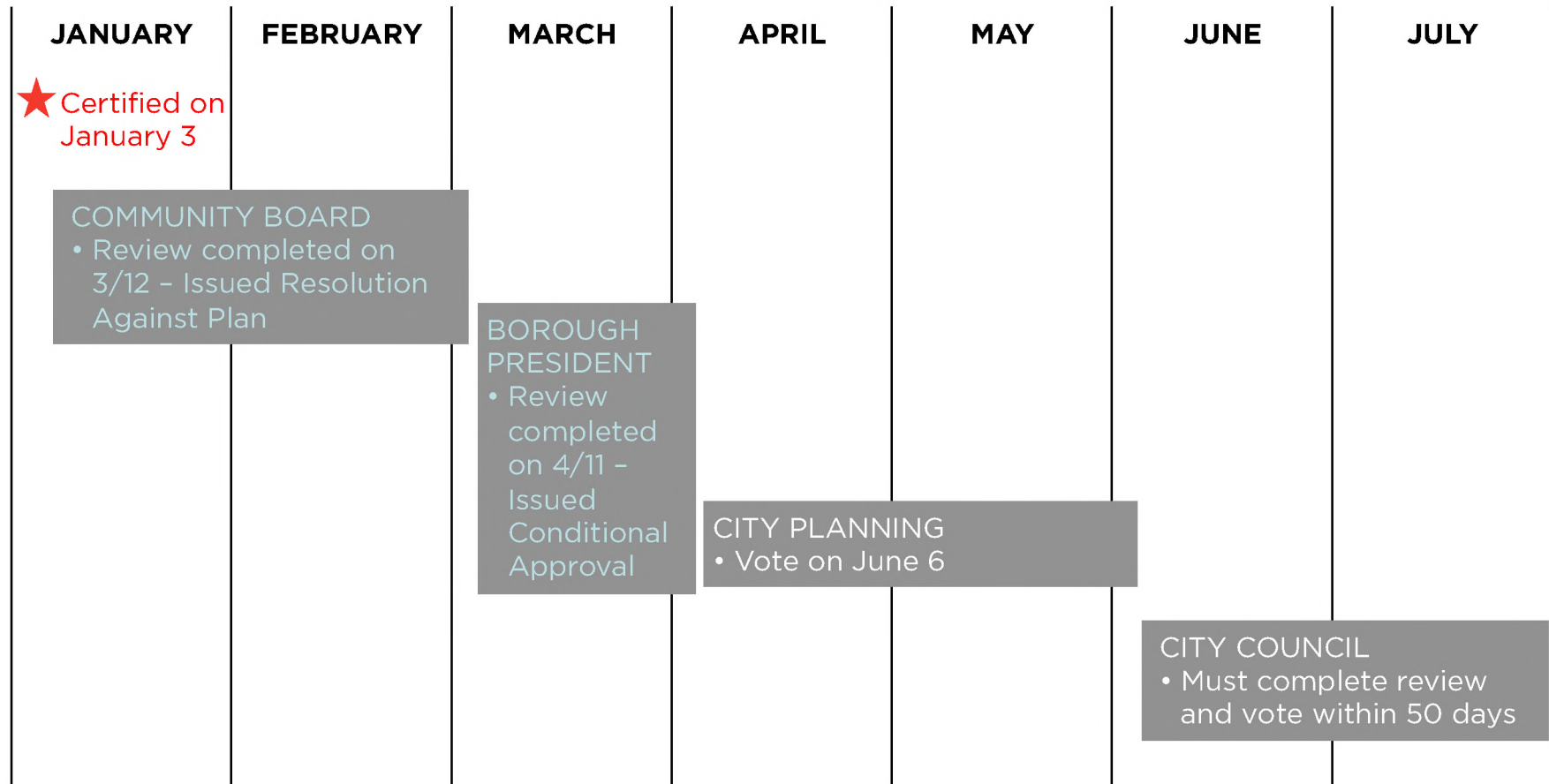
Planning and Outreach Timeline





Timeline for ULURP

2012





Proposed ULURP Actions

- Zoning Map Change
- Zoning Text Change
- Large-Scale General Development (LSGD)
 - Height and setback waivers for the New Zipper and Bleecker/LaGuardia buildings*
- Demapping of NYC Streets
 - Portion of Mercer St, between Bleecker St and Houston
 - 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
 - Portion of LaGuardia Pl, between West 3rd St and Bleecker
 - 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*