



## Discussion of NYU 2031 Project Needs and Phasing

### Projected Needs

The projected space needs that are addressed in the 2031 plan comprise the space requests that are submitted by the individual schools and institutes, and then reviewed, through an established space planning process, at the University level and within a University-wide context. Projects are prioritized and scenarios for best meeting needs – including project scope, location, and timing – are developed. Many of the projected needs must be accommodated at the Core, adjacent to and embedded within the academic units that already exist at the Core. However, as part of the vetting process, the University regularly and systematically looks to identify programs and initiatives that can be moved away from the Core, yet thrive academically.

This document traces the 20-year plan for projected growth at NYU, with a main focus on the phasing of new academic space at the Core Washington Square campus. It reviews many of the academic components of the plan for accommodating those needs in the Core as well as in “remote” academic hubs. *As with any long-term plan, details with respect to specific academic projects, their prioritization, site location, and timing may change as the academic plans evolve over time.*

### Non-Superblock Core / Neighborhood 2012 – 2021/2031

The University is severely compressed, with less than one-half of the academic space per student than its peer institutions (DEIS Table 1-5). NYU has undertaken a serious effort over the past decade to begin to reorganize and decompress its Core facilities. Between now and 2021 University projections for growth are in three main areas:

1. Expansion of space *within the schools* (including the social sciences, humanities, life and physical sciences, arts and professions) to alleviate compression, permit thriving academic programs to grow, and enable the recruitment of new faculty – which in the sciences, requires very substantial research space on a per faculty basis. Here, our priorities are the sciences and the performing arts.
2. New initiatives *within and across schools* (e.g., Global Public Health; Institute for Cities, the Environment and Sustainability; “Big” Data

Sciences) that can be incubated with minimal space but then develop substantial space needs – that need to be accommodated in the Core in proximity to the school “partners” that comprise the initiatives.

3. Expansion of our classroom inventory, relocation of classrooms that are not suitably located, and development of additional ‘library-like’ study spaces.

In the next decade, NYU plans to meet much of its academic space needs at the Core by repurposing, for academic use, space currently occupied by administrative and other non-academic activities that do not need to be located in the Core. Thus, Phase I of the NYU Core Plan, on the South Superblock, proposes a lower percentage of academic space than Phase II, on the North Superblock. To elaborate, NYU has in its existing inventory approximately 715,000 GSF of existing or potential space at and near the Core (at 730 Broadway, the recently acquired Forbes building and the potential sites listed in DEIS Table 2-2) that can be repurposed if necessary, and renovated or constructed to serve academic space needs. This potential space, when combined with the space designated for academic use in the South Superblock in Phase I, is expected to provide adequate academic space for NYU’s projected needs at the Core over the next decade. By contrast, after 2021, the North Superblock will be the primary way that NYU will meet its need for academic space at the Core.

#### South Block 2012 – 2021

In the next decade, though much of the decompression and growth can happen in existing NYU facilities at and around the Core (as discussed above), there are specific needs that cannot be met without the new academic facilities proposed for the South Superblock. They are:

1. specialized space for the Tisch School of the Arts’ Institute for Performing Arts (*150,000 – 280,000 GSF*);
2. facilities for a variety of academic programs in the Steinhardt School, including potentially its teacher preparation programs for music and for K-12 STEM (Science, Technology, Engineering and Math) (*up to 30,000 GSF of the projected 170,000 GSF needed for Steinhardt across its programs in the next decade*);
3. freshmen residences, specifically, the relocation of one quarter of freshman beds now outside the immediate Core (in a residence hall on 3<sup>rd</sup> Avenue) into a first year residence hall that is properly designed for first-year programming and community building – the 3<sup>rd</sup> Avenue building provides apartment-style accommodations,

which is more appropriate for junior and senior students. (*at least 330,000 GSF*);

4. replacement of a thirty-year old Coles gymnasium consistent with our goals of recruiting leading student athletes in our athletic division and better serving the athletic needs of the students and faculty at the Core (at least 146,000 GSF);
5. additional faculty housing to be able to recruit professors to New York City from around the country (at least 105,000 GSF); and
6. A university-affiliated hotel/conference center to support the academic activities that flow from a university (i.e., executive education, faculty searches, academic conferences, commencement, parents' weekends) (at least 115,000 GSF).

#### North Block 2022 - 2031

The North Block is vital for accommodating projected academic needs (i.e., classrooms, faculty offices, study spaces) beyond 2021. The North Block allows the final phase of classroom relocation out of other Core facilities in the Loft Blocks, thus releasing space in the NYU Loft Block buildings to accommodate the acute need for new science laboratories and other science facilities.

The North Block **below-grade** space will provide **crucial classroom, auditorium and study space**.

- This will allow the University to better situate its classroom inventory and will provide at least 7 large auditoriums (the University currently has only 3), over 40 classrooms, at least 15 performance and rehearsal spaces, and a larger study annex.
- Each of the sub-basements of the Washington Square Village below-grade space accommodates approximately 190,000 GSF. The 4<sup>th</sup> level will accommodate mechanical equipment and be utilized for maintenance and storage.
- Levels SB3 - SB1 will accommodate academic program outlined above.
- The above-grade LaGuardia and Mercer buildings are critically important for accommodating faculty office, academic department and research space.
  - Wagner and Sociology Headquarters (now in approximately 80,000 GSF of leased space) are planned to be relocated to the buildings, and the buildings will also provide critical office and

research space for faculty affiliated with the different schools and institutes across the University.

- The lower floors of the LaGuardia and Mercer buildings will connect to the below-grade academic space and be programmed as classroom, study and meeting spaces for students and faculty.
- The Mercer and LaGuardia buildings provide the opportunities to allow the schools to continue to recruit faculty into the future.

### Remote Sites 2012 - 2021/2031

Outside of the Core, NYU is establishing and strengthening two other main academic hubs, which will provide collaborative and cross-disciplinary opportunities and be where the University *also* focuses future growth.

- The Health Corridor (First Avenue, 23<sup>rd</sup> to 34<sup>th</sup> Streets) will be where the University concentrates its biomedical, health, and clinically-driven teaching and research. There currently is a new 170,000 GSF facility being built to accommodate Nursing relocation, Dental expansion and a new bioengineering program.
- In Downtown Brooklyn the University will locate its new cross-disciplinary initiatives that relate to engineering, computer and data science, and other areas yet to be determined. With the recent announcement of NYU's new applied science center in conjunction with the City of New York, the University is already planning for, at least, 500,000 GSF in Downtown Brooklyn in the next decade.
- These hubs - like the Core - will provide opportunities for faculty and students to work collaboratively and across disciplines in close proximity, a key ingredient of a rich educational and research experience.