



NYU CORE ULURP Proposal

Prepared for Community Board 2
January 9, 2012



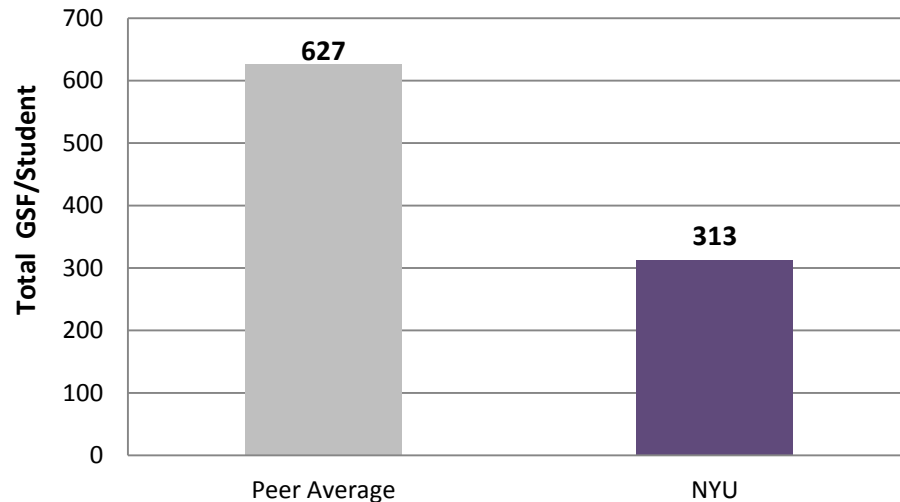
NYU 2031: A Citywide Approach



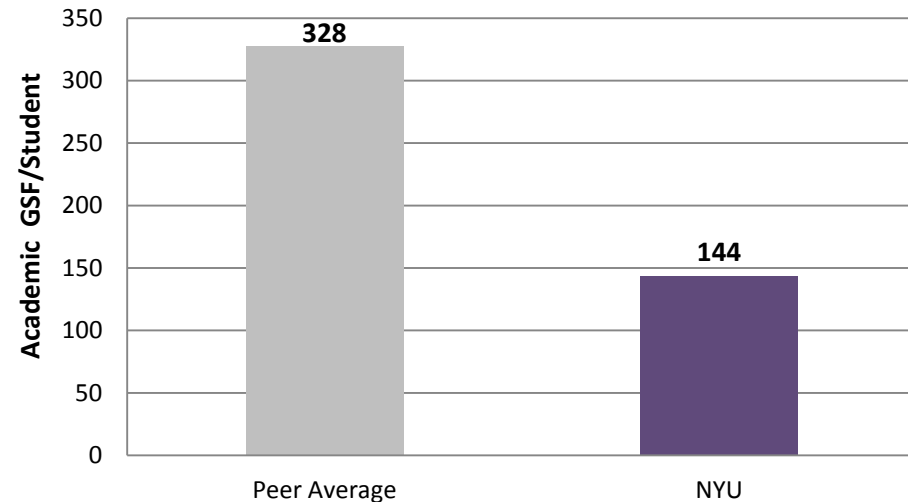


NYU Space per Student Comparison

Total GSF/Student



Academic GSF/Student



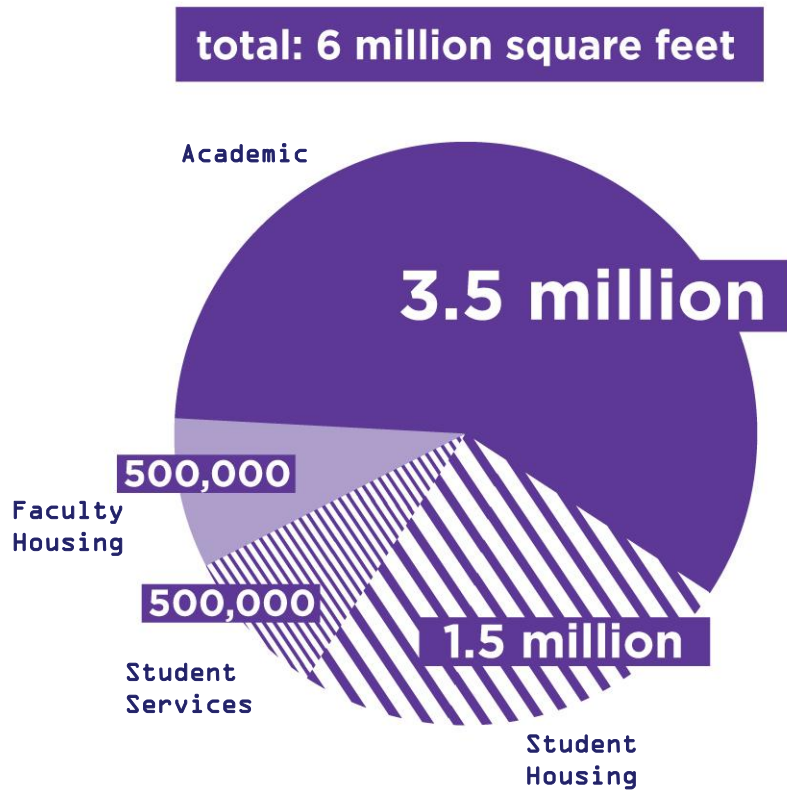
The 17 peer institutions used for the comparison analysis were:

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.

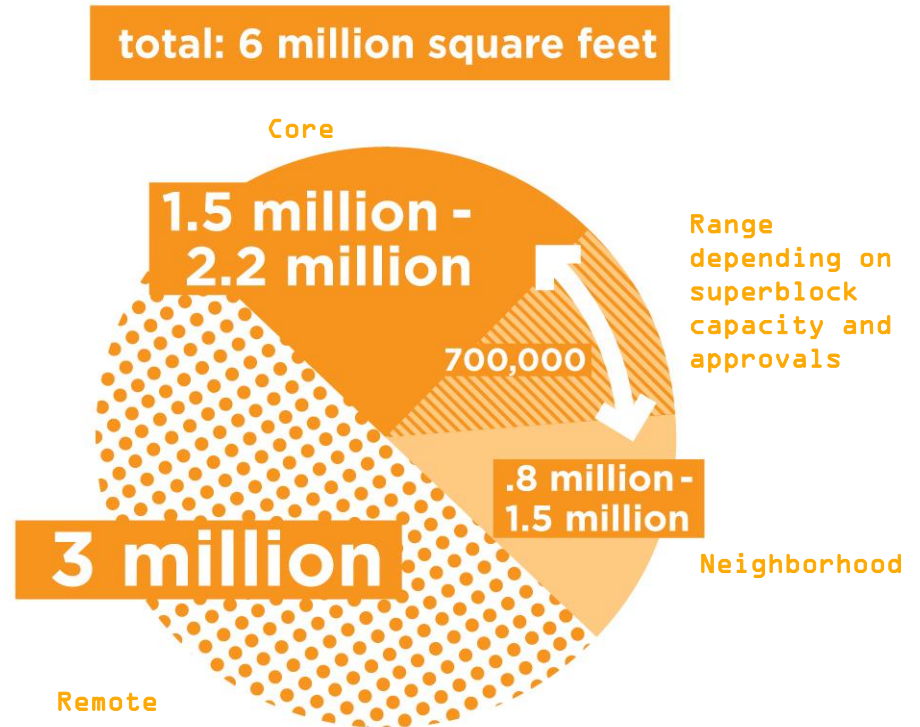


Projected Space Growth over 20 years

Projected Square Feet Increase
by Use



Projected Square Feet Increase
by Location





Projected Growth over 20 years

TOTAL CITYWIDE: 6.0M SF
PROPOSED IN CORE: 2.2M SF

Academic Uses

3,500,000 SF needed Citywide
1,240,000 SF proposed in Core
35% in Core

Student Services

500,000 SF needed Citywide
146,000 SF proposed in Core
29% in Core

Student Housing

1, 500,000 SF needed Citywide
370,000 SF proposed in Core
25% in Core

Faculty Housing

500,000 SF needed Citywide
105,000 SF proposed in Core
21% in Core



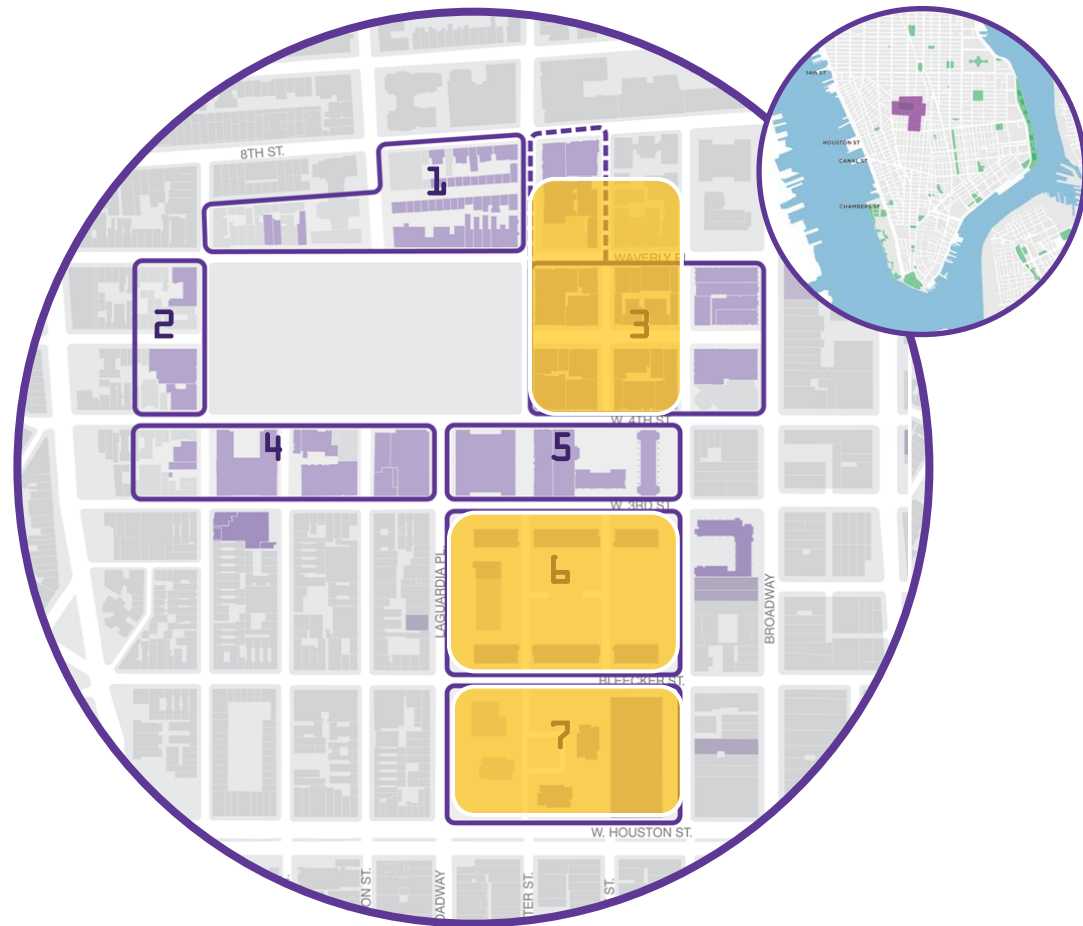


Overview of NYU Core Proposal



The NYU Core

1. Washington Square North
2. Washington Square West
3. Washington Square East
4. Washington Square South
5. Academic Superblock
6. Washington Square Village Superblock
7. University Village Superblock





Loft Blocks - Commercial Overlay



Waverly Pl between University Pl and Greene St



Property Ownership

	NYU	Other	Total
# of Lots	22 (85%)	4 (15%)	26 (100%)

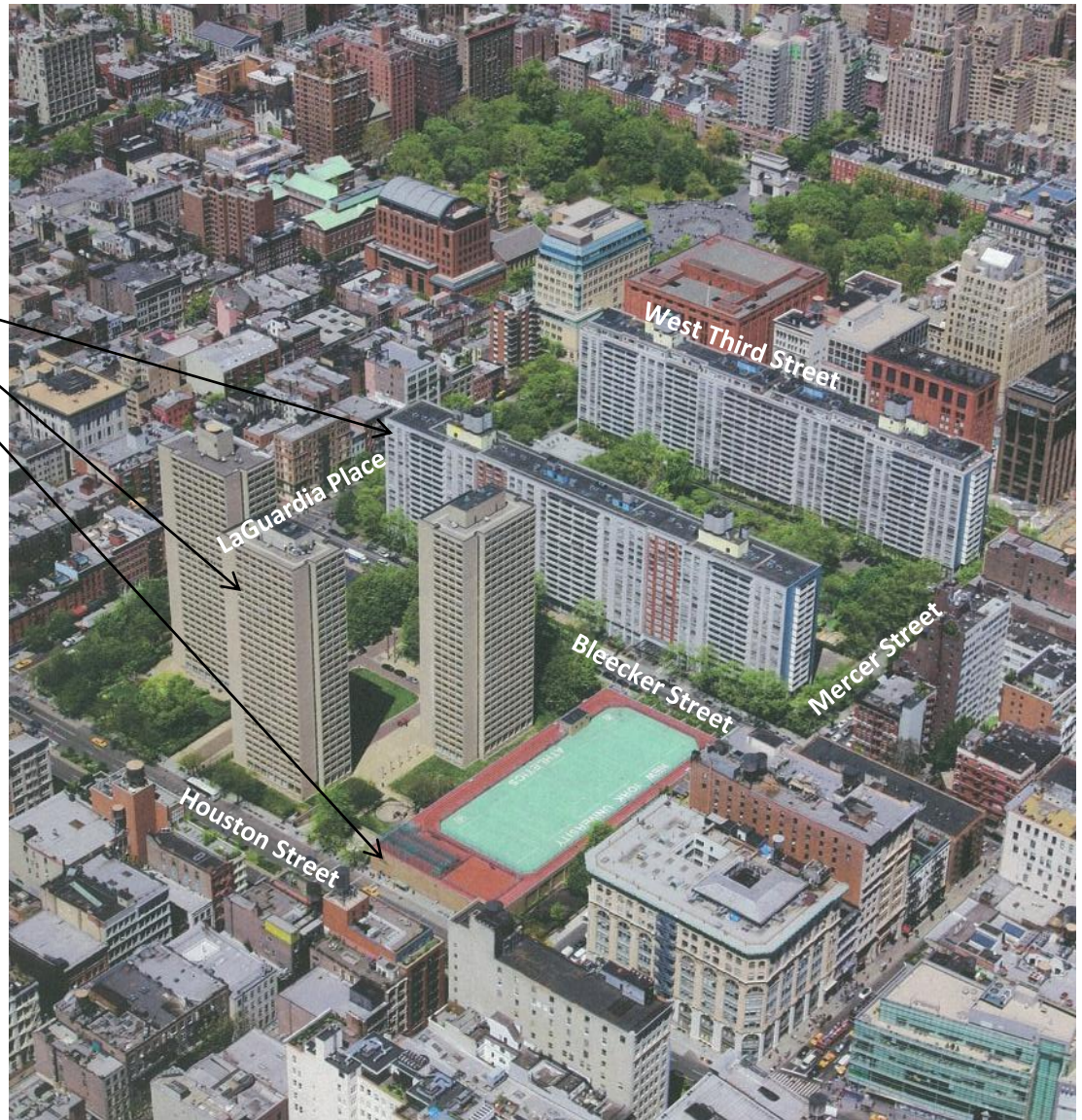


Super Blocks Existing Conditions

Washington Square Village

Silver Towers

Coles Gymnasium



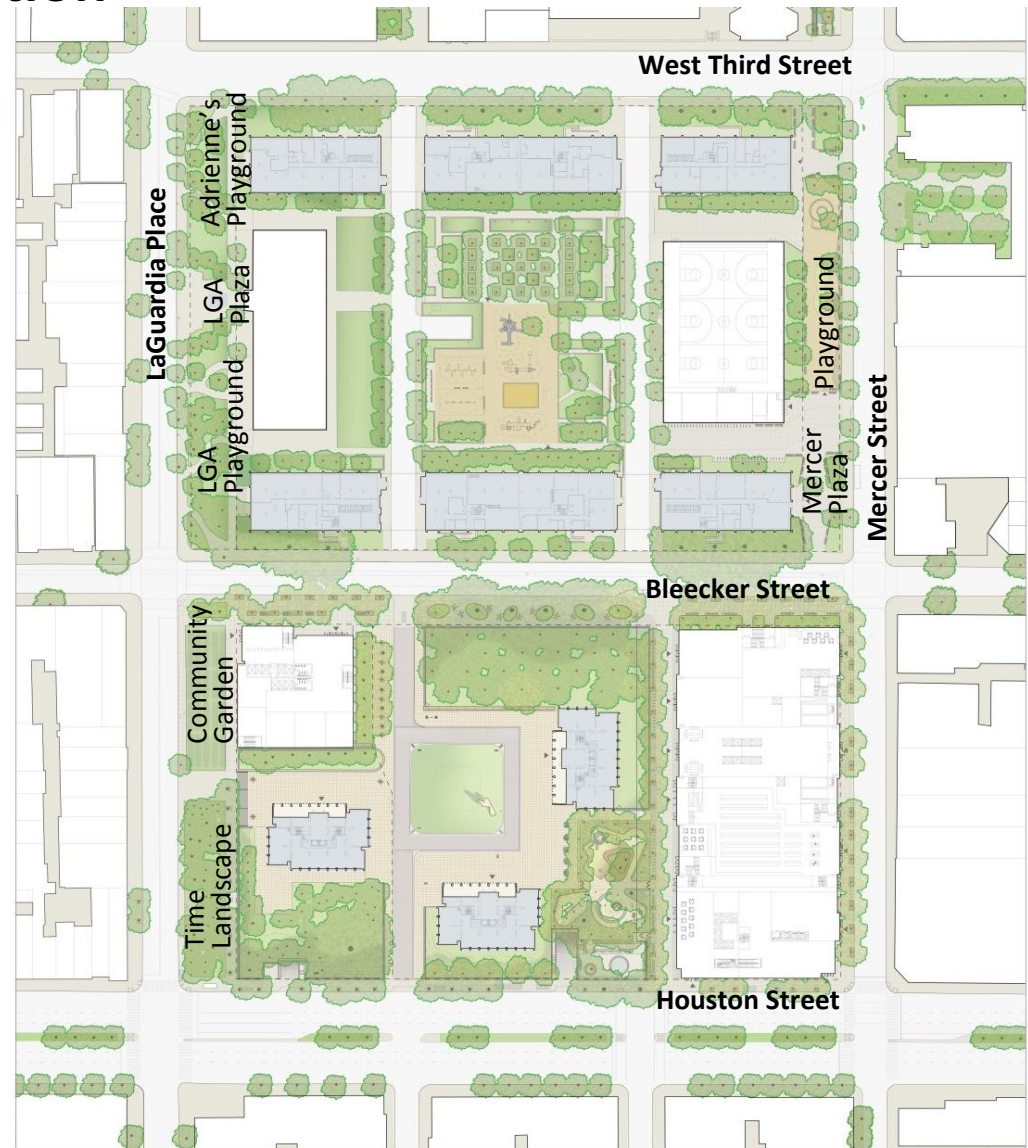


Super Blocks Proposed Conditions



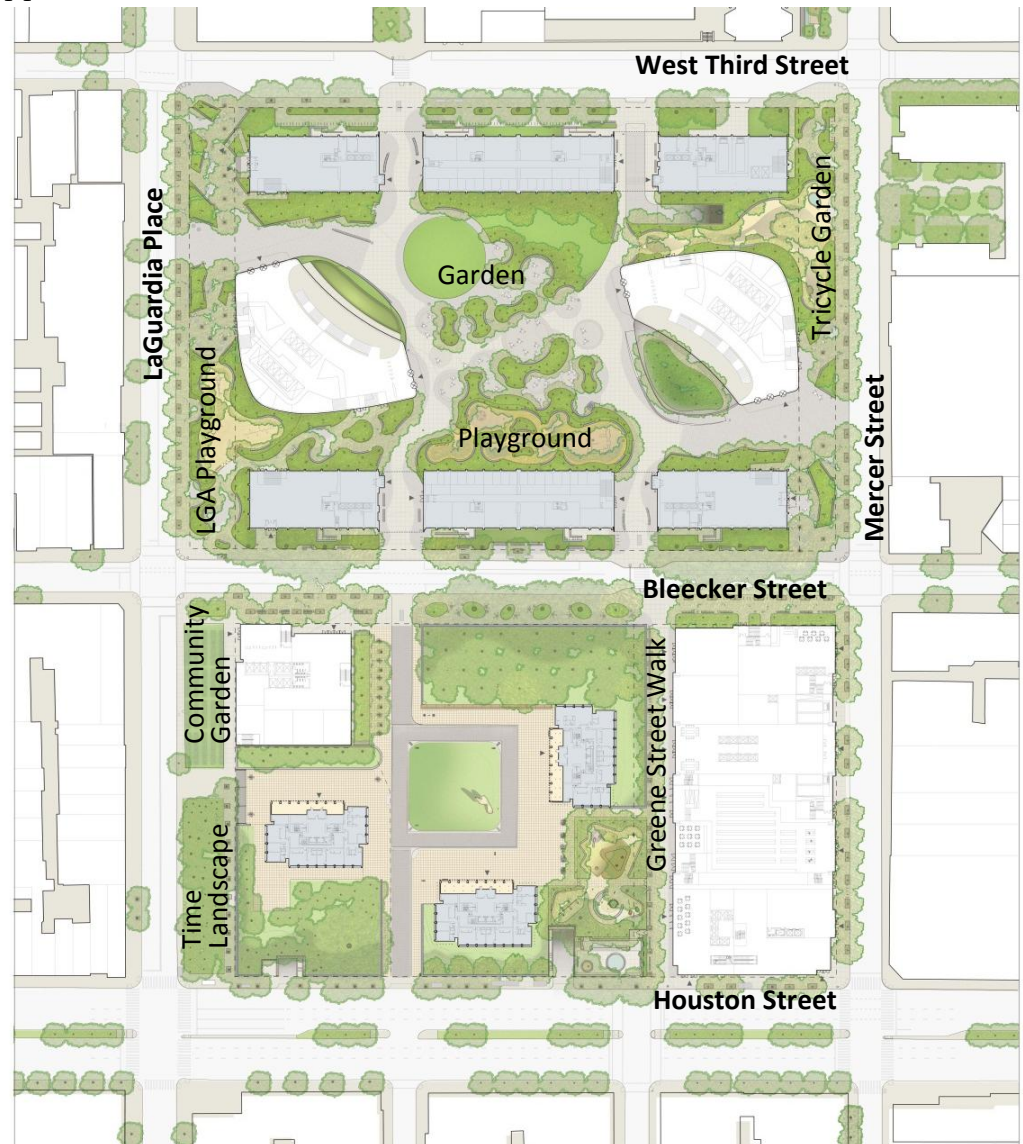


Super Blocks Interim Condition



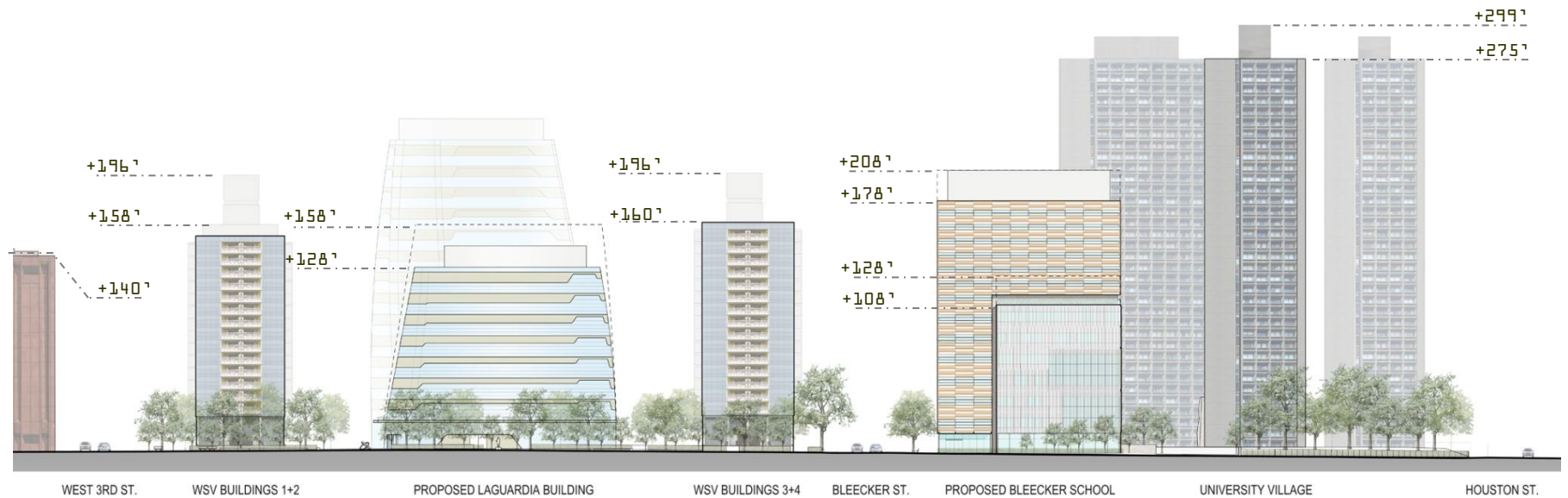


Super Blocks Final Condition



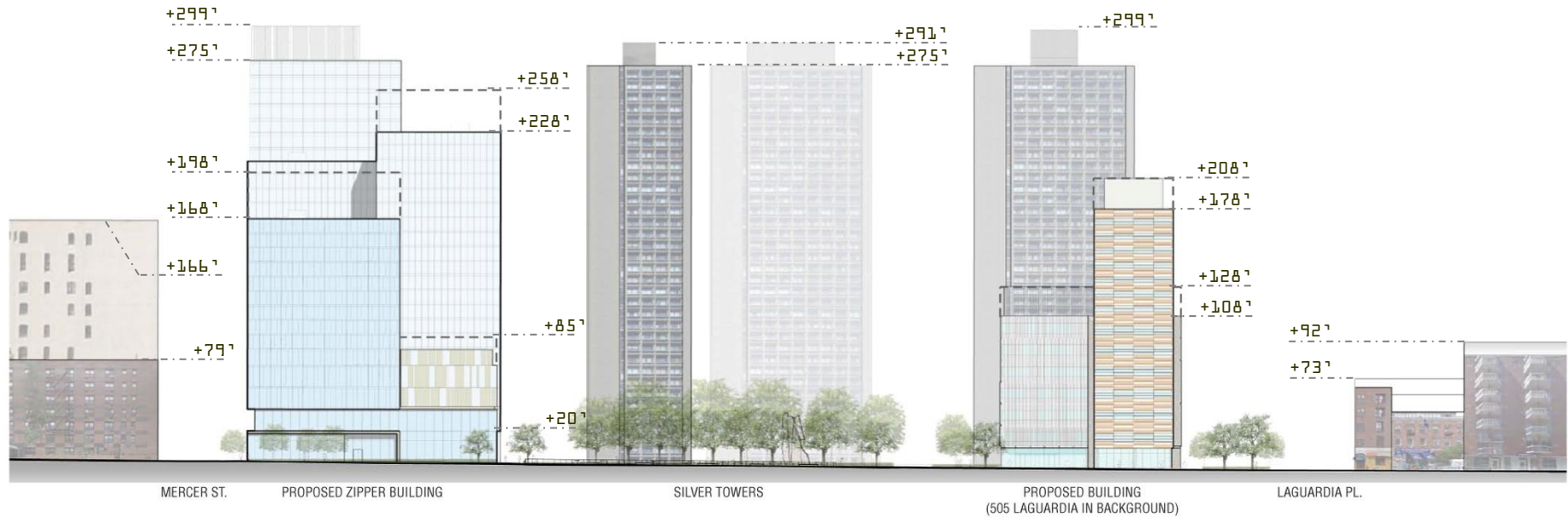


LaGuardia Place Elevation



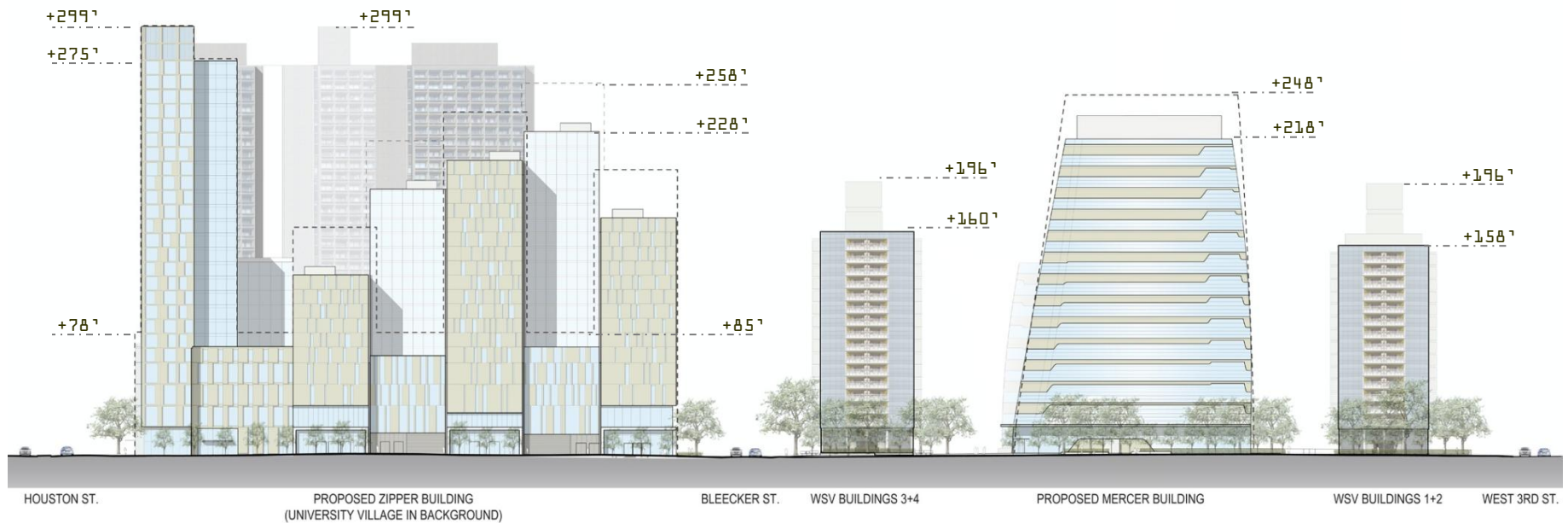


Bleecker Street Elevation



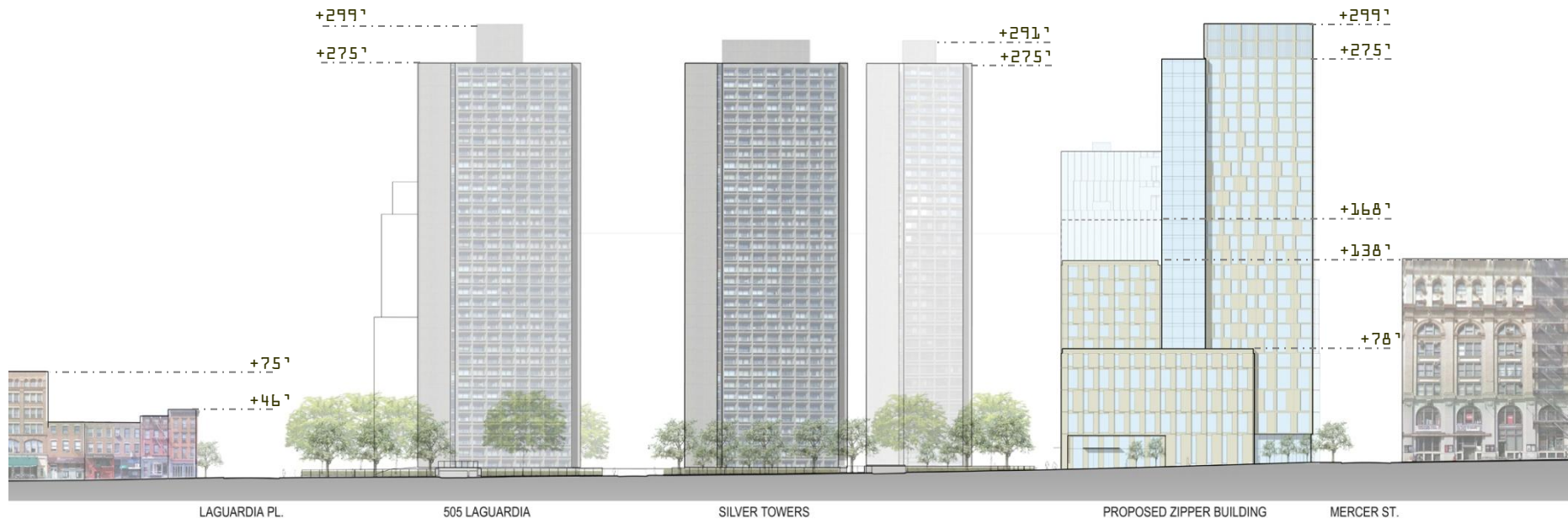


Mercer Street Elevation



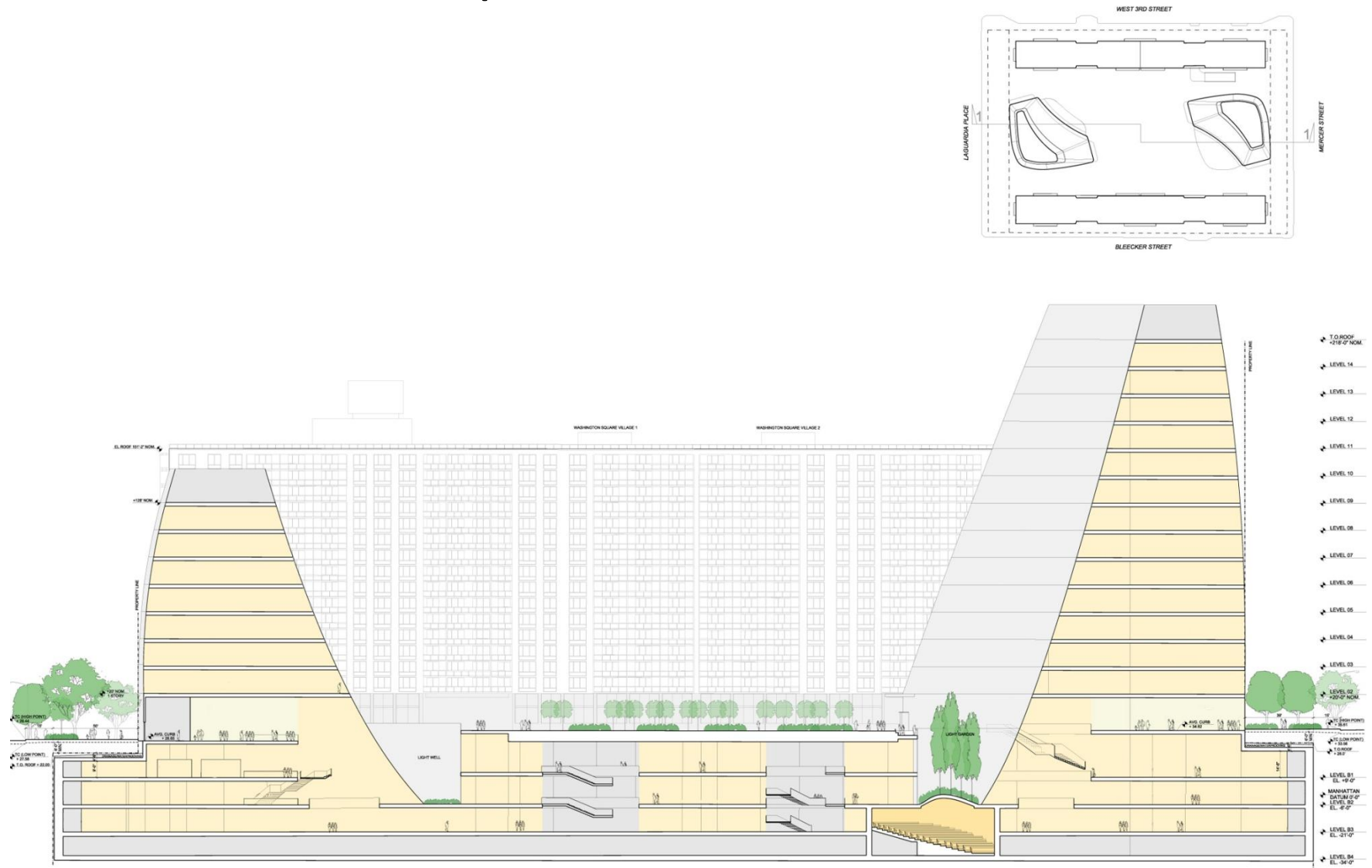


West Houston Street Elevation



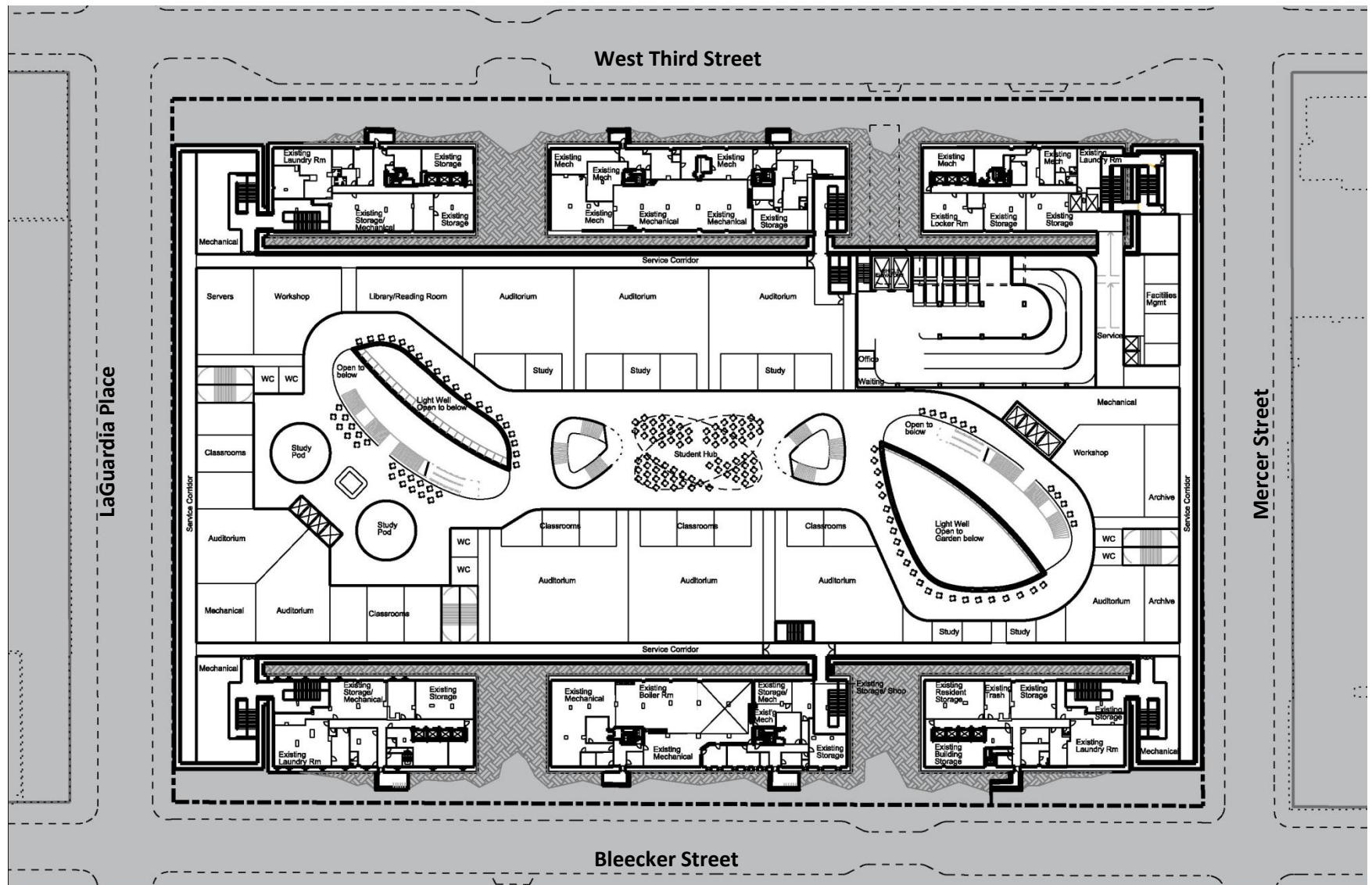


North Block Below Grade Space





North Block Below Grade (Level -1)





Proposed Actions

1. MAPPING ACTIONS

Creation of Public Parks

Disposition and sale of property to NYU

2. ZONING MAP AMENDMENT

Rezone the Superblocks from R7-2 to C1-7

Map a C1-5 commercial overlay on the Loft Blocks

3. LARGE SCALE GENERAL DEVELOPMENT (LSGD) SPECIAL PERMIT

Floor area transfer between zoning lots

Height and setback waivers

Rear Yard and Rear Yard Equivalent waivers

Minimum distance between buildings waiver (existing condition)

4. ZONING TEXT AMENDMENTS

Modify ZR Sections 74-742 and 74-743



Mapping Actions

1

STREET ELIMINATION AND DISPOSITION:
To construct the Zipper Building, eliminate the mapped but unbuilt portion of street and authorize its disposition to NYU

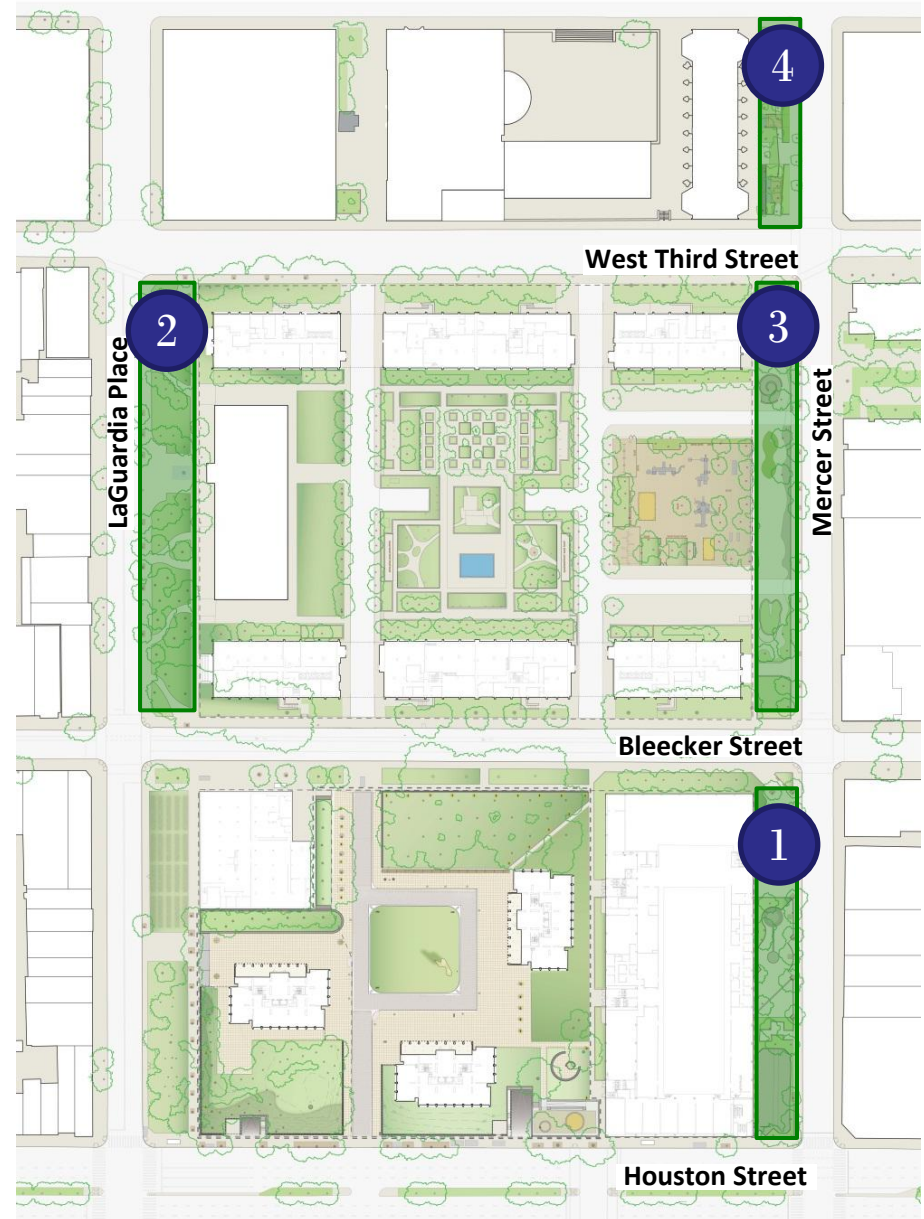
2

3

STREET ELIMINATION, PARKLAND MAPPING AND DISPOSITION:
Eliminate the mapped but unbuilt portions of streets; map parkland above-ground and partly below-ground and authorize the disposition of the remaining below-ground land to NYU

4

STREET ELIMINATION AND DISPOSITION:
To facilitate access to NYU's new below grade cogeneration plant, eliminate the mapped but unbuilt portion of street above ground, eliminate an additional below-ground portion of street, and authorize the disposition of both to NYU





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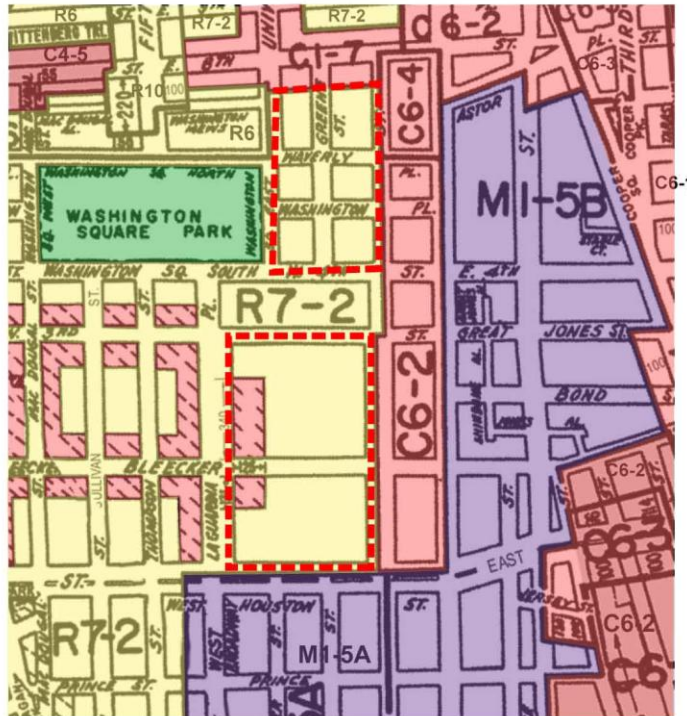
4. ZONING TEXT AMENDMENTS

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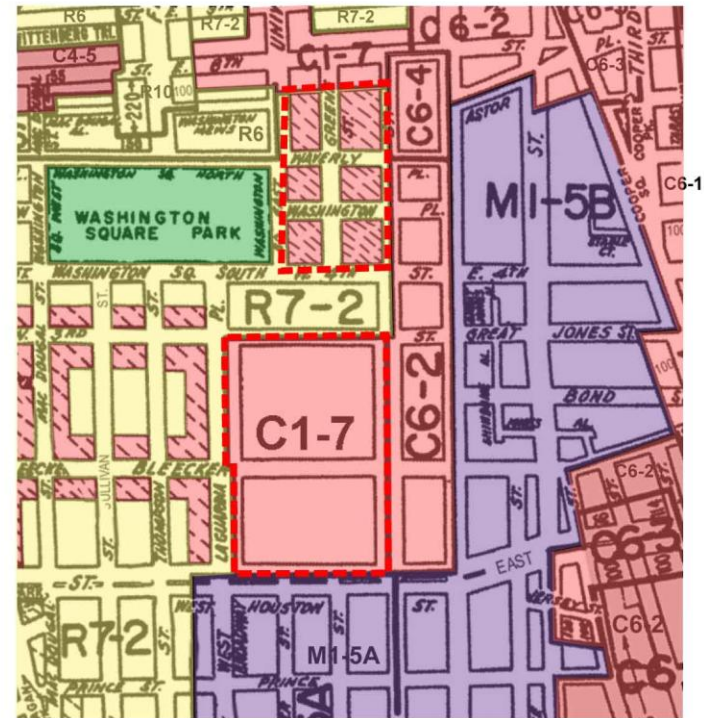


Zoning Map Amendment

 Proposed Rezoning Area
 C1-5 Overlay



Existing Zoning

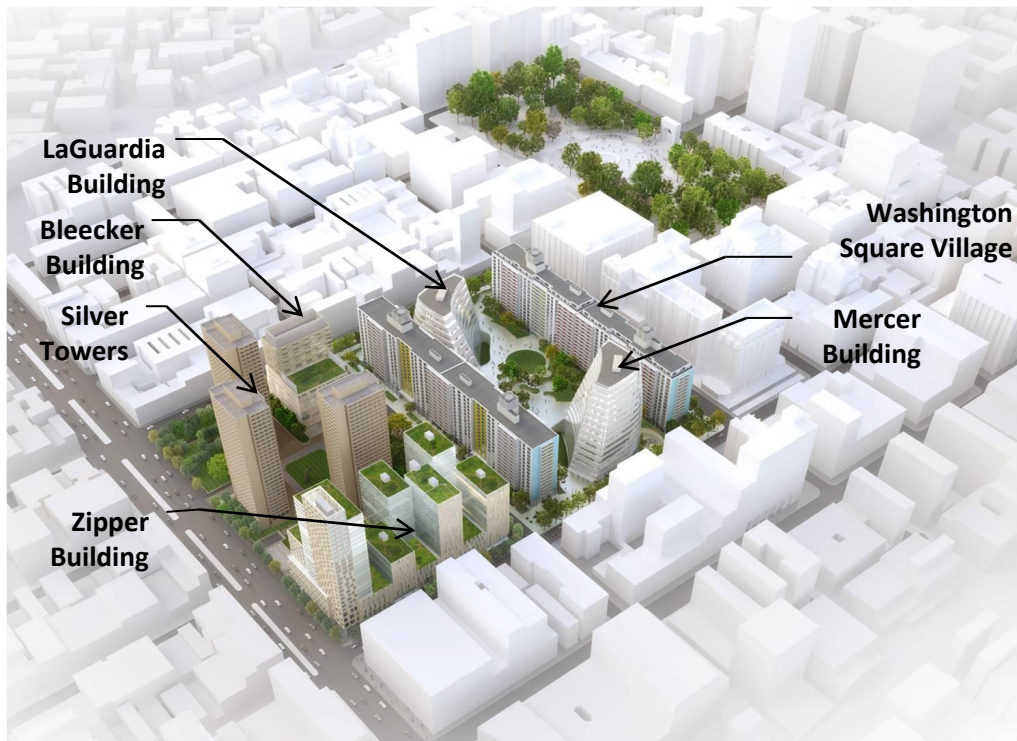


Proposed Zoning

	R7-2	R7-2/C1-5	C1-7
Maximum FAR	6.5	6.5	6.5
Residential FAR	3.44	3.44	6.02
Community Facility FAR	6.5	6.5	6.5
Commercial FAR	--	2.0	2.0
Min Open Space Ratio	15.5-25.5	15.5-25.5	5.9-11.9



Superblocks Proposed Square Footage



North Block	Zoning Floor Area	FAR**
Bldgs to Remain	1,181,260	4.10
Mercer Building	208,520	0.72
LaGuardia Building	132,962	0.46
Total	1,522,742	5.28

770,000 gsf below grade

South Block*	Zoning Floor Area	FAR**
Bldgs to Remain	430,968	2.33
Zipper Building	649,215	3.50
Bleeker Building	124,443	0.67
Total Proposal	1,204,626	6.50

*Does not include the lot of 505 LaGuardia

**DOT strip does not generate floor area

318,000 gsf below grade



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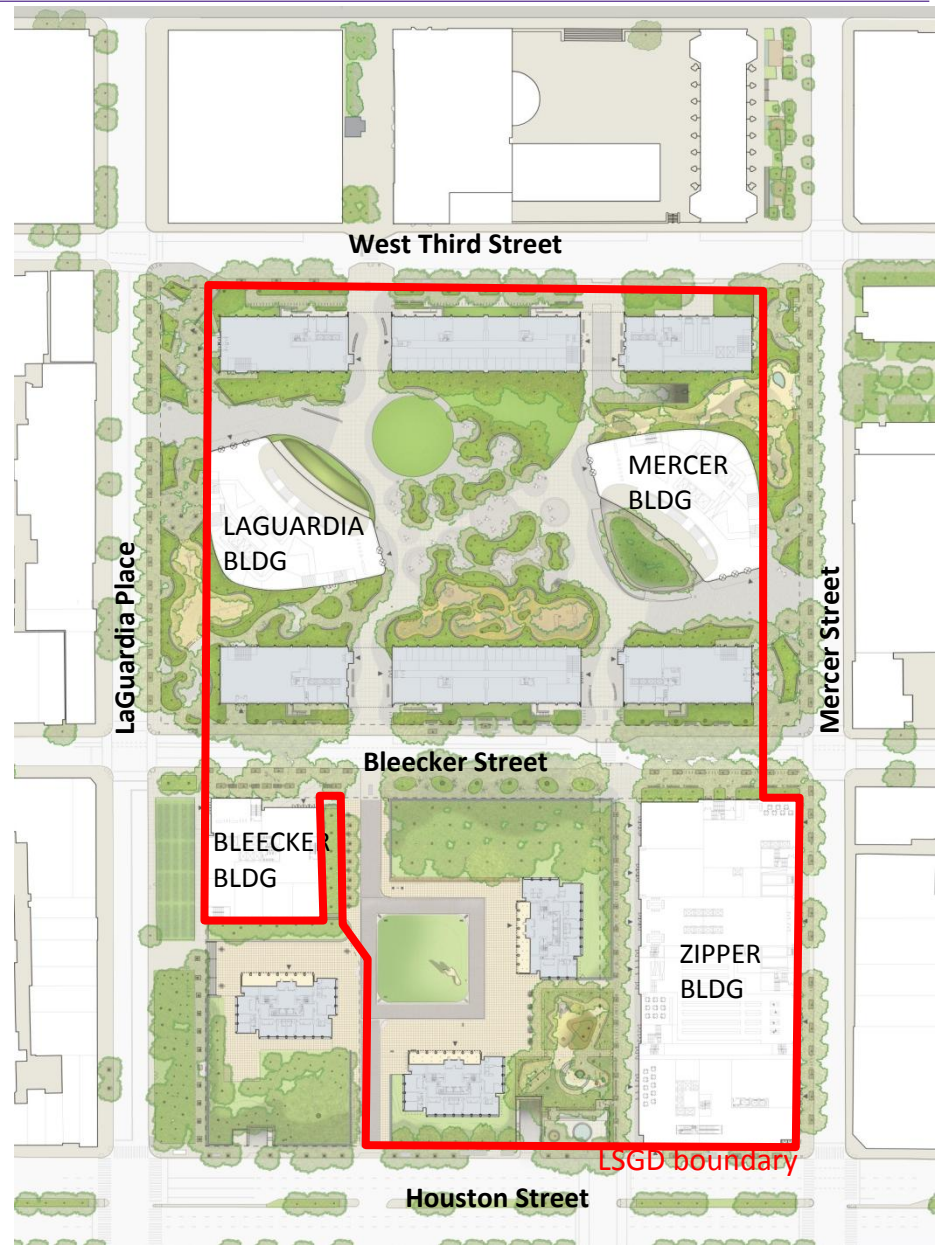
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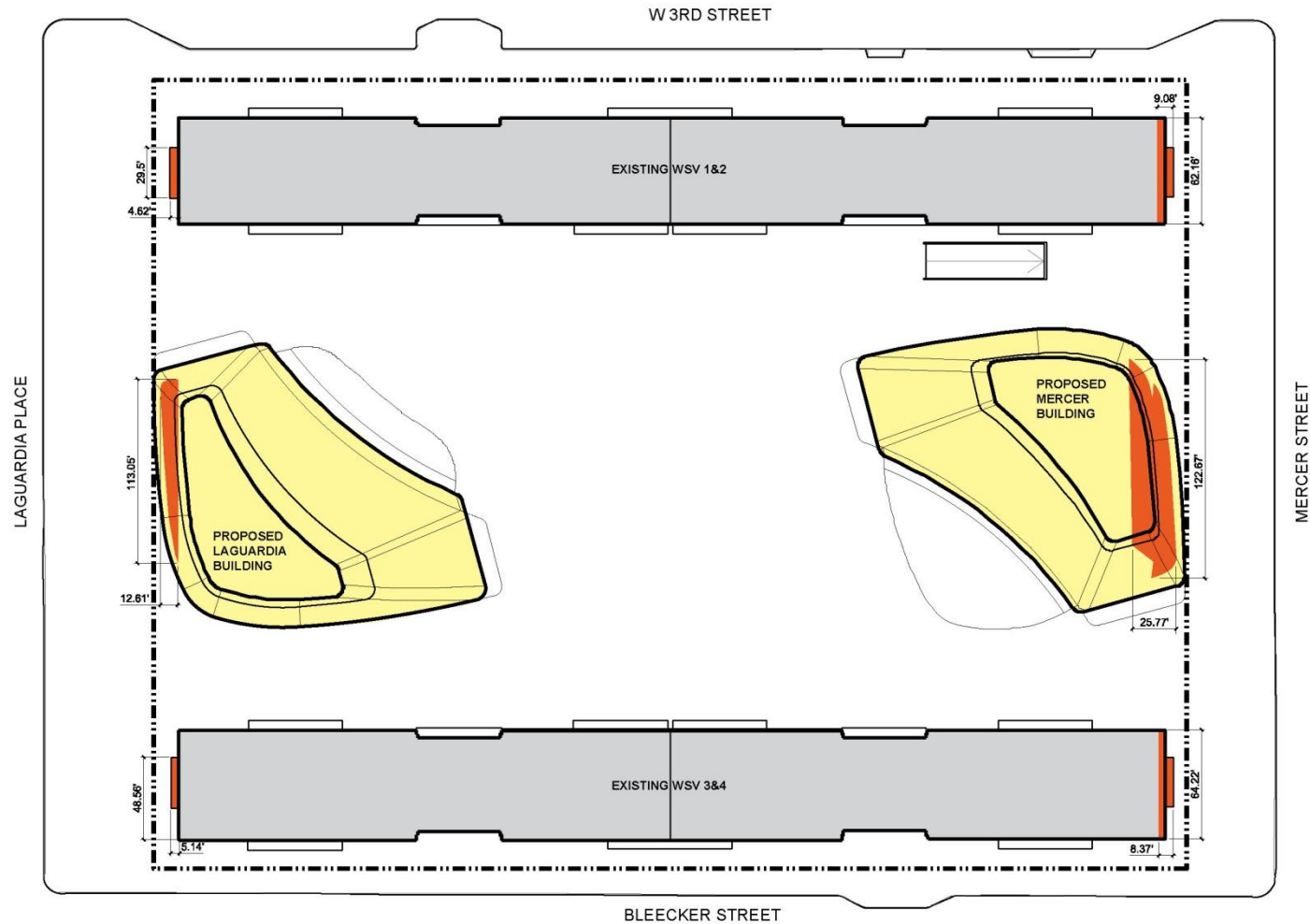


LSGD Special Permit





LSGD North Block – Height and Setback Waiver Plan

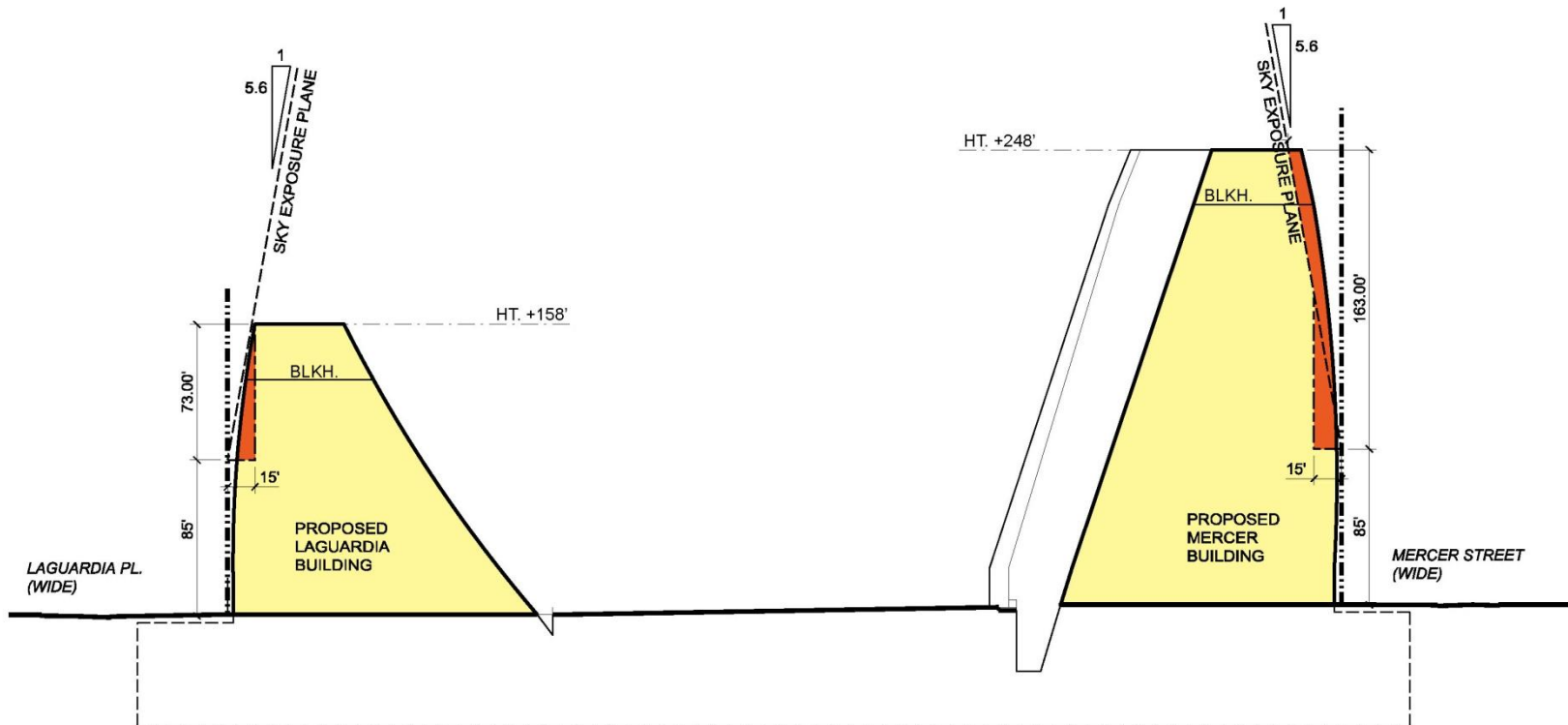
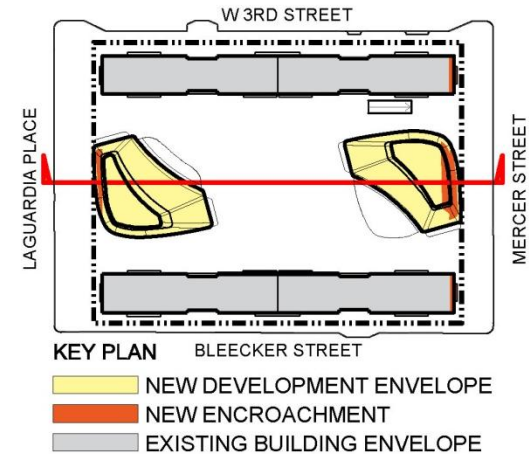


LEGEND:

- NEW DEVELOPMENT ENVELOPE
- NEW H&S ENCROACHMENT
- EXISTING BUILDING ENVELOPE

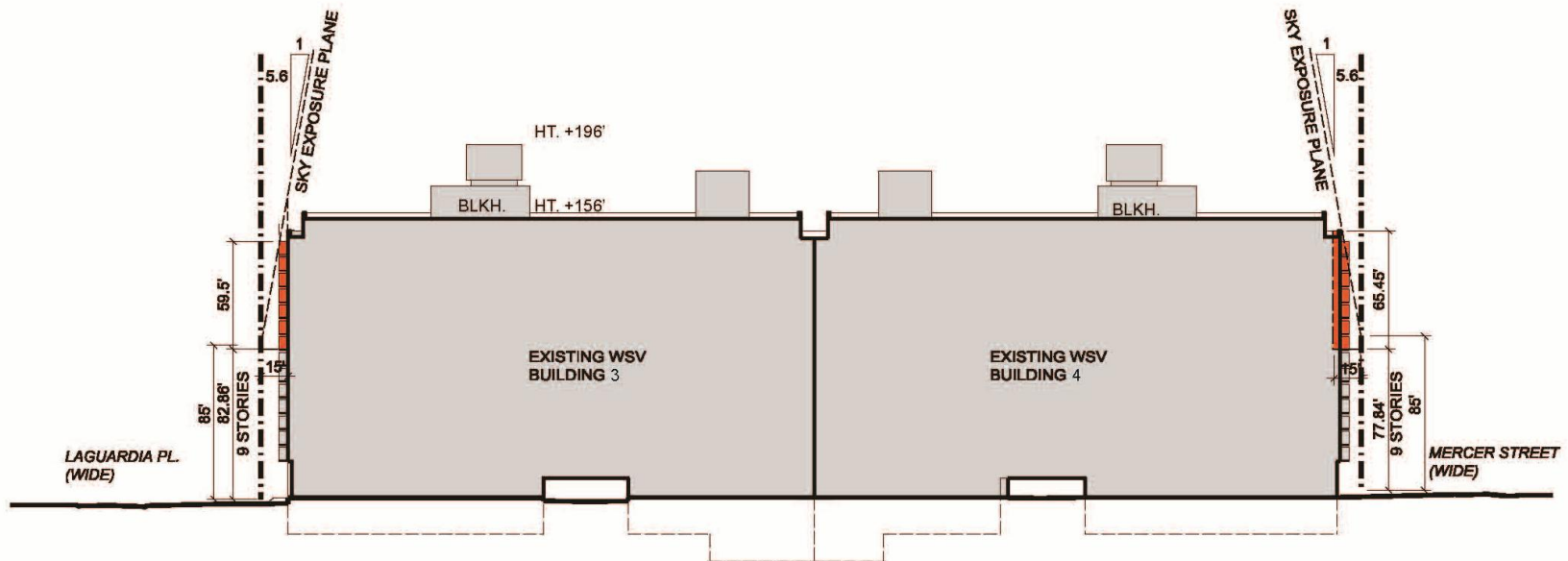
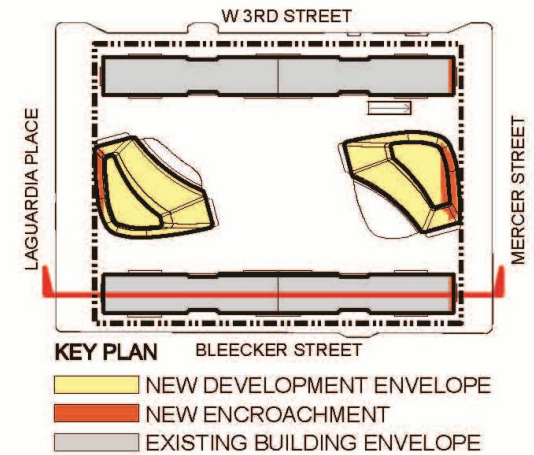


Height and Setback Waiver - LaGuardia and Mercer Building





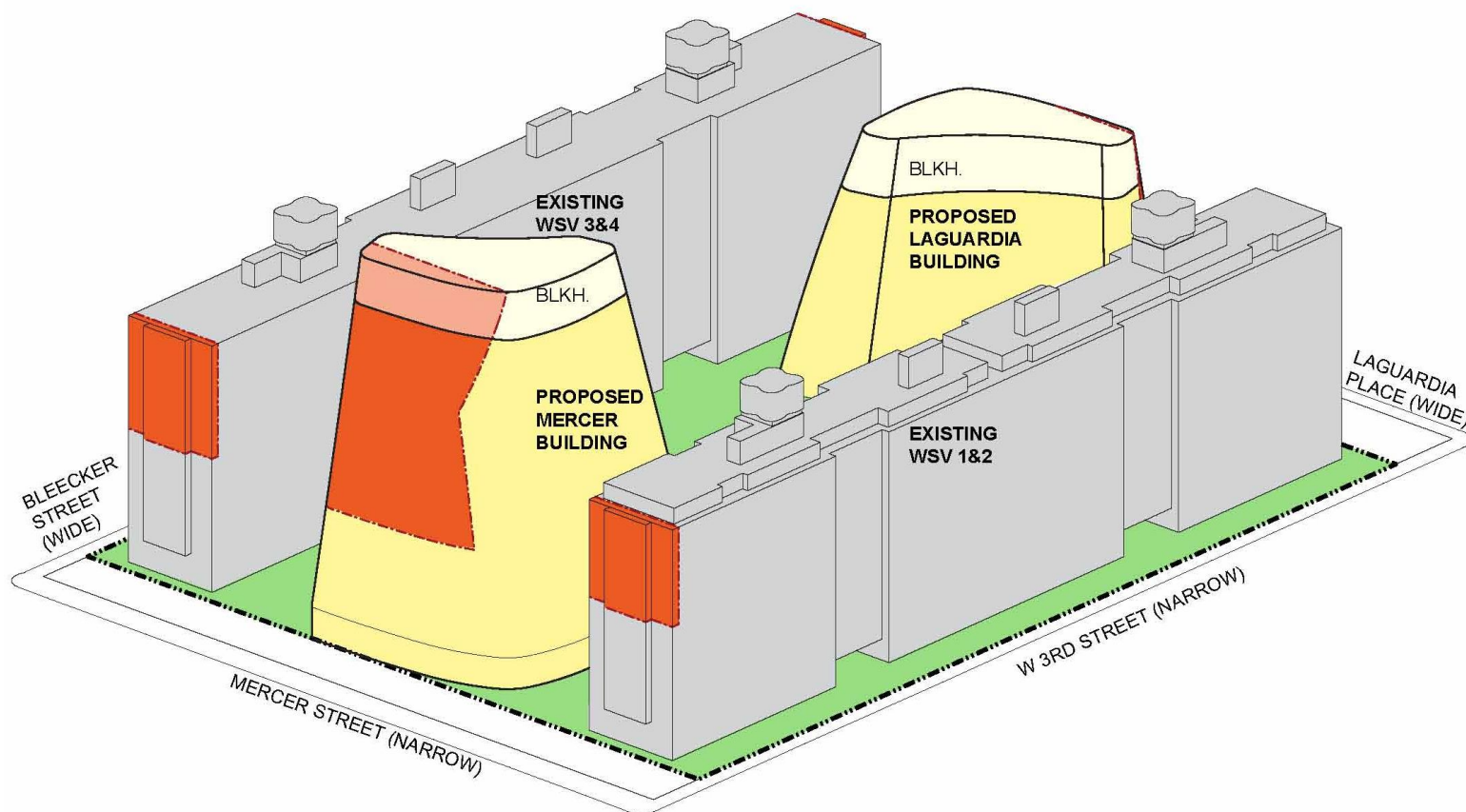
Height and Setback Waiver - Washington Square Village





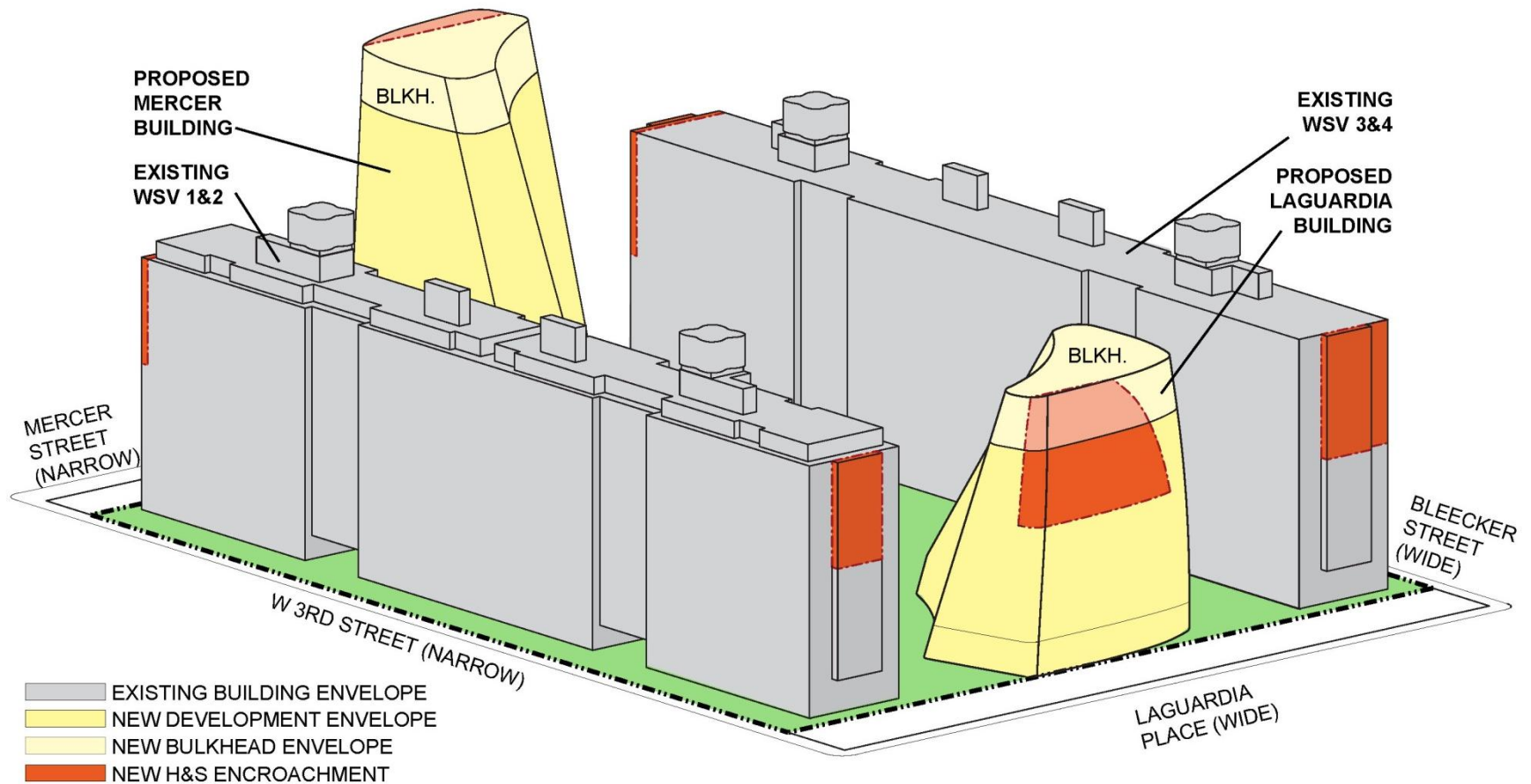
Height and Setback Waiver Diagram

- EXISTING BUILDING ENVELOPE
- NEW DEVELOPMENT ENVELOPE
- NEW BULKHEAD ENVELOPE
- NEW H&S ENCROACHMENT



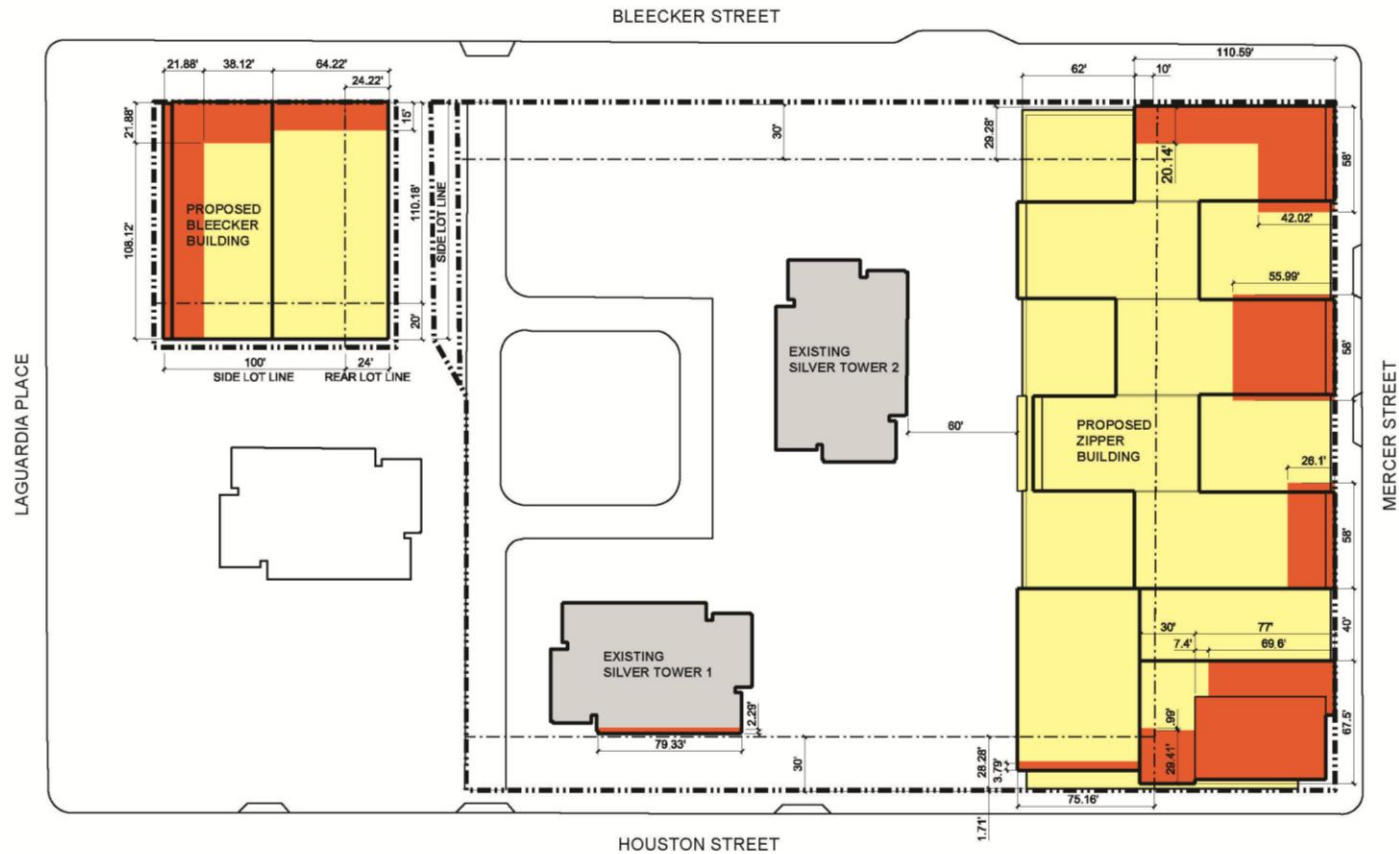


Height and Setback Waiver Diagram





LSGD South Block – Height and Setback Waiver Plan

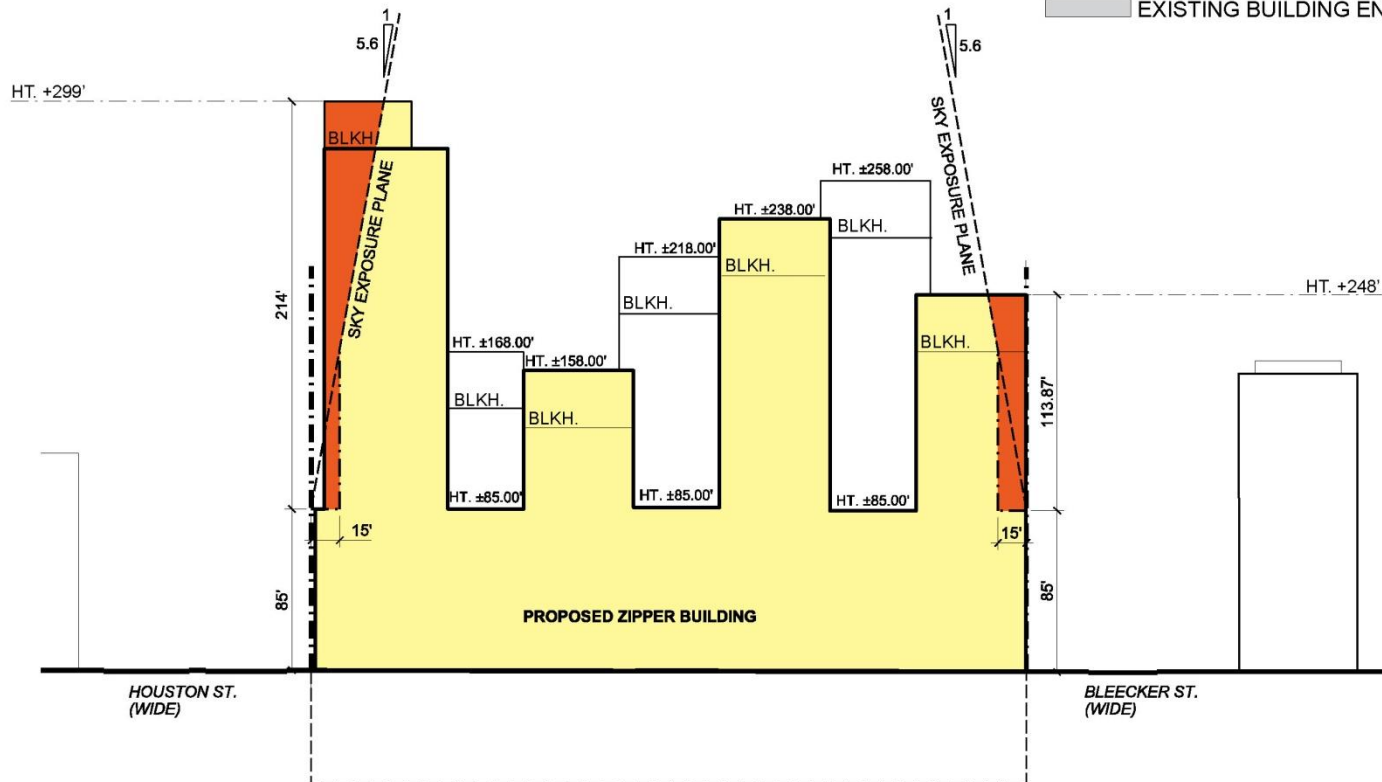
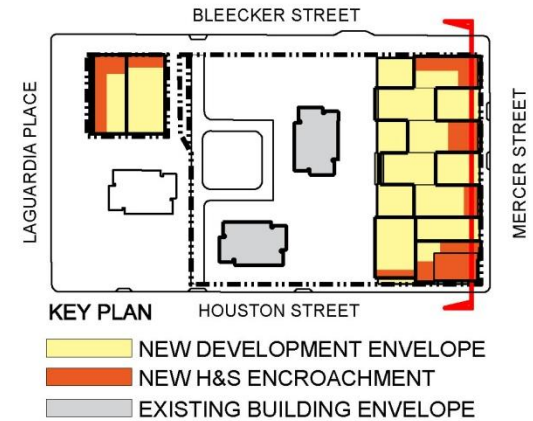


LEGEND:

- NEW DEVELOPMENT ENVELOPE
- NEW H&S ENCROACHMENT
- EXISTING BUILDING ENVELOPE

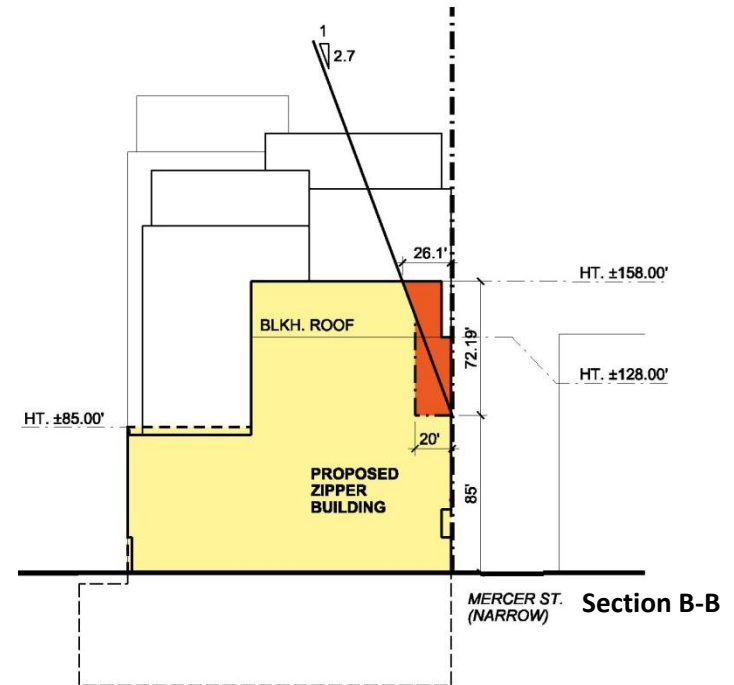
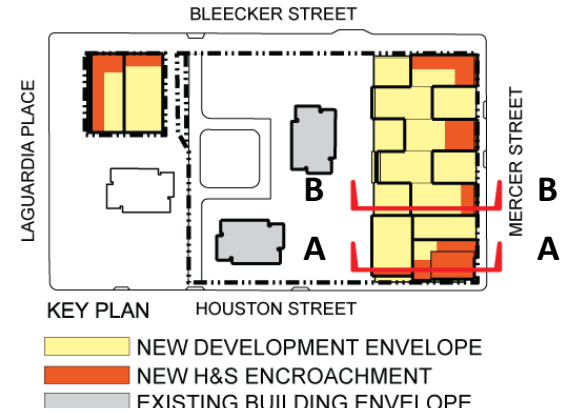
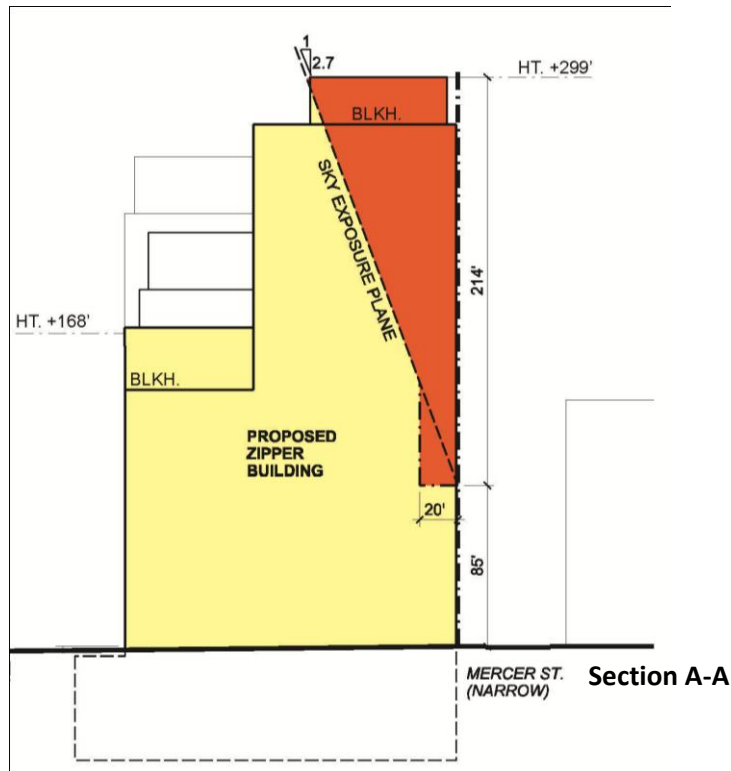


Height and Setback Waiver – Zipper Building North – South Section



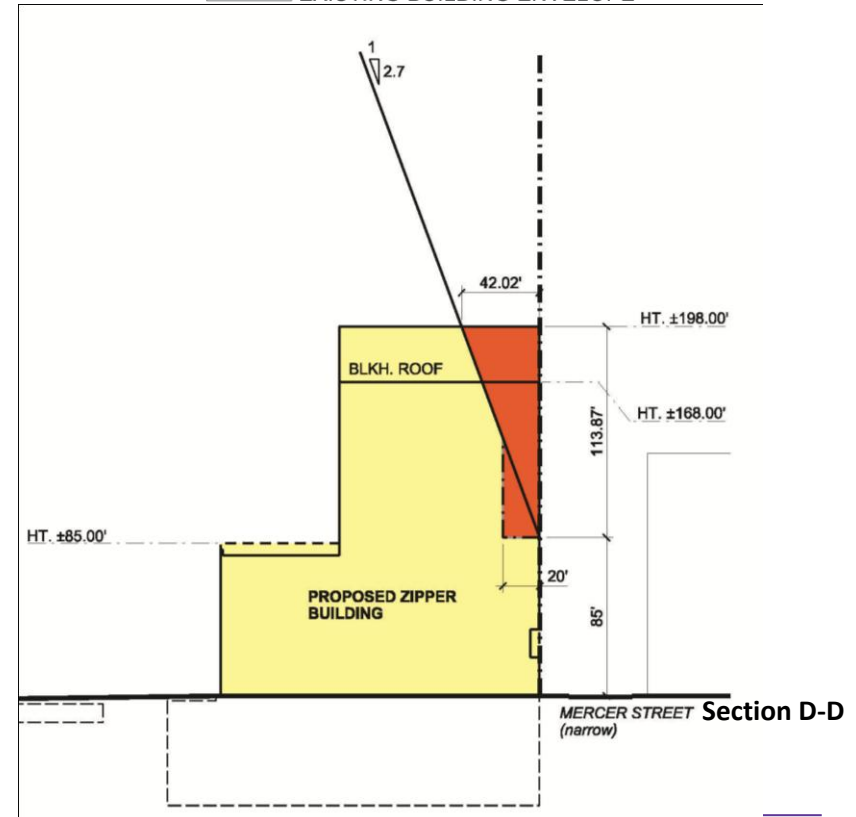
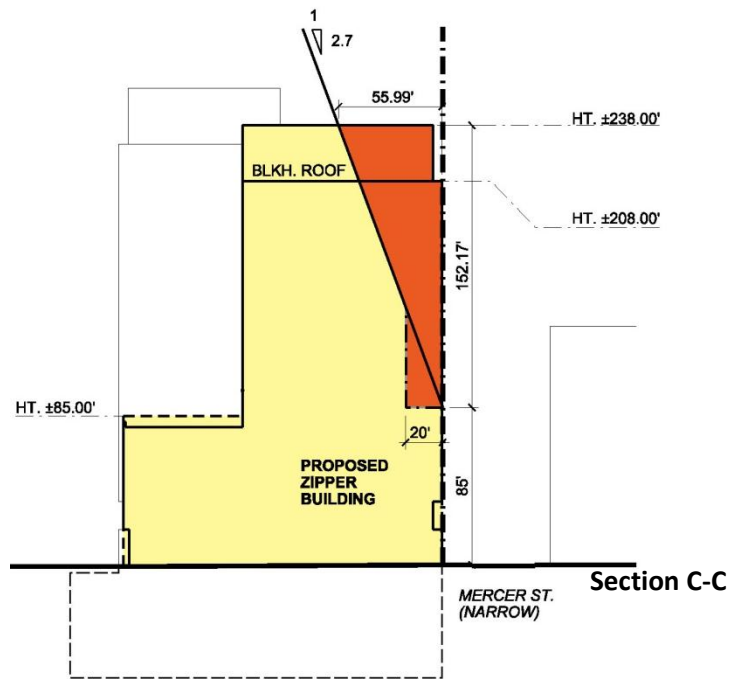
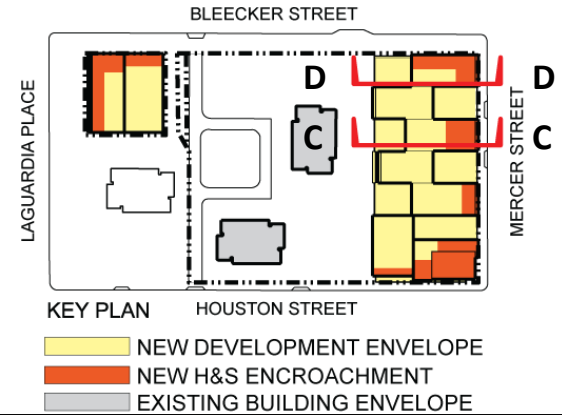


Height and Setback Waiver – Zipper Building East – West Sections



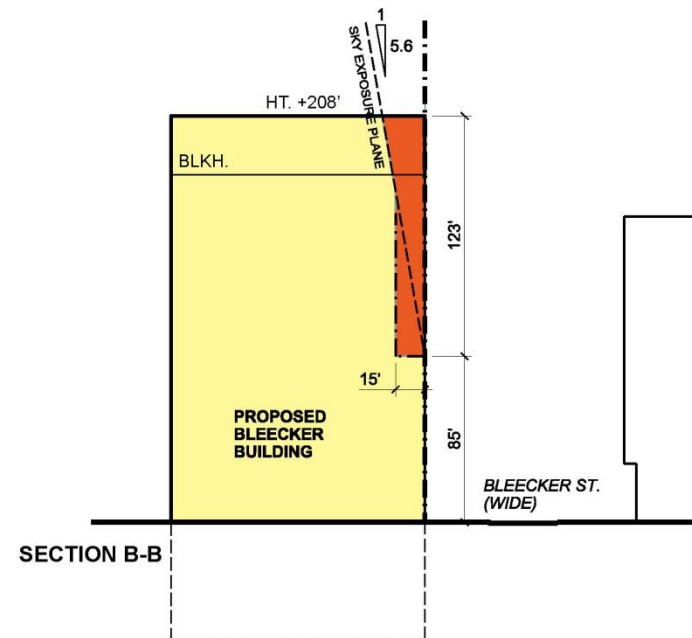
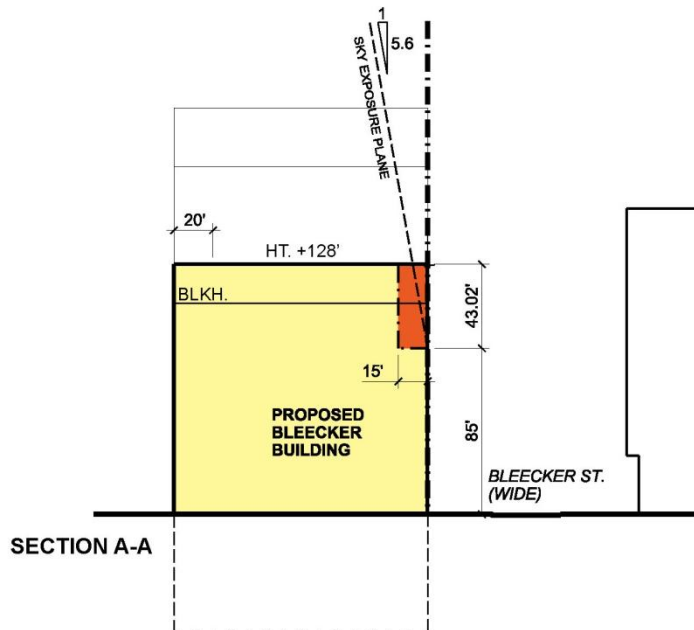
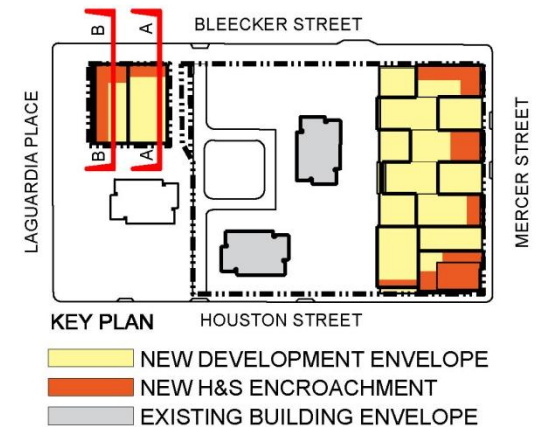


Height and Setback Waiver – Zipper Building East – West Sections



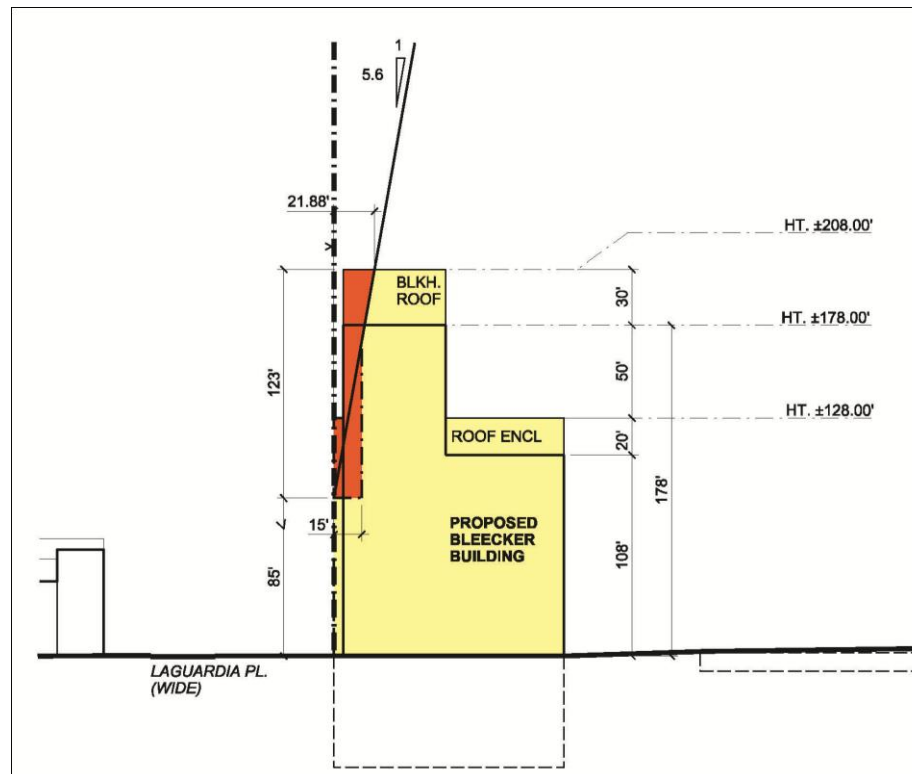
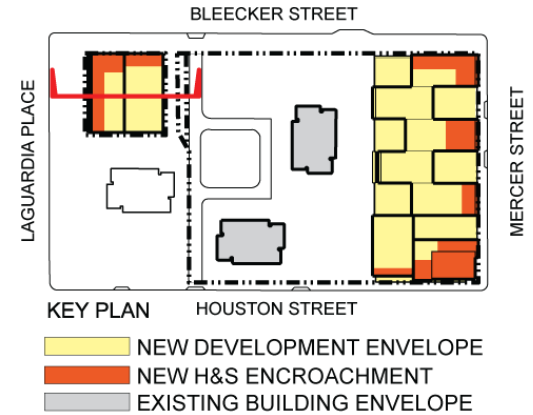


Height and Setback Waiver – Bleecker Building North – South Sections



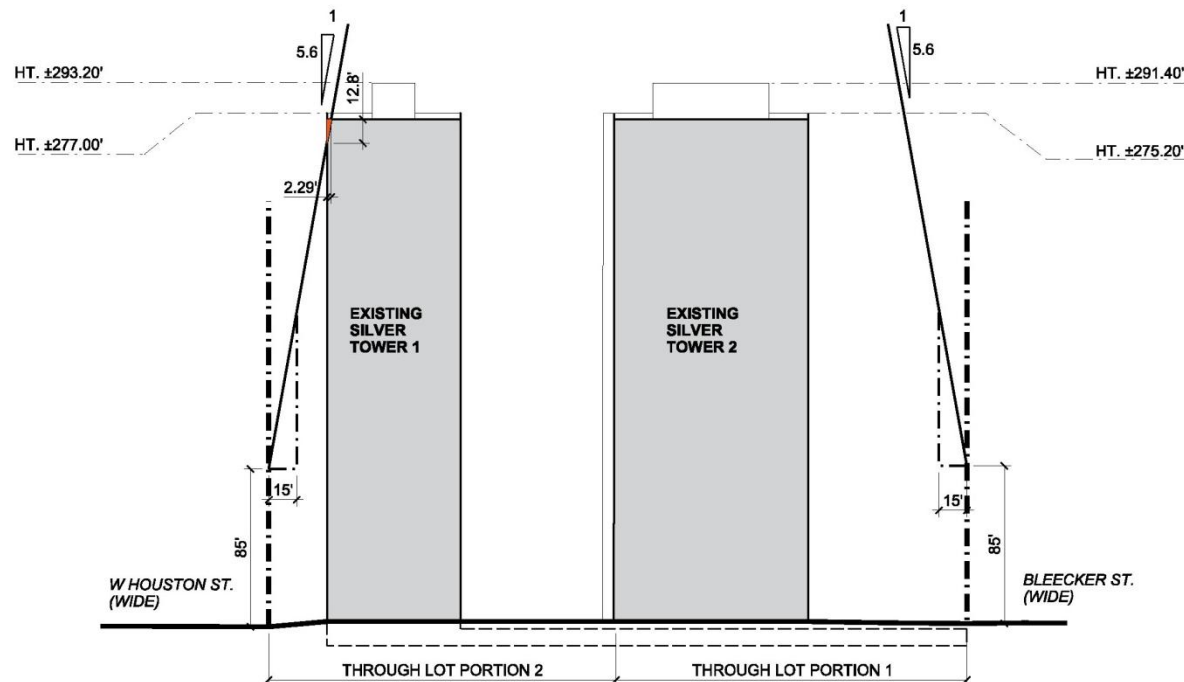
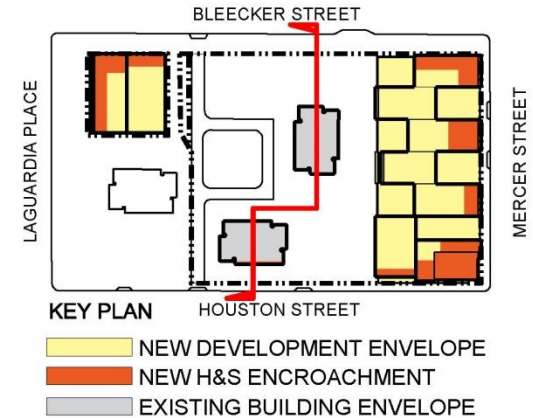


Height and Setback Waiver – Bleecker Building East – West Section



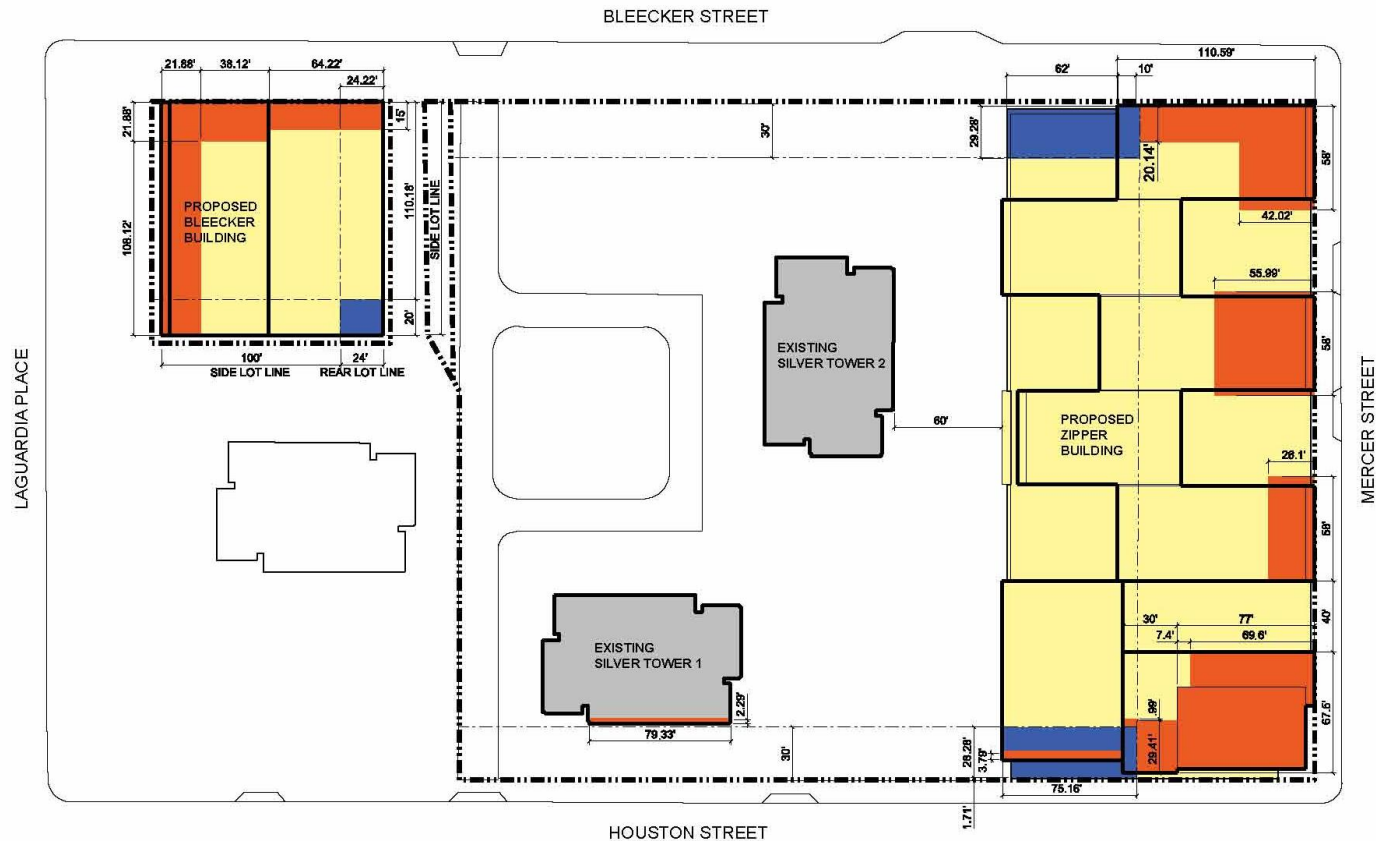


Height and Setback Waiver – Silver Towers North - South Section





LSGD South Block – Height and Setback and Rear Yard Waiver Plan

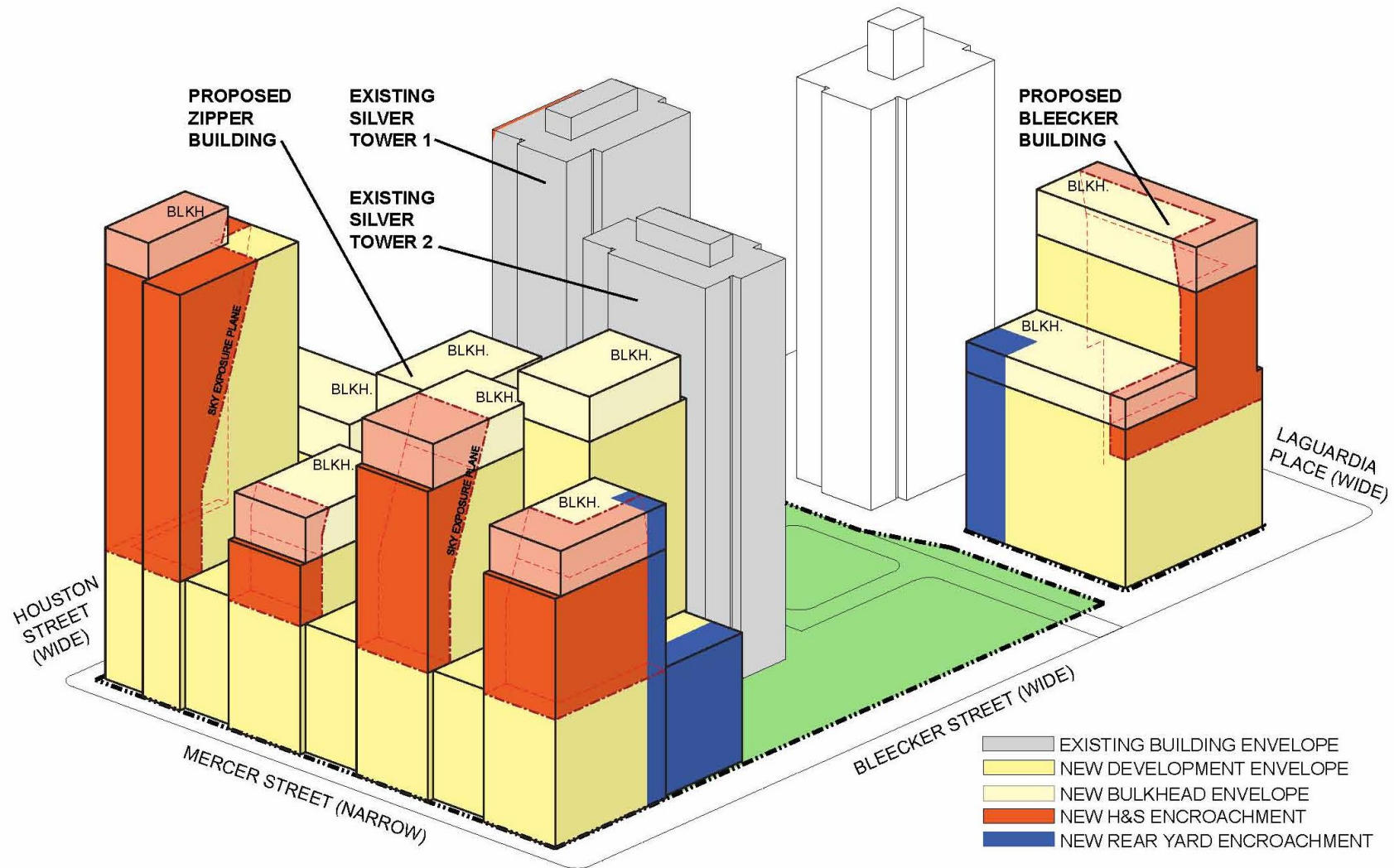


LEGEND:

- NEW DEVELOPMENT ENVELOPE
- NEW H&S ENCROACHMENT
- NEW REAR YARD & REAR YARD EQUIVALENT ENCROACHMENT
- EXISTING BUILDING ENVELOPE

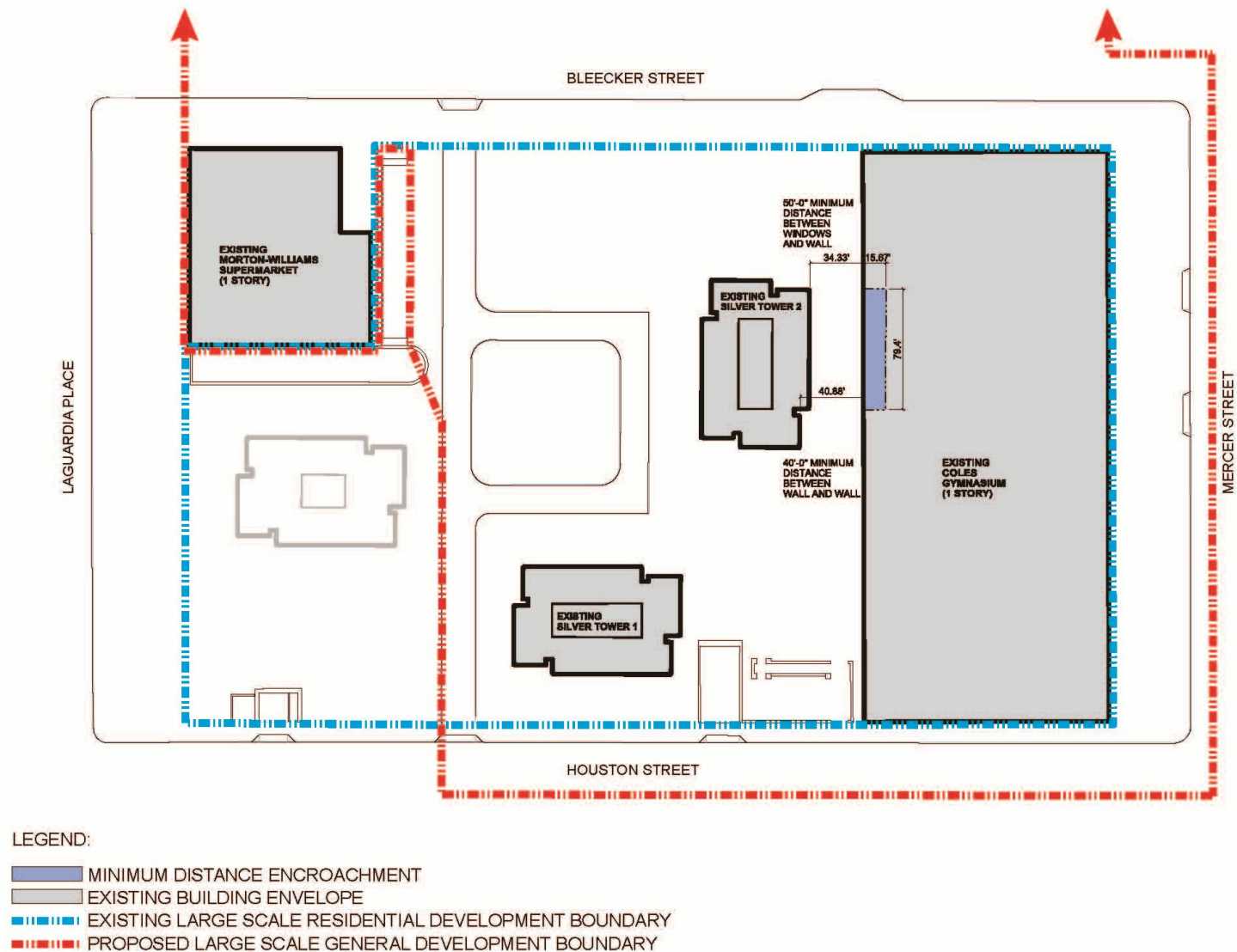


LSGD South Block – Height and Setback and Rear Yard Waivers





LSGD South Block – Existing Condition Minimum Distance Waiver





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1. MAPPING ACTIONS

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- Rear Yard and Rear Yard Equivalent waivers

- Minimum distance between buildings waiver (existing condition)

4. ZONING TEXT AMENDMENTS

- Modify ZR Sections 74-742 and 74-743



Zoning Text Amendment to Section 74-742

74-742

Ownership

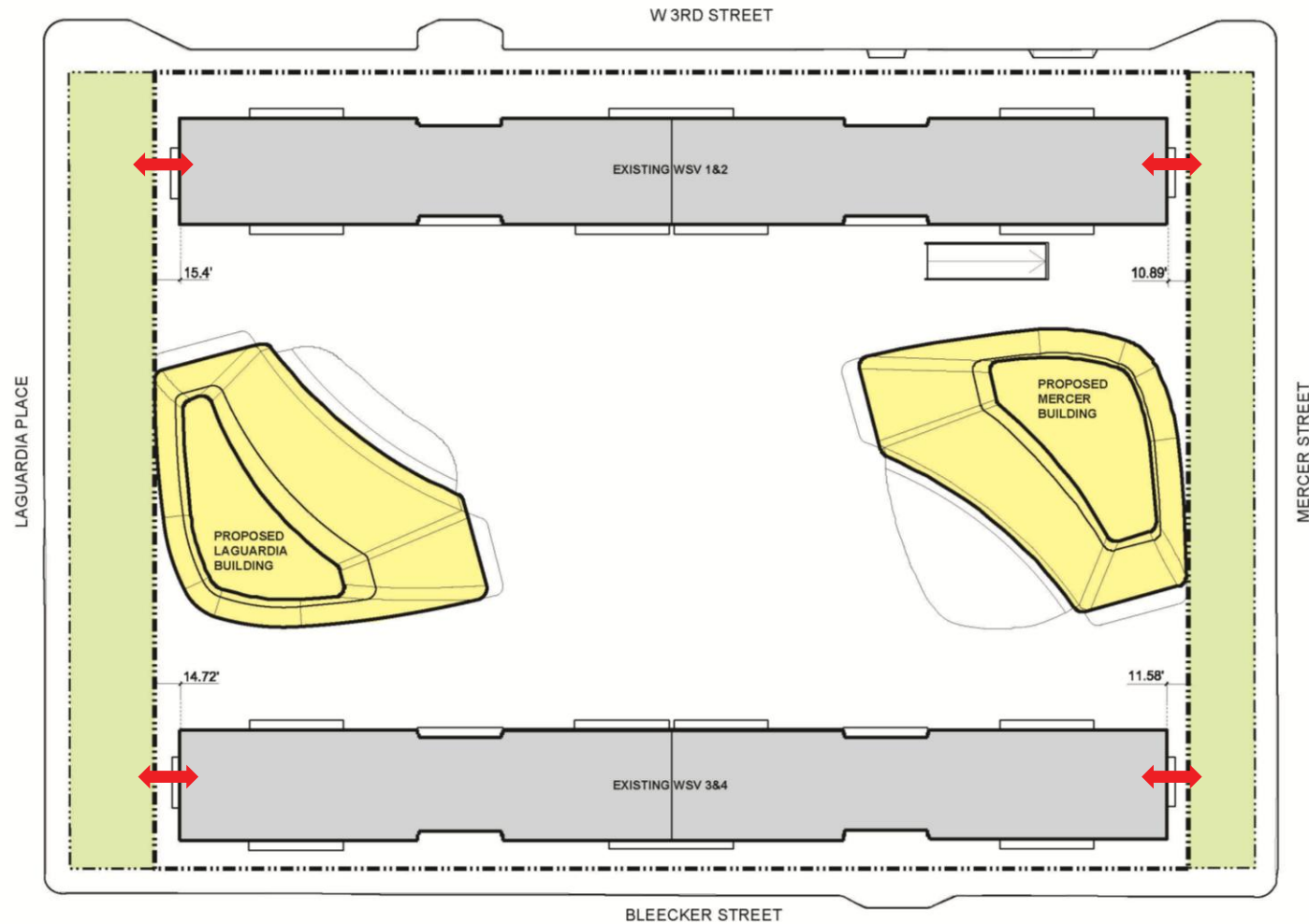
A special permit may be applied for and granted under the provisions of Section 74-74, even though such large-scale general development does not meet the ownership requirements set forth elsewhere in this Section, when the site of such large-scale general development is:

(a) to be developed or enlarged through assemblage by any other governmental agency, or its agent, having the power of condemnation, or

(b) partially under city ownership, within the former Washington Square Southeast Urban Renewal Area, within Community District 2 in the Borough of Manhattan provided that the exception to the ownership requirements set forth herein shall apply only to tracts of land in city ownership.



Zoning Text Amendment to Section 74-743



LEGEND:

- NEW DEVELOPMENT ENVELOPE
- PUBLIC PARK
- EXISTING BUILDING ENVELOPE



Zoning Text Amendment to Section 74-743

74-743

Special provisions for bulk modification

(a) For a #large-scale general development#, the City Planning Commission may permit:

Within the former Washington Square Southeast Urban Renewal Area, within Community District 2 in the Borough of Manhattan, where the Commission has approved a large-scale general development, and a lot line of such large-scale general development coincides with the boundary of a mapped public park, such lot line shall be considered to be a street line of a wide street for the purposes of applying all use and bulk regulations of this Resolution