



## **NYU CORE Design Presentation**

Prepared for Community Board 2 NYU Working Group  
February 16, 2012



# Washington Square Core

## Stewardship and Reintegration

1. Washington Square North
2. Washington Square West
3. Washington Square East
4. Washington Square South
5. Academic Superblock

## Planned Growth

6. Washington Square Village Superblock
7. University Village Superblock





## Principles Guiding Master Plan

### Planning Principles

- Utilize below grade opportunities to minimize above grade bulk
- Proposed new building heights should be in context to existing buildings
- Building forms shaped to allow access to light and air

### Accommodating Existing Building Uses

- Replace gymnasium
- Replace supermarket (allow for continual operation)
- Provide replacement retail space
- Provide minimum required parking spaces



## Principles Guiding Master Plan

### Open Space

- Bring elevated open spaces to grade
- Promote access across and through sites
- Integrate all open spaces into cohesive series of open spaces
- Make open spaces more usable
- Always provide for replacement open space prior to temporary removal

### Replace Open Spaces

- LNMOP playground
- LaGuardia Gardens and proposed Adrienne's playground
- Dog run
- Mercer St playground
- Washington Square Village and Silver Tower playground





## Superblocks Existing Condition

Washington Square Village

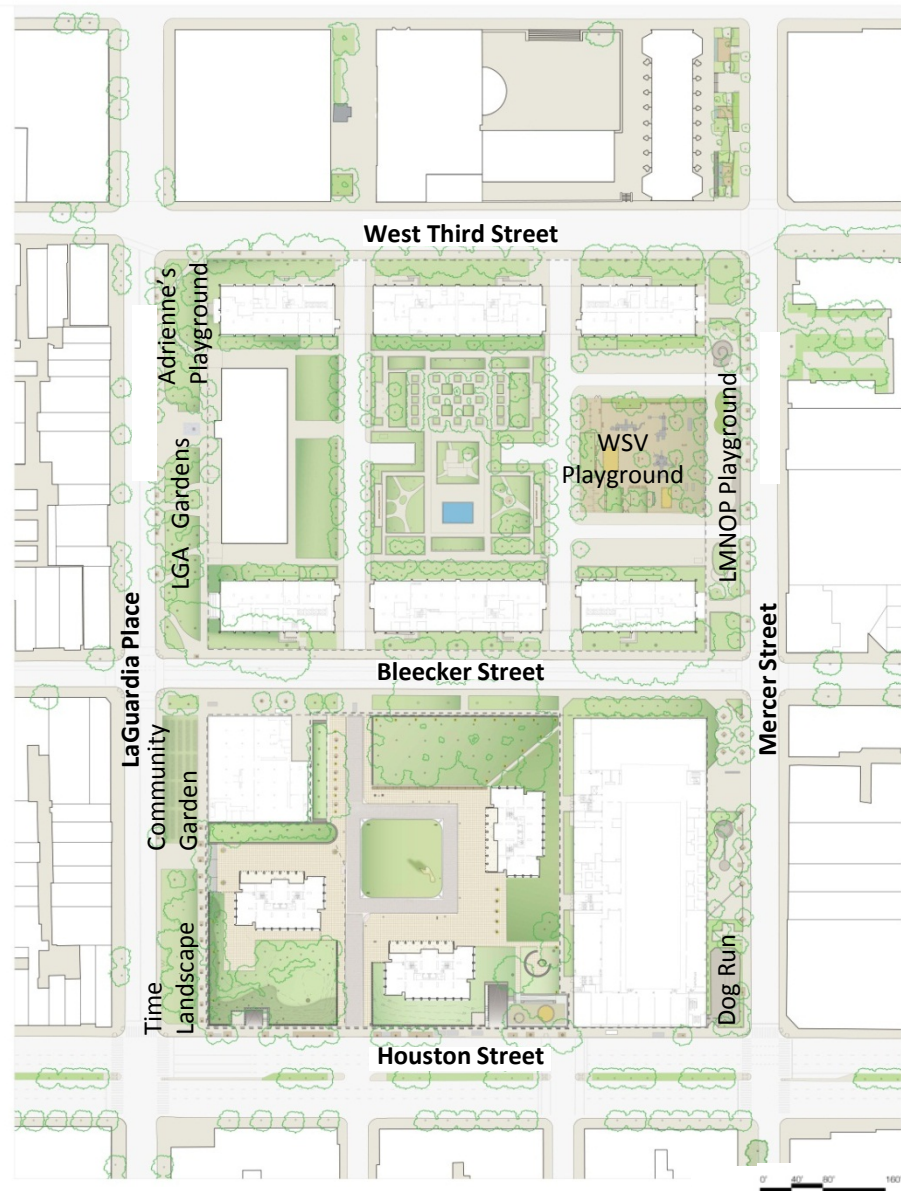
Silver Towers

Coles Gymnasium





## Existing Conditions





## URBAN PLANNING CONCEPT





## Site History

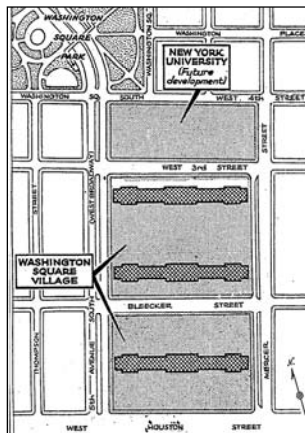
**2008**  
LANDMARK  
DESIGNATION



**1954**

Urban Renewal creates 3 superblocks between West 4th Street and Houston.

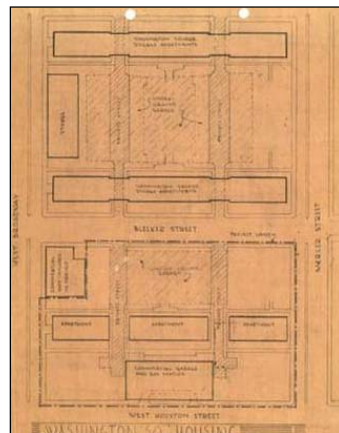
Wooster and Greene Streets are demapped, zones are designated for future widening of LaGuardia Place, and Mercer Street, and Bleecker Street.



**1955**

NYU takes ownership of the northernmost superblock.

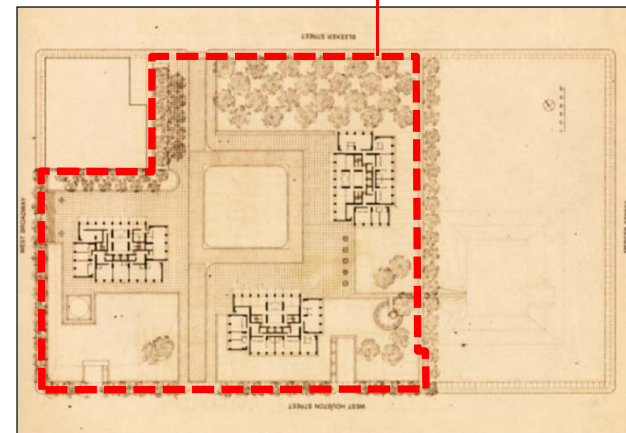
Private developers purchase the two southern blocks.



**1956-60**

Private housing development completed on the middle block, including LaGuardia retail building and supermarket.

Remainder of southern block sold to NYU.



**1960-67**

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 affordable housing.

**1981**

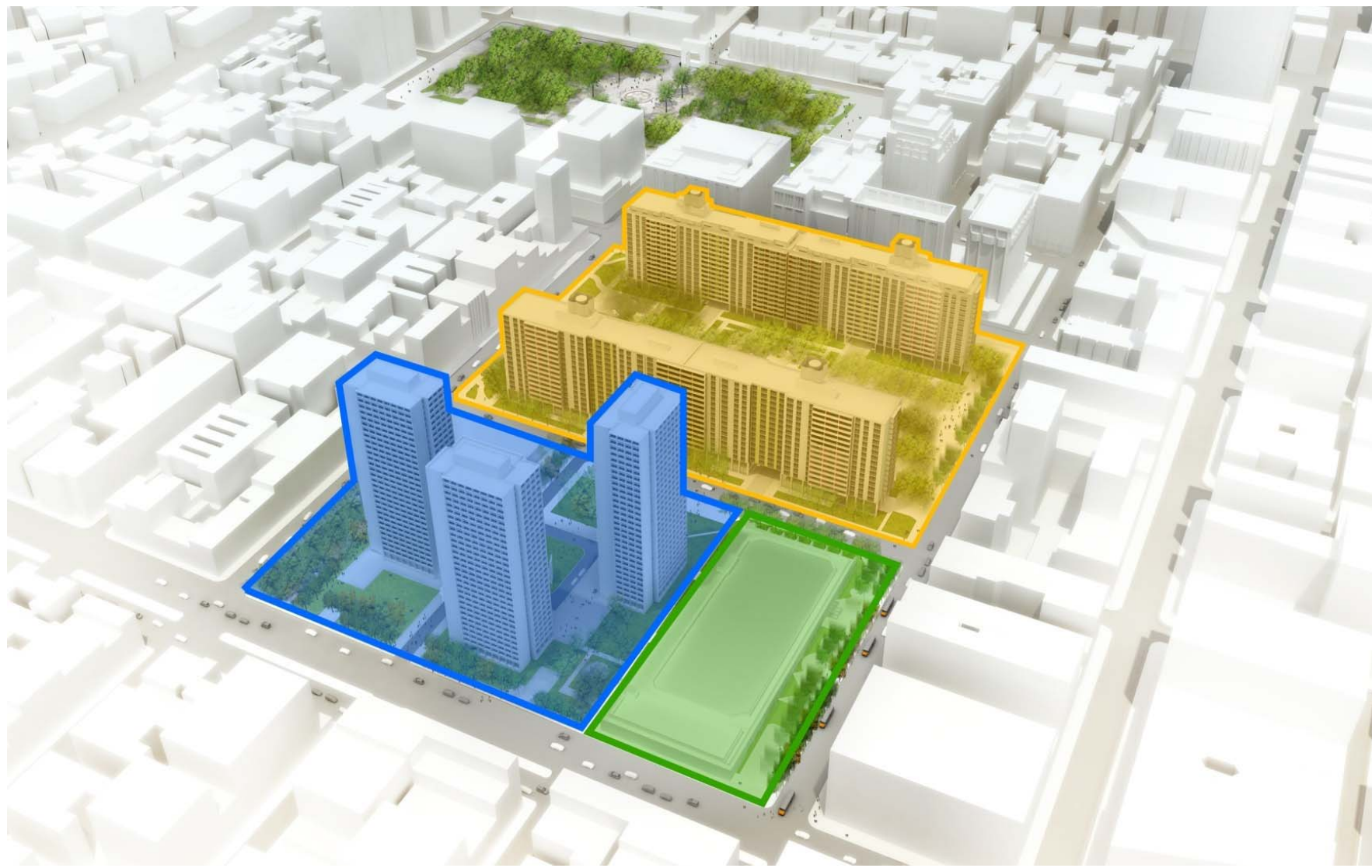
Coles Gymnasium completed on the east side of the University Village superblock.

**2001**

NYU acquires the supermarket site on the northwest corner of the southern block.



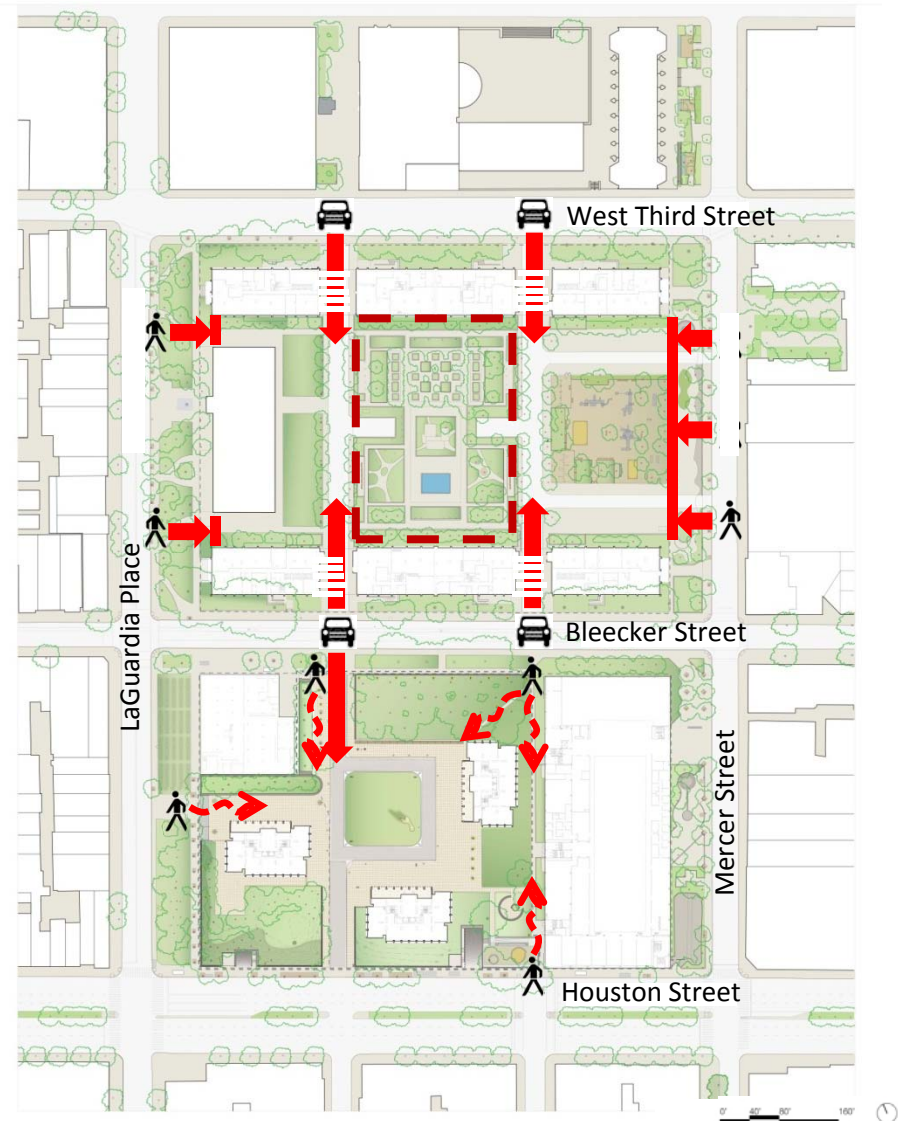
## Superblocks Existing Conditions – 3 Distinct Sites





## Existing Condition

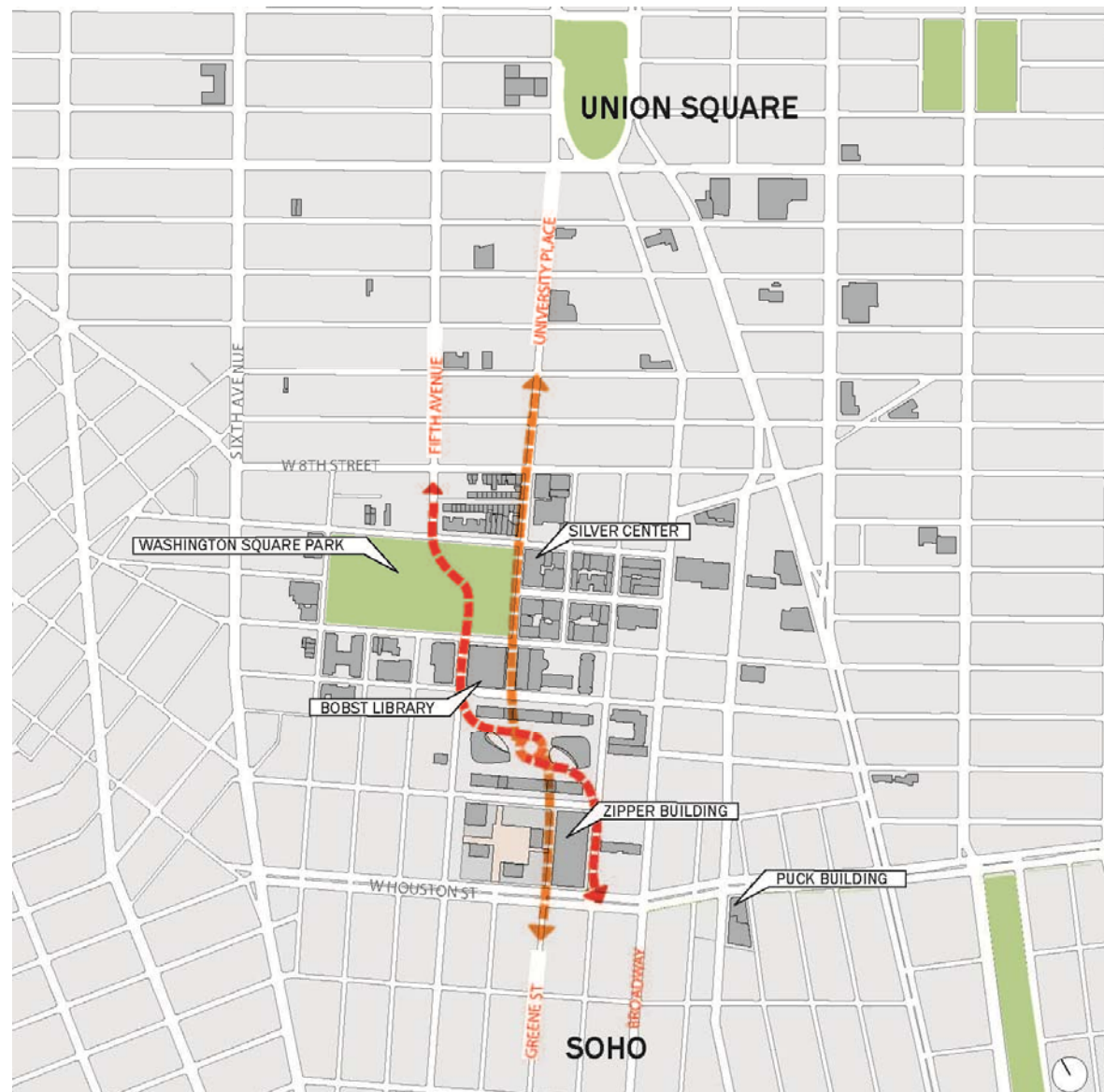
- Site Impenetrability
- Under-utilized Open Space





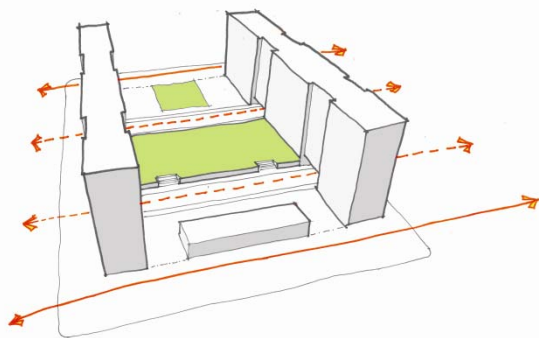


## Urban Connector

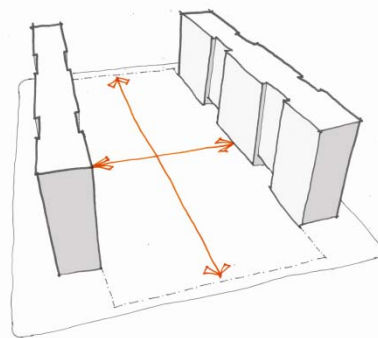




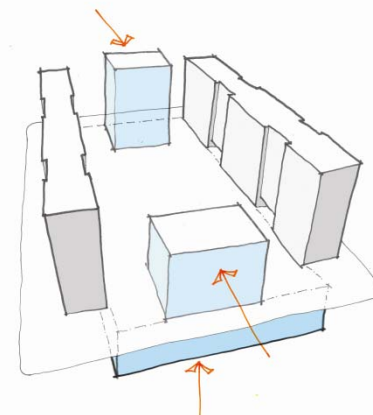
## Concept Sketches – North Block



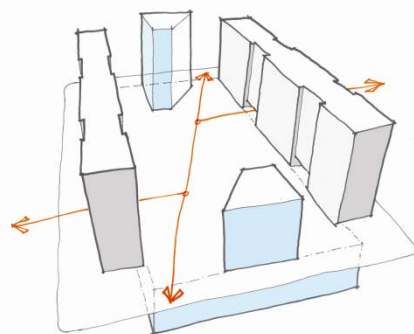
Existing Conditions



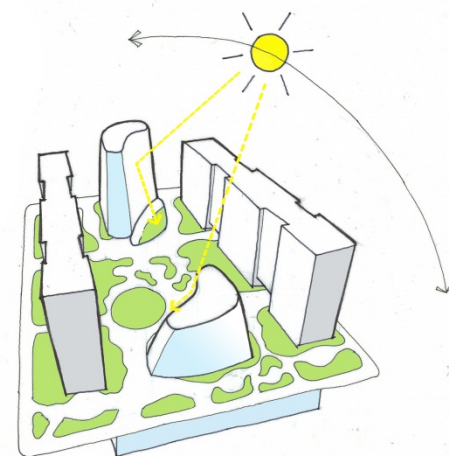
Create a single, publicly accessible ground plane



Maximize below-grade opportunity, use pavilions to define the street wall



Shape buildings to animate the open space and frame pedestrian networks

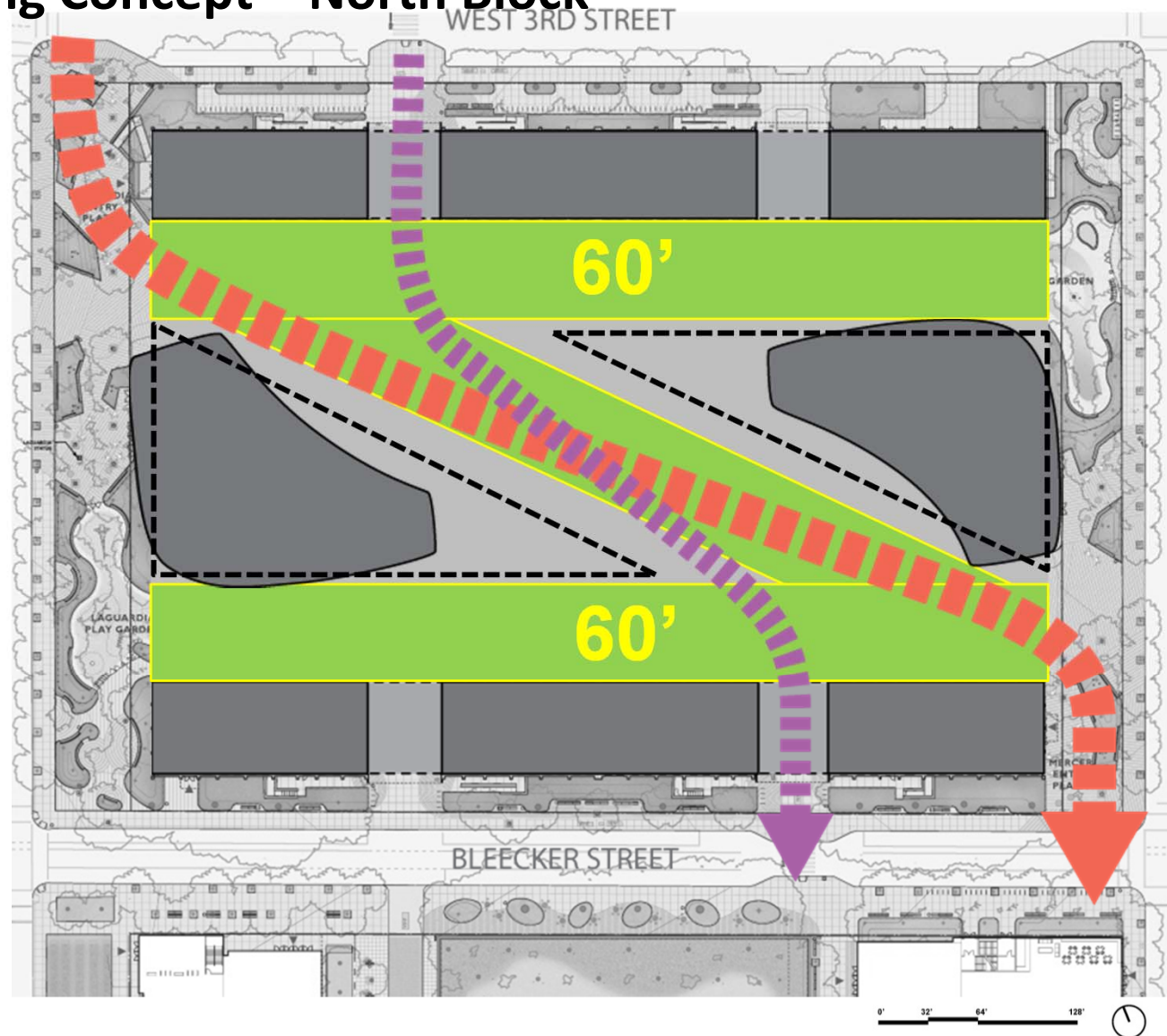


Tune the building forms to maximize access to light and air and bring light to the below grade spaces



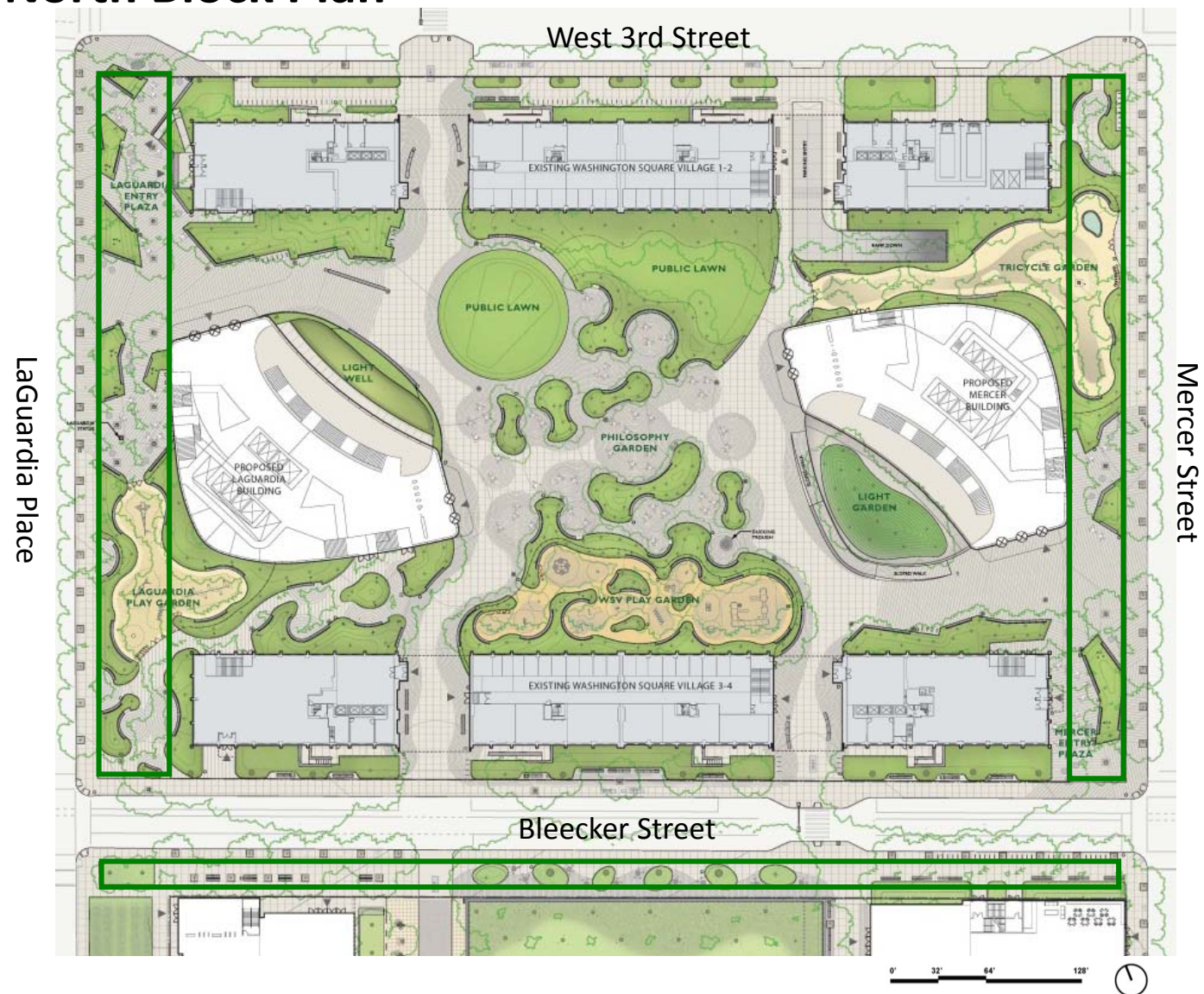


## Site Planning Concept – North Block



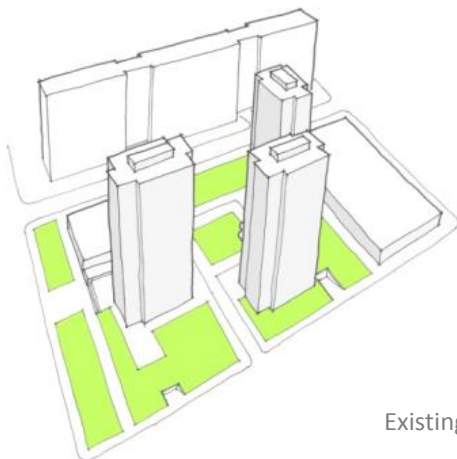


## Proposed North Block Plan

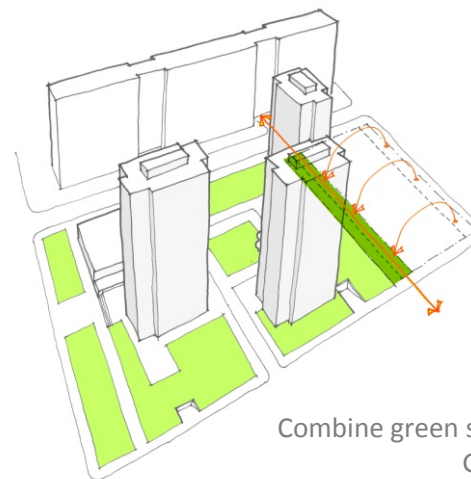




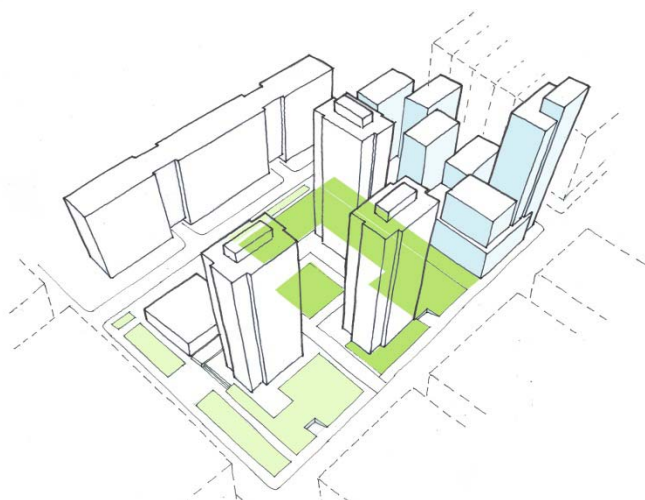
## Concept Sketches – South Block



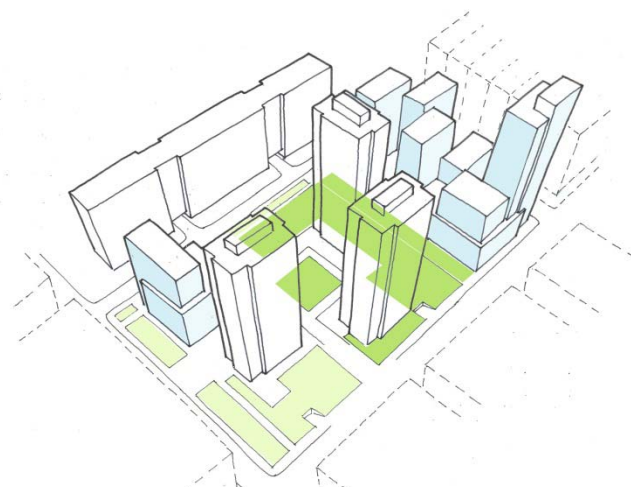
Existing Conditions



Combine green spaces and expand  
Greene Street Way



Add mixed-use building along Mercer that engages the street and use active and accessible landscape to frame the landmarked site



Add mixed-use building on Bleecker St  
that engages the urban context





## Site Planning Concept – Greene Street Walk

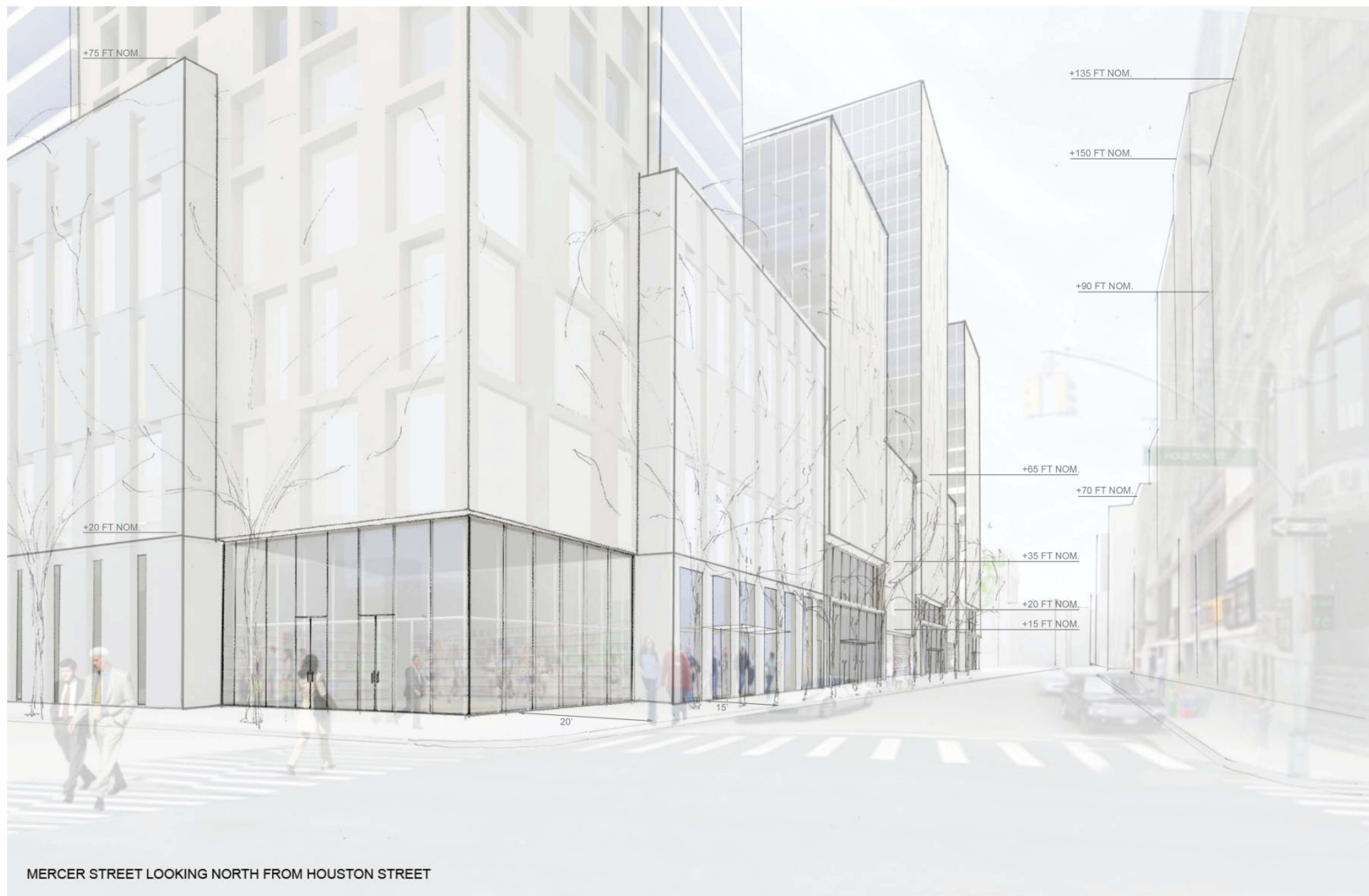


### Site Planning Concept

- Shift to create Mercer Street wall
- Consolidate Open Space
- Articulate Greene Street passage as new public thoroughway
- Transparency and public uses on the ground floor  
activate the street



## Proposed Mercer Street View from Houston Street





## Proposed South Block Plan





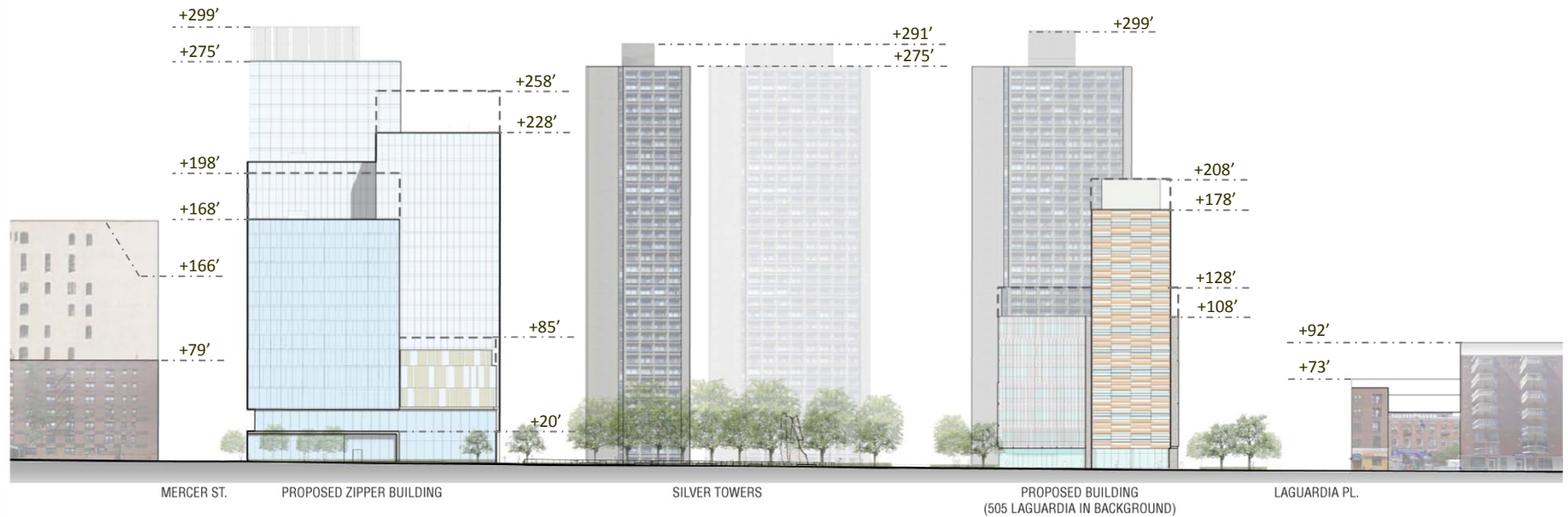


## Proposed Conditions





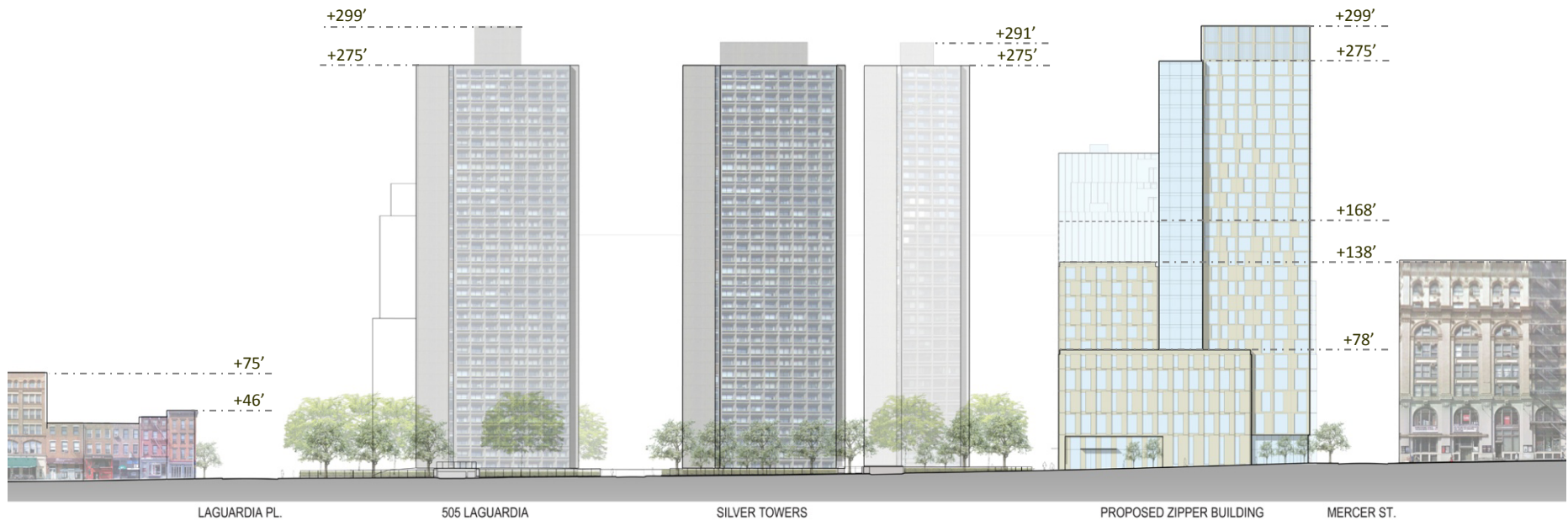
## Bleecker Street Elevation





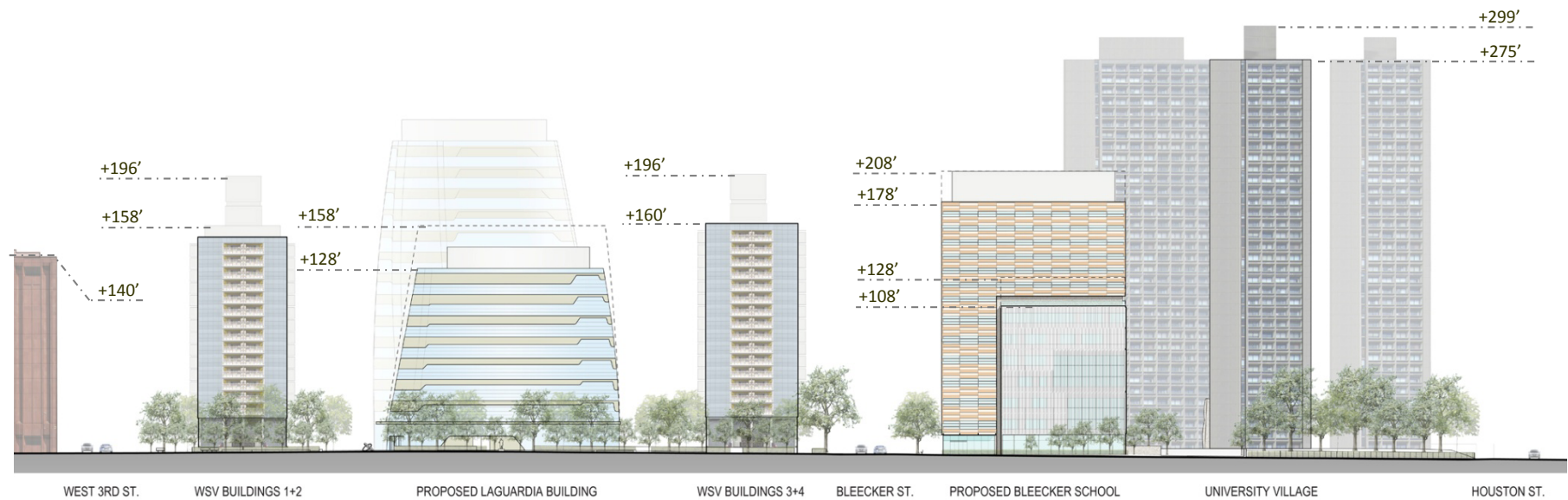


## West Houston Street Elevation



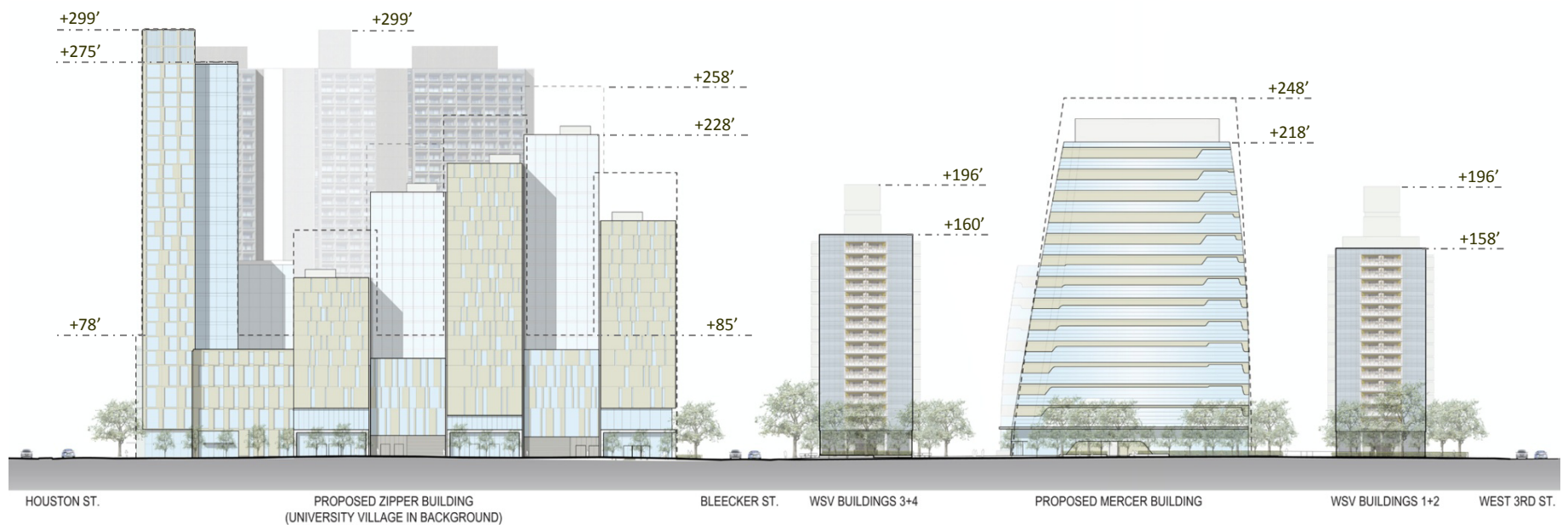


## LaGuardia Place Elevation





## Mercer Street Elevation





## OPEN SPACE

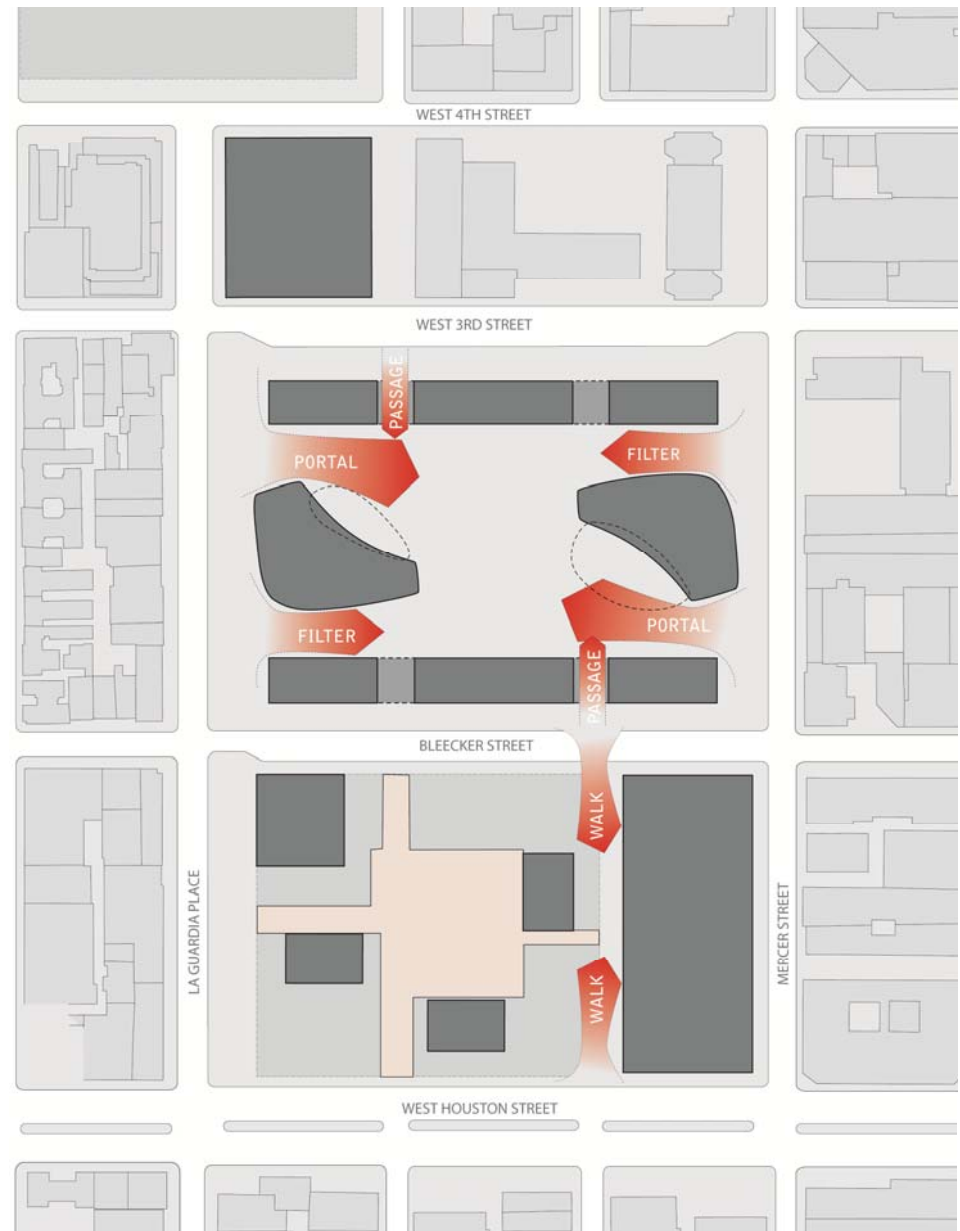


## Urban Connector





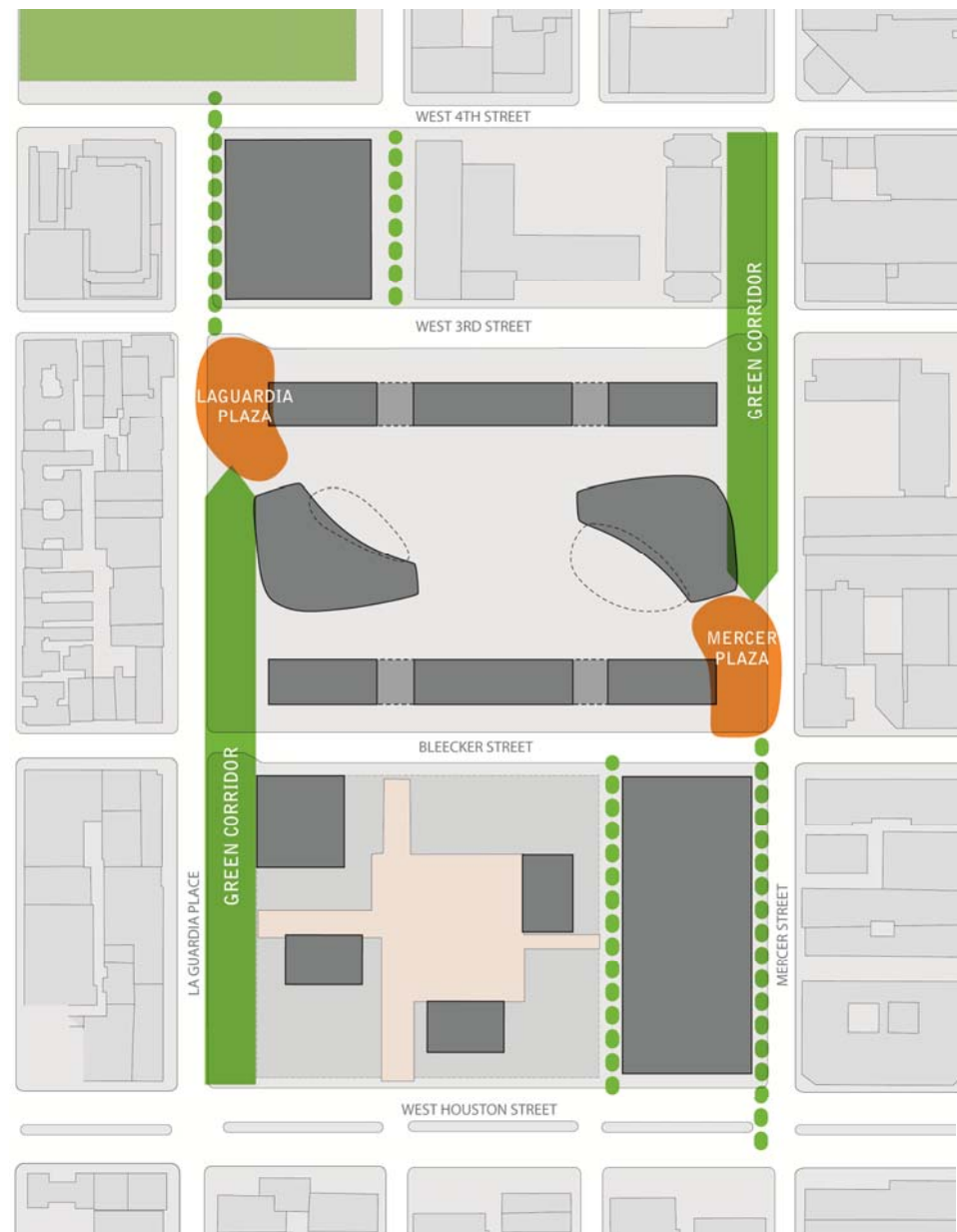
## Site Access





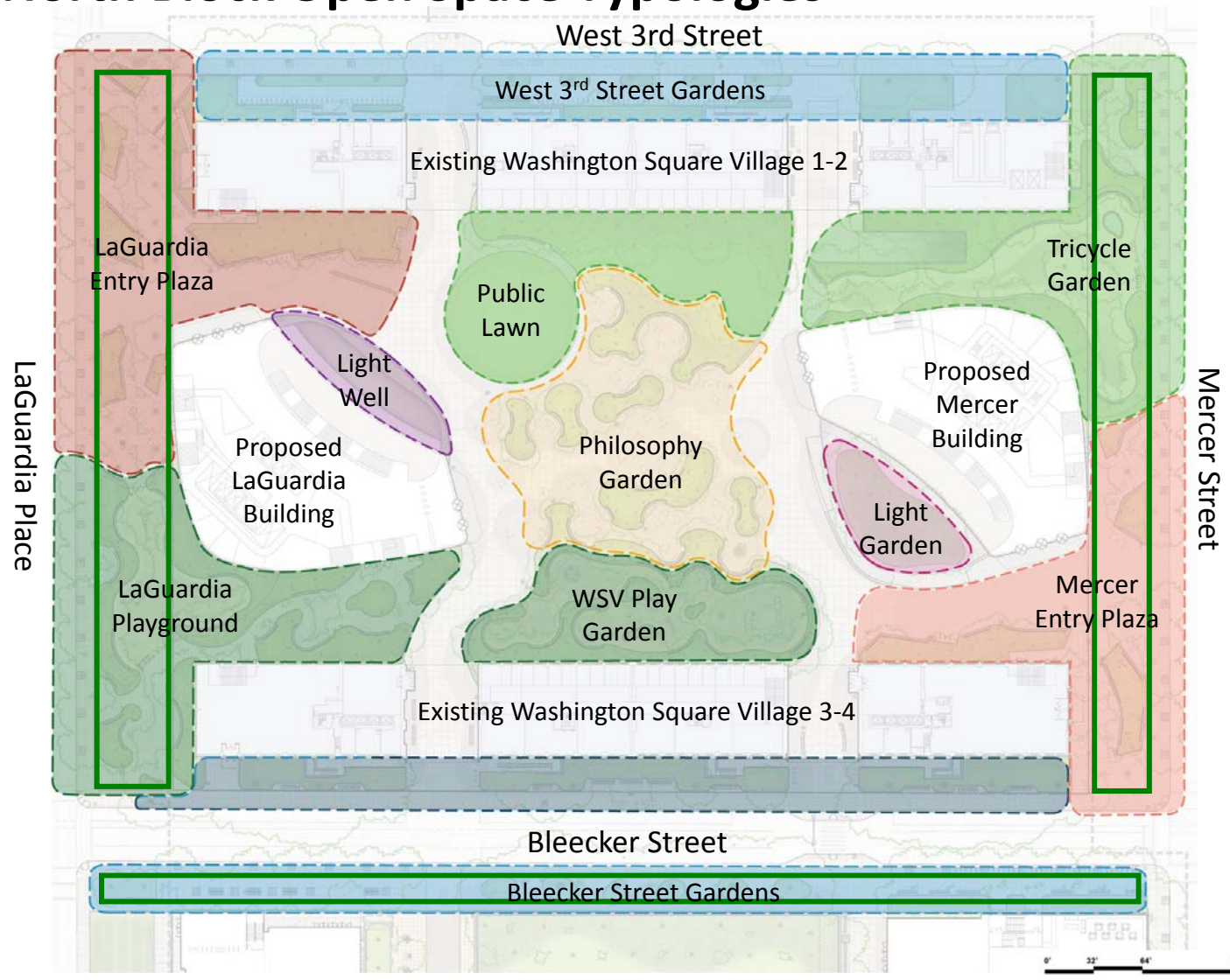


# Green Corridors





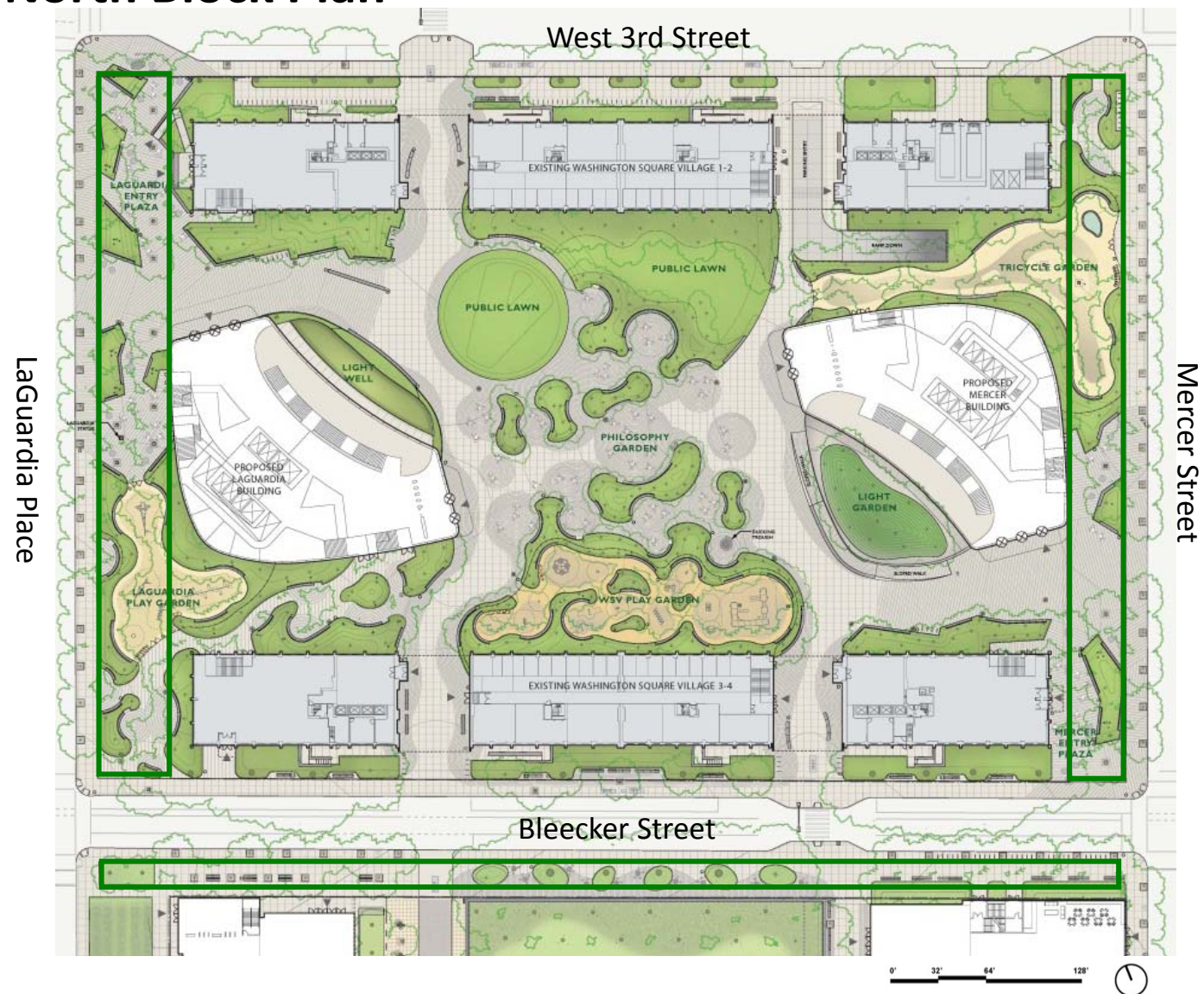
## Proposed North Block Open Space Typologies







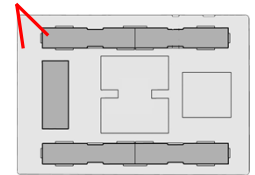
## Proposed North Block Plan







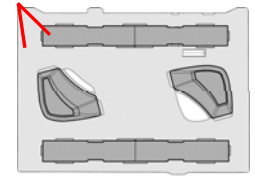
## LaGuardia Strip – Garden







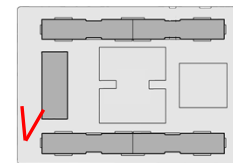
## LaGuardia Plaza – Proposed







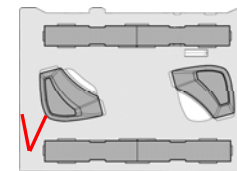
## LaGuardia Strip – Garden







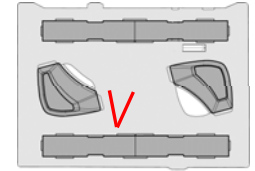
## LaGuardia Garden - Proposed







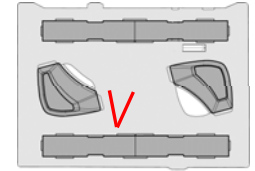
## Central Philosophy Garden - Existing







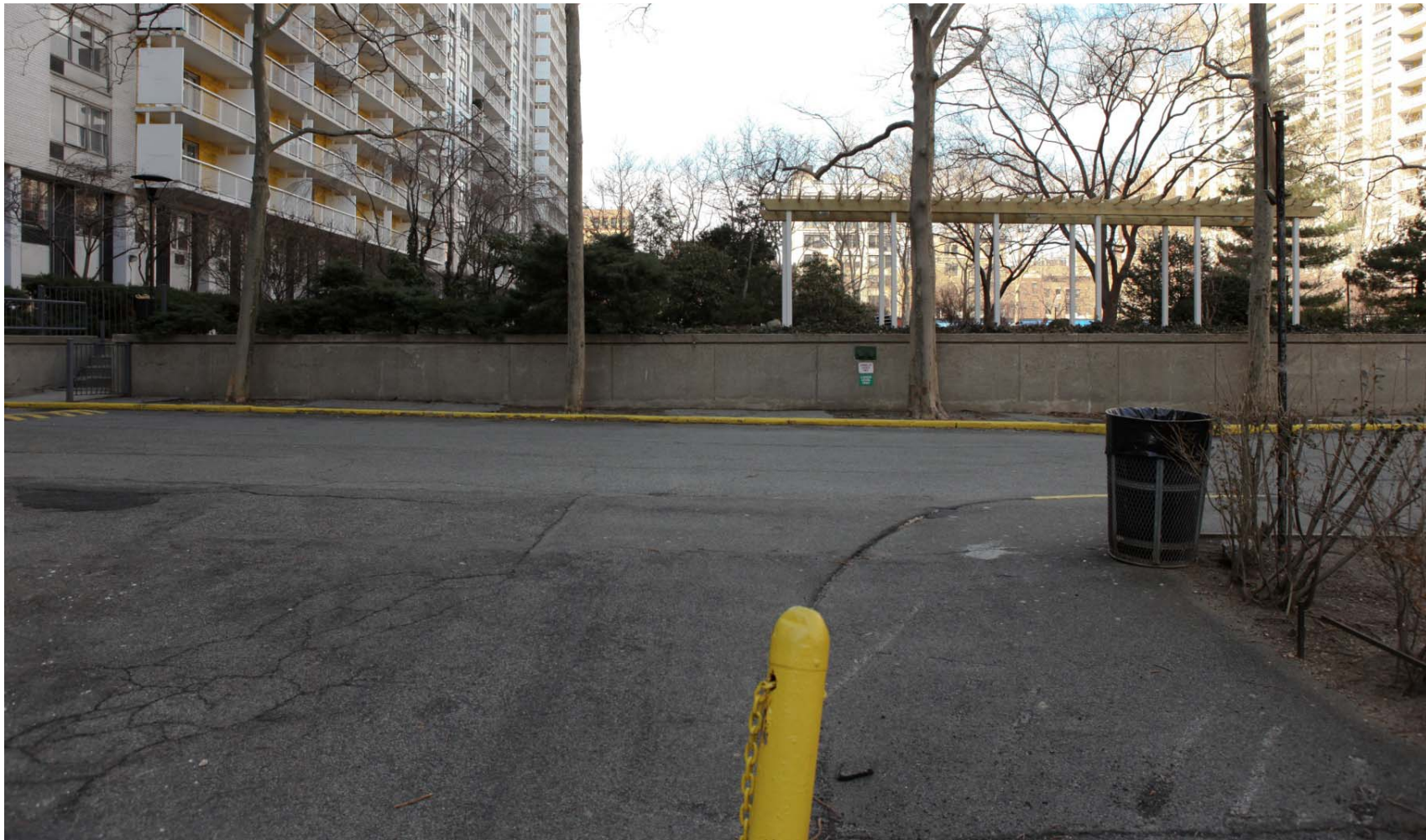
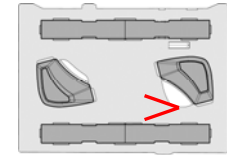
## Central Philosophy Garden - Proposed







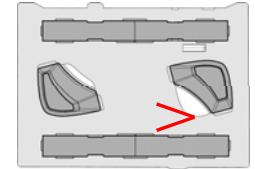
## WSV Playgarden- Existing







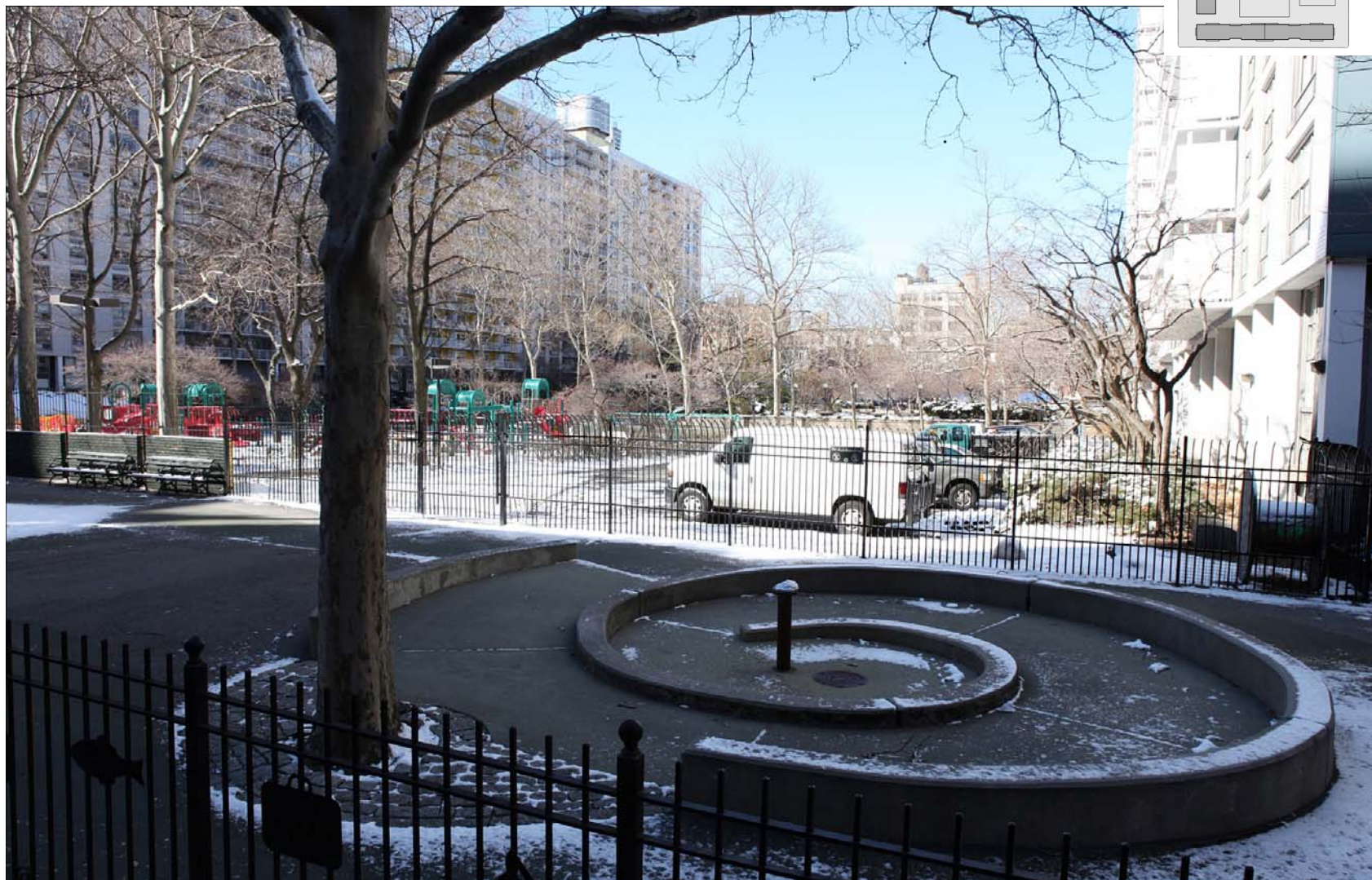
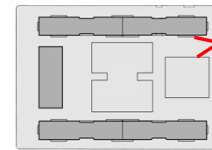
## WSV Playgarden- Proposed







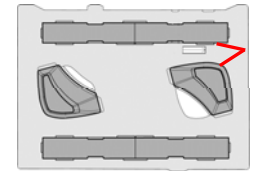
## Mercer Strip – Playground







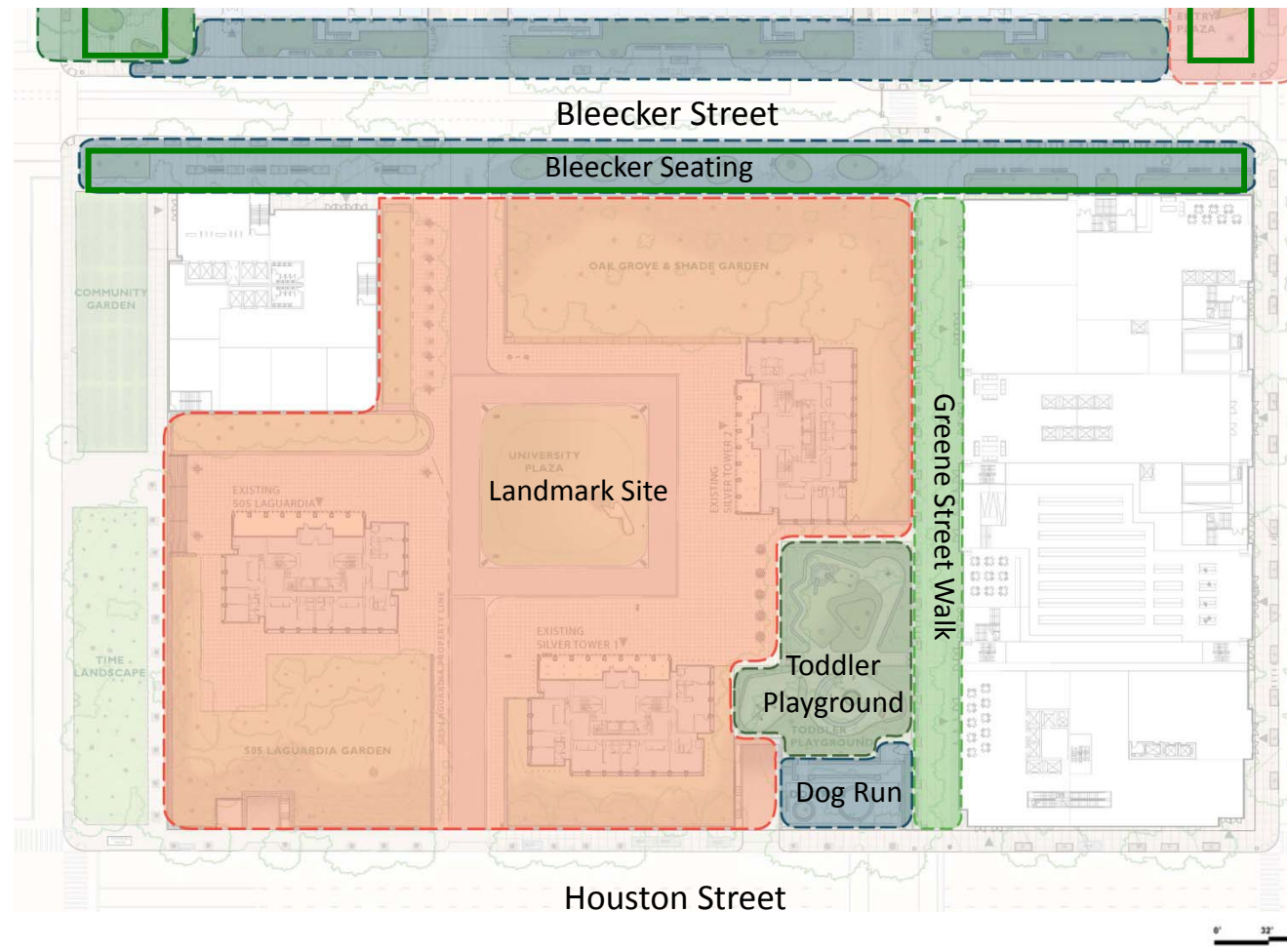
## Tricycle Garden – Proposed







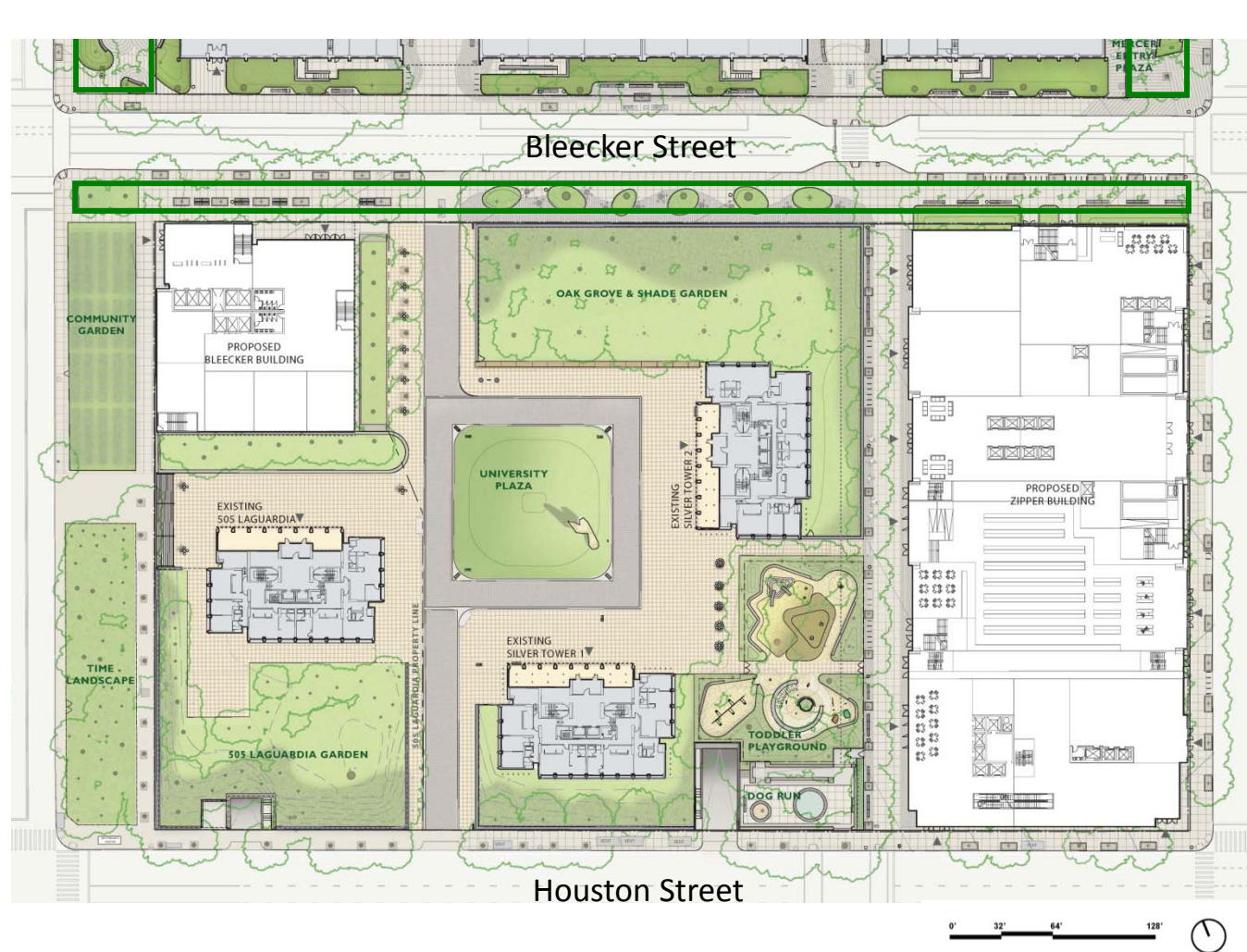
## Proposed South Block Open Space Typologies







## Proposed South Block Plan





## Greene Street Walk - Existing







## Greene Street Walk - Proposed





## Dog Run – Existing







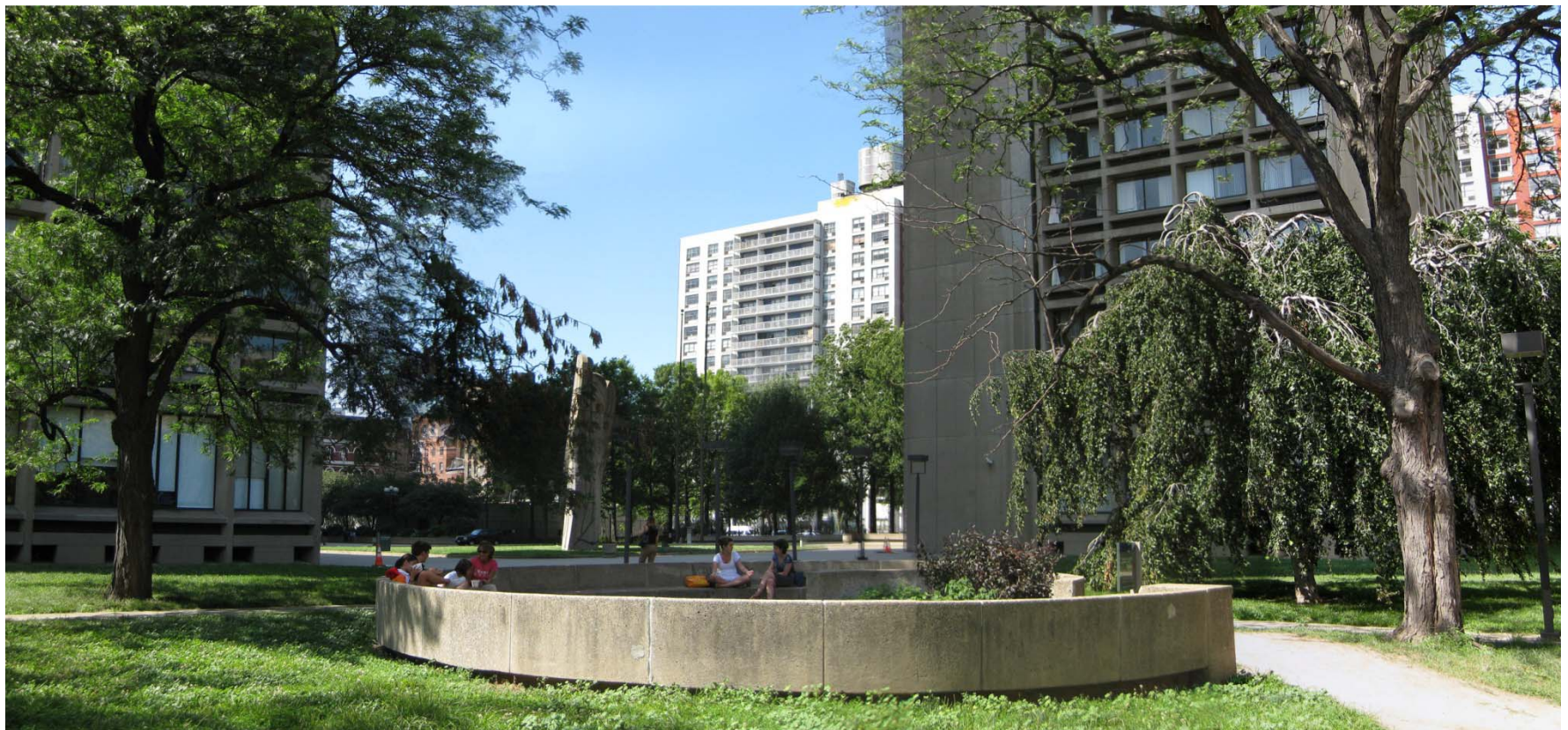
## Dog Run - Proposed







## Seating Area - Existing







## Toddler Playground - Proposed





# Proposed Site Plan 2031

