

University Village: NYU 2031 Landscape Presentation

Existing Conditions



Overall Site Photo

Site History



University Village
Plaza, c. 1968

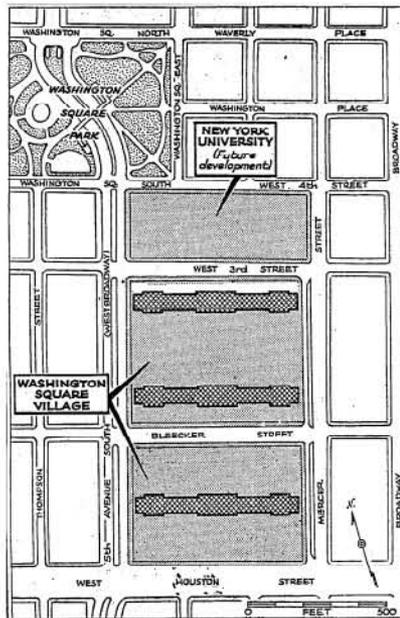


University Village Plaza, c. 1969

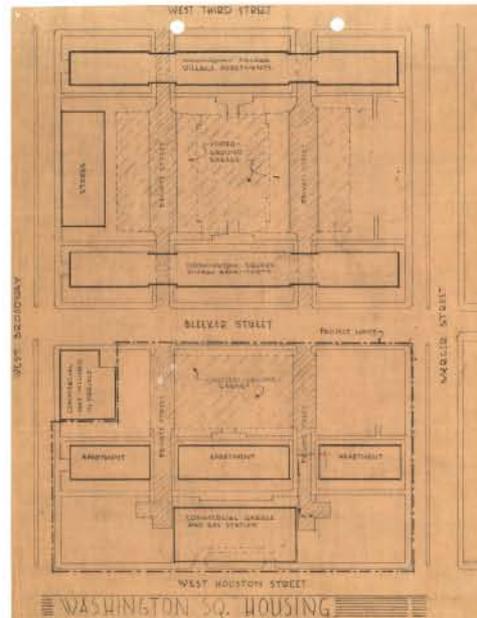


Aerial of Original Site, c. 1969

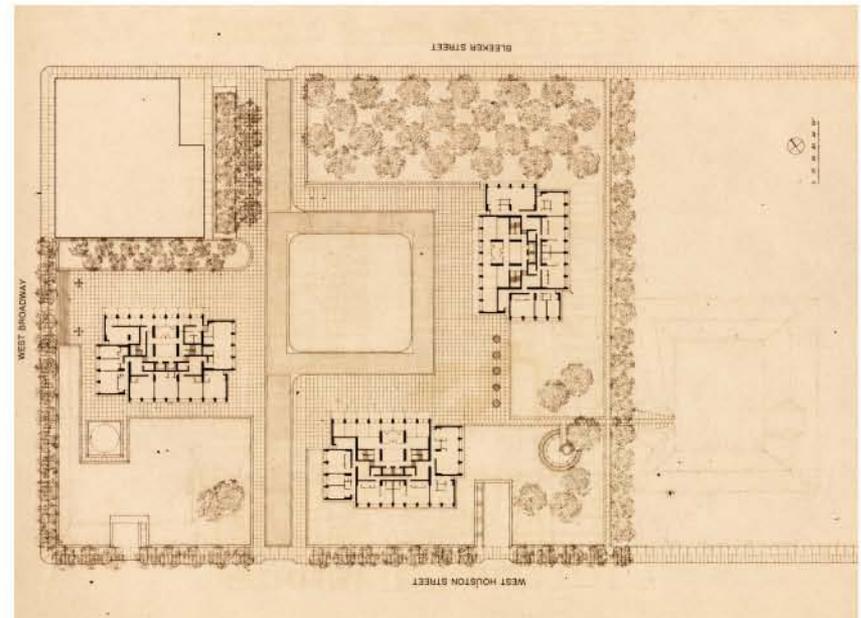
Site History



Washington Square Village Plan, c. 1957

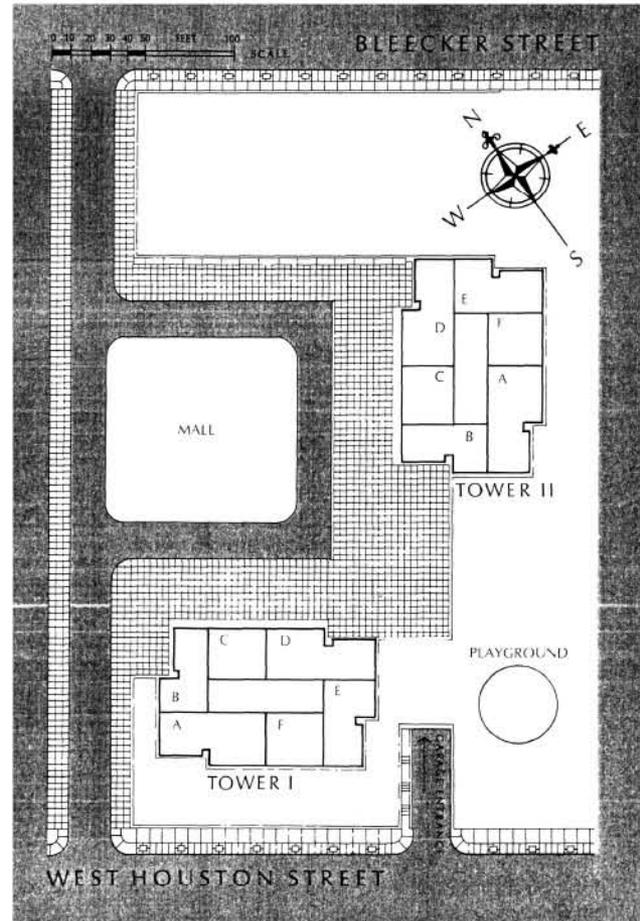


Washington Square Housing Plan Showing South Block to be Released for Sale, c. 1960



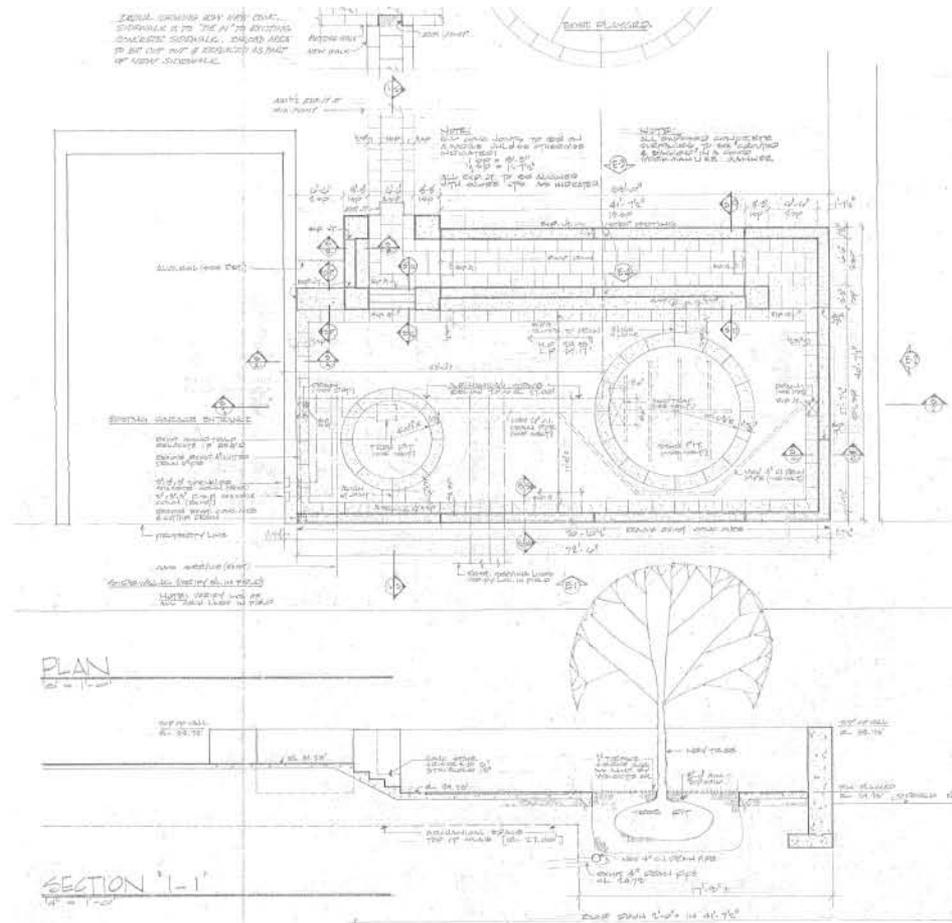
Archived University Village Site Plan, c. 1966

Site History



Site plan from University Plaza Apartments Real Estate Brochure, c. 1966 (NYU Archives)

Site History



Children's Playground, I.M. Pei & Partners, Architects,
11 September 1967

Site History

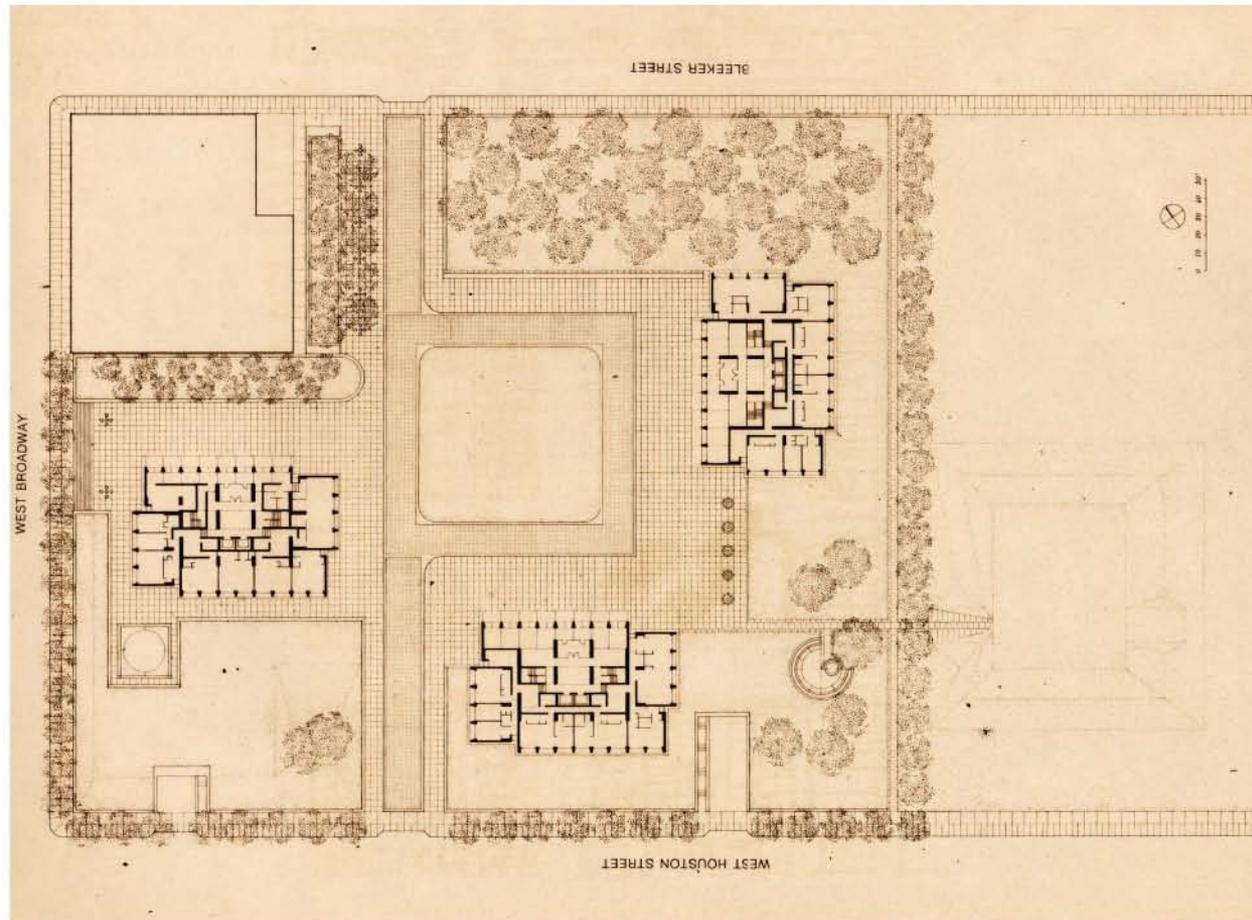


View of Southeast Corner Prior to Installation of Playground, c. 1967



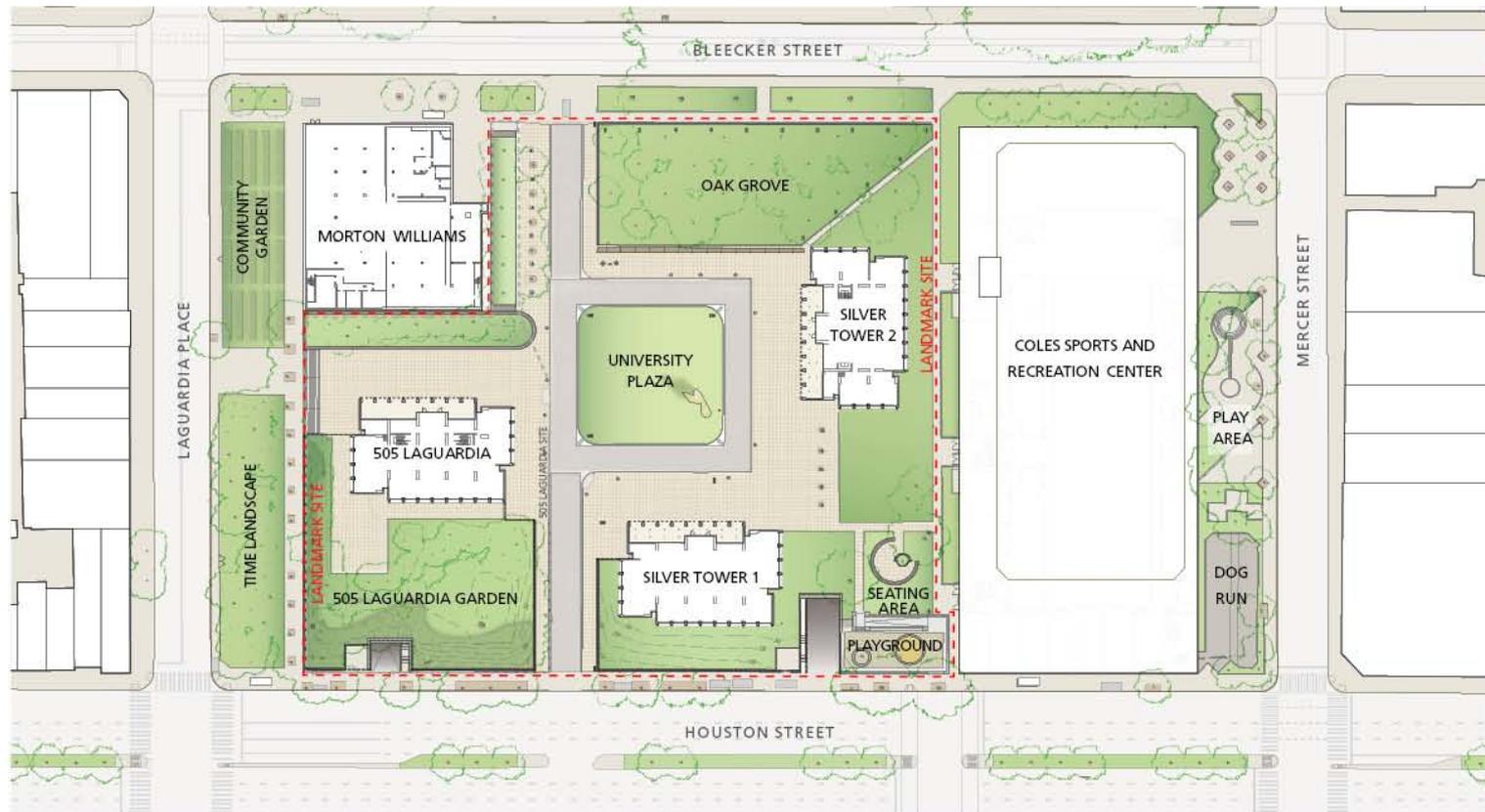
Existing View of Southeast Corner

Site History



Archived University Village Site Plan, c.1966

Existing Conditions

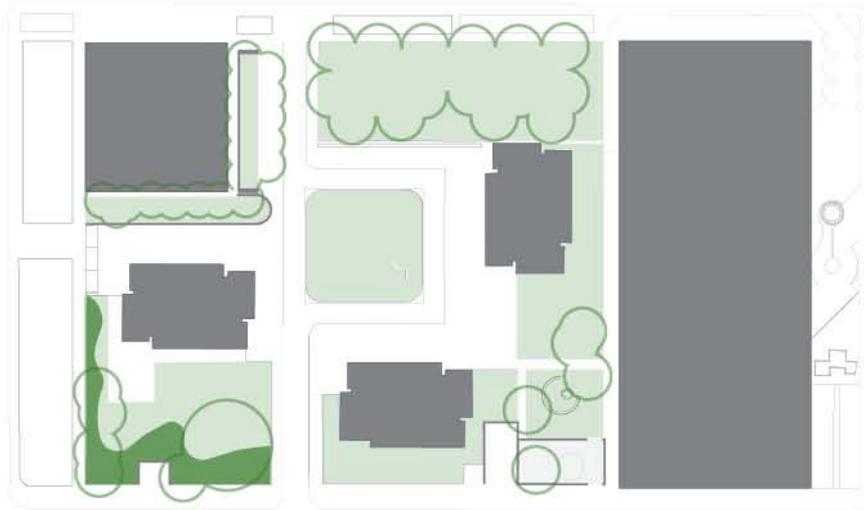


0 | 32' | 64' | 128' 

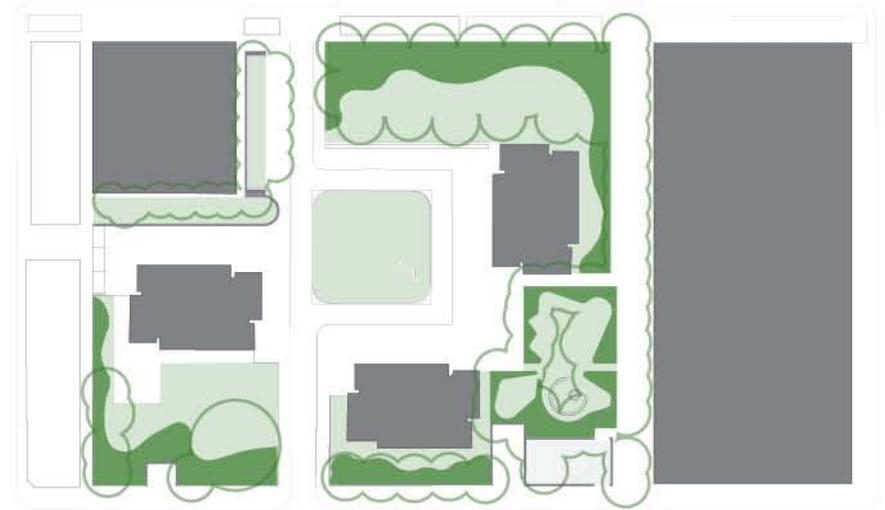
Design Goals

- Edge Definition
- Augmentation of Play Program
- Horticultural Enhancement
- Restoration of Historic Features

Design Diagram

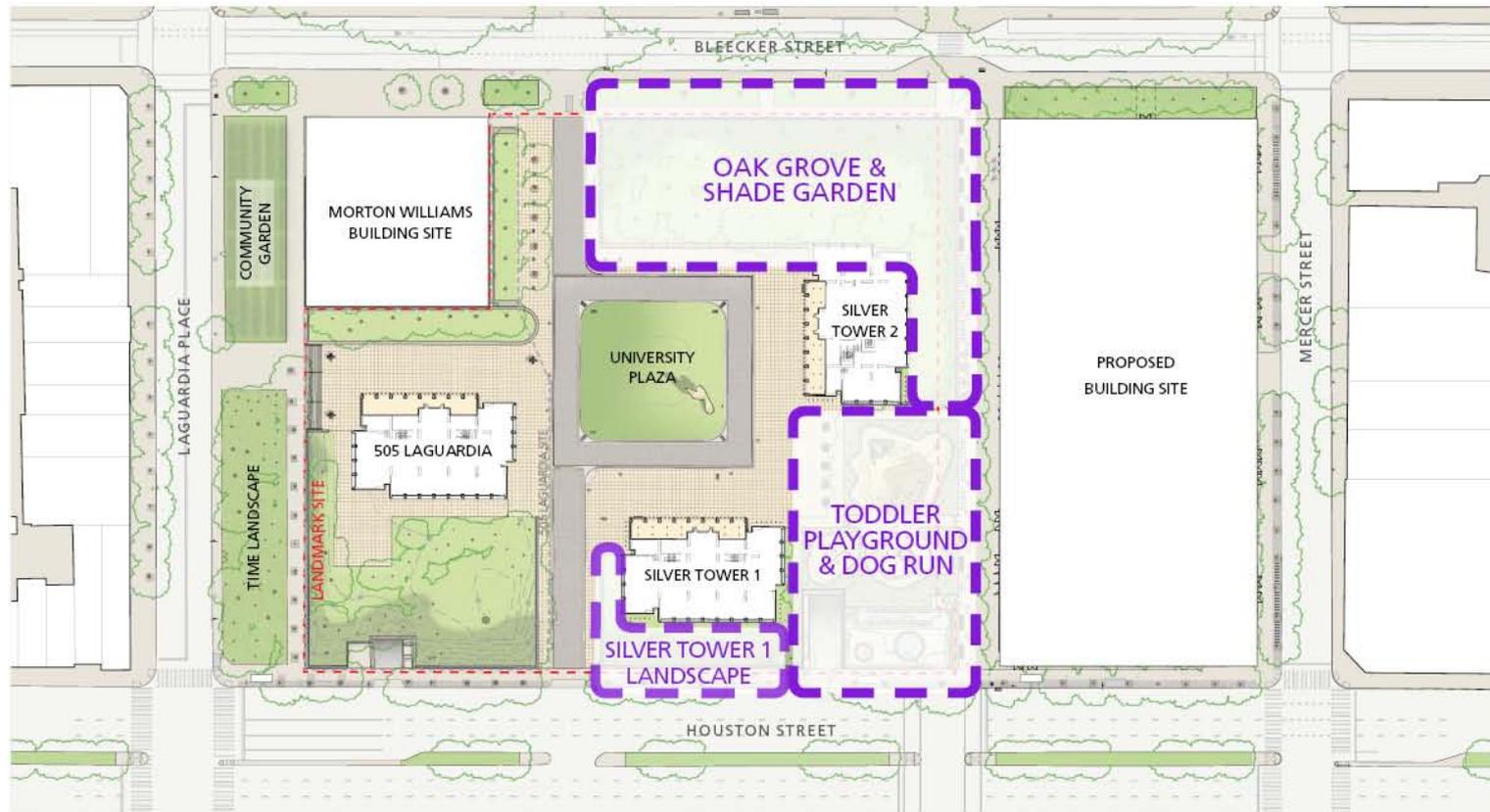


Existing

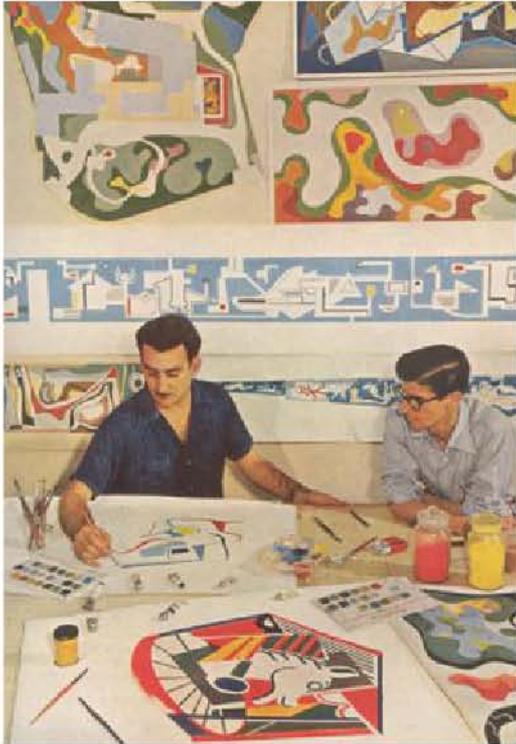


Proposed - Definition of the Edge

Areas of Proposed Work



Design Inspiration



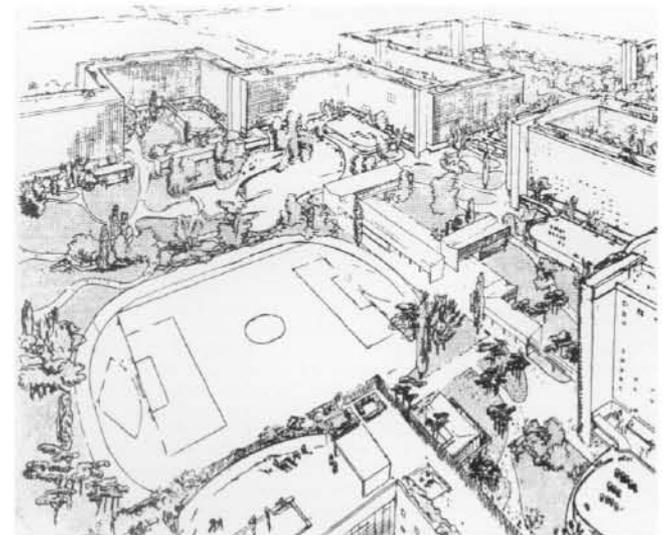
Roberto Burle Marx



R. Burle Marx, Capanema Palace, 1943

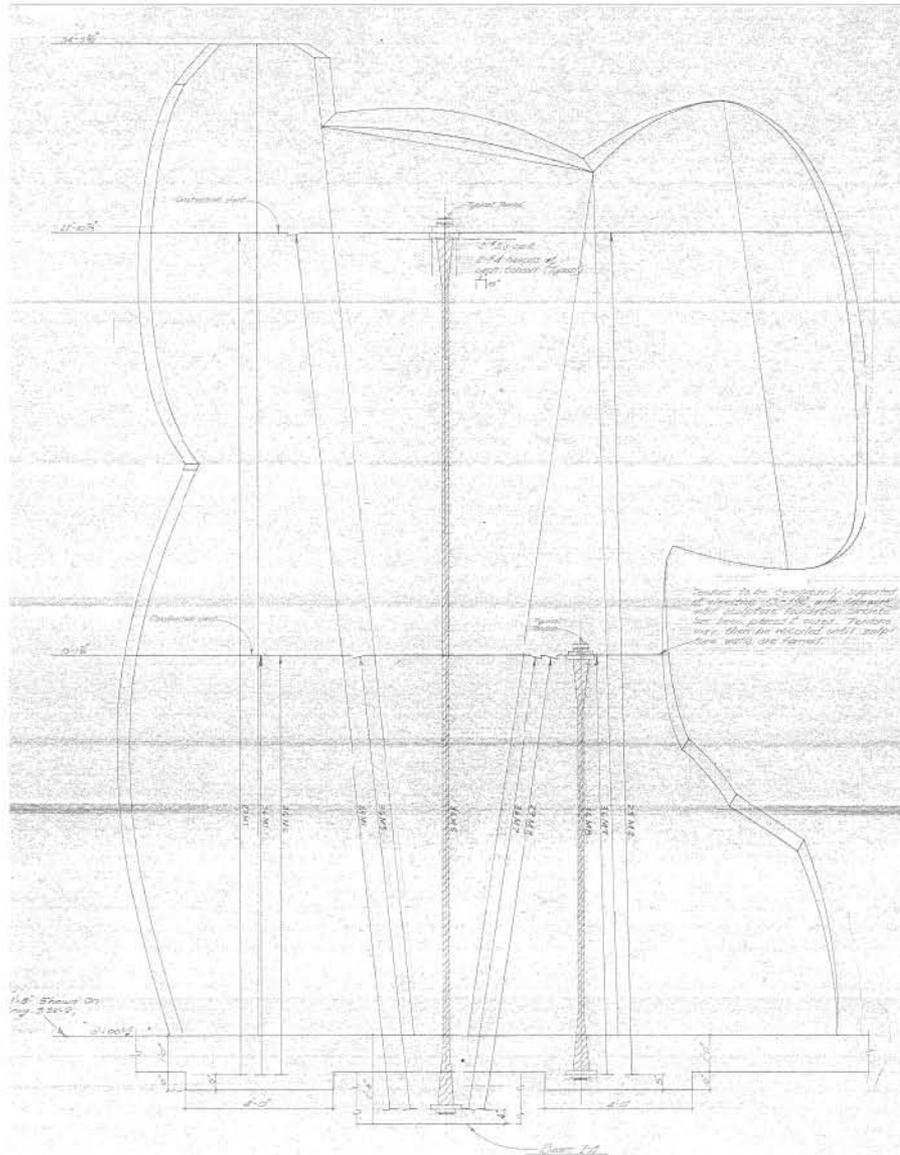


Buenos Aires, Le Corbusier

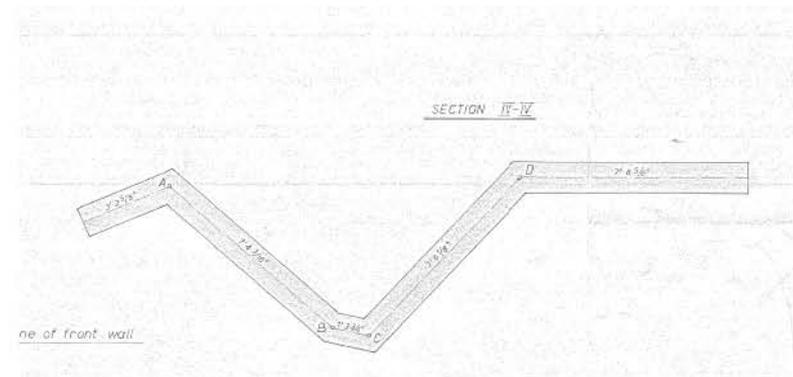


Radiant City, Le Corbusier

Design Inspiration

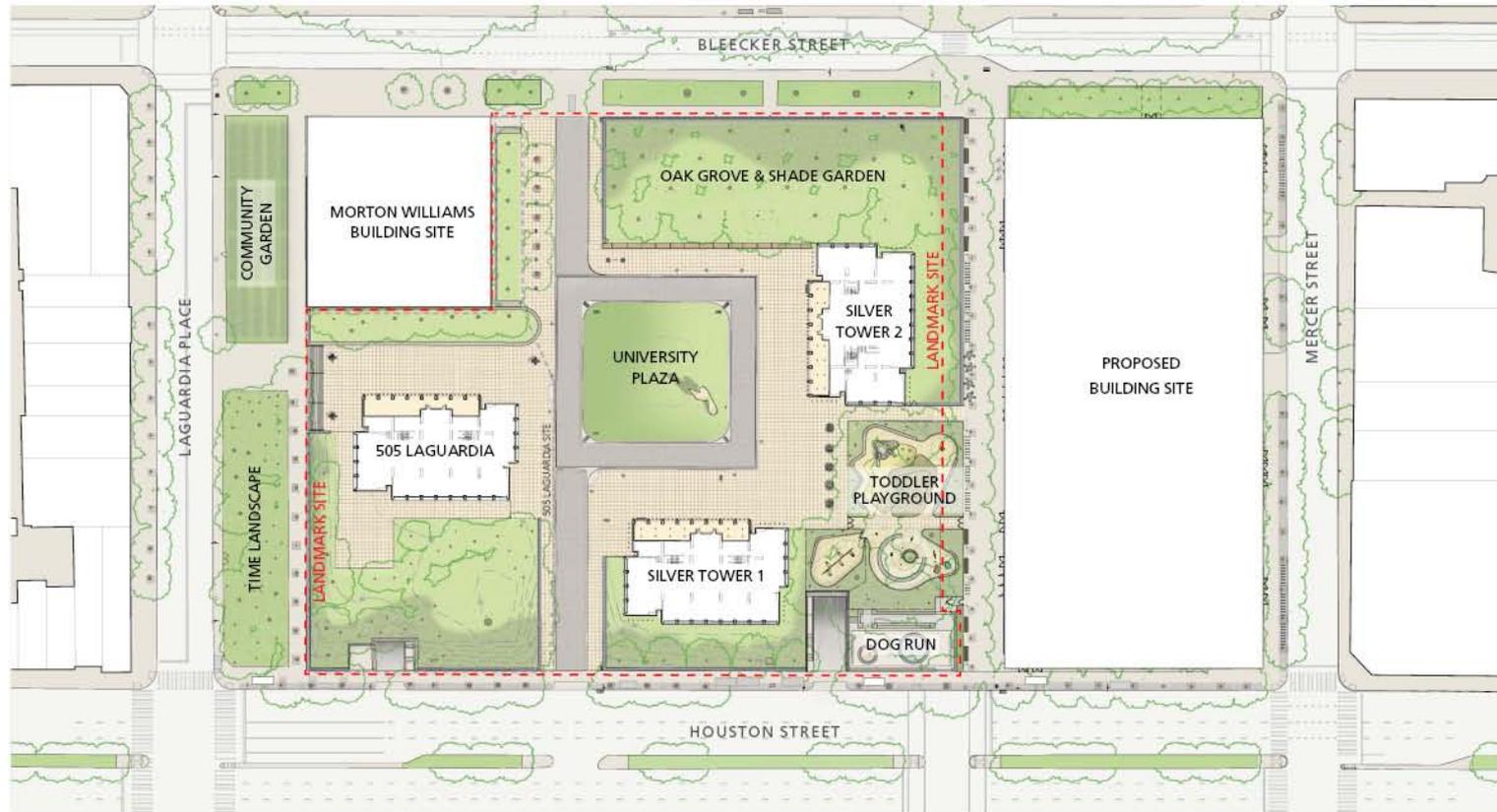


Silver Towers and Picasso's Sylvette, 1968



Section through Sylvette

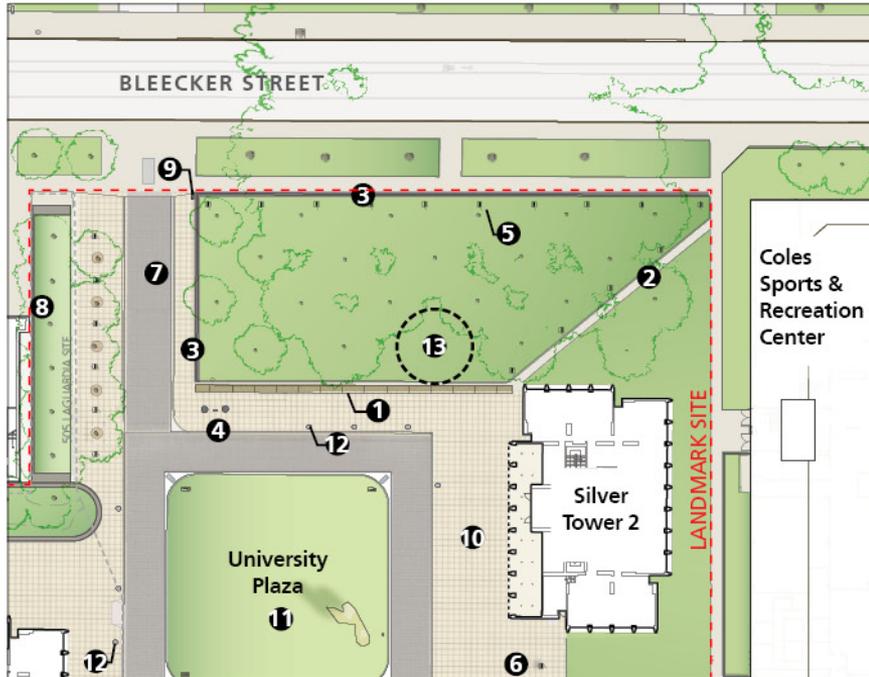
Proposed Conditions



0 | 32' | 64' | 128' 

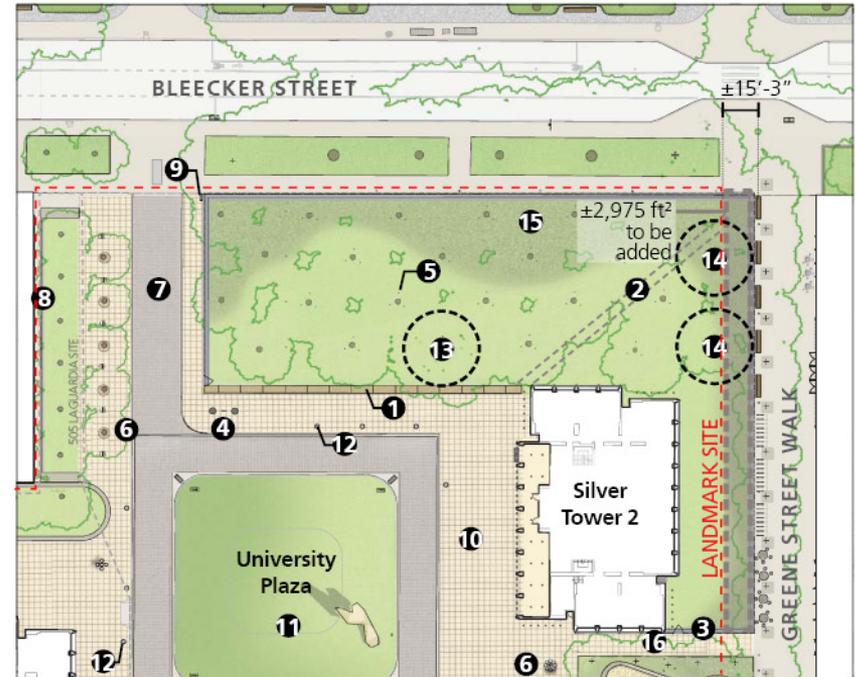
Oak Grove & Shade Garden

Existing Conditions Plan



- | | |
|--|--------------------------------|
| 1. Original Concrete Bench | 8. Original Concrete Site Wall |
| 2. Existing Non-Original Sidewalk | 9. Original Taxi Call Light |
| 3. Original Concrete Gutter and Non-Original Fence | 10. Concrete Pavement |
| 4. Flag Poles (2) and Signage | 11. Lawn |
| 5. Existing Light Pole (Non-Original), Typ. | 12. Existing Bollards, Typ. |
| 6. Existing Light Pole (Non-Original) | 13. Missing Tree (1) |
| 7. Original Driveway | |

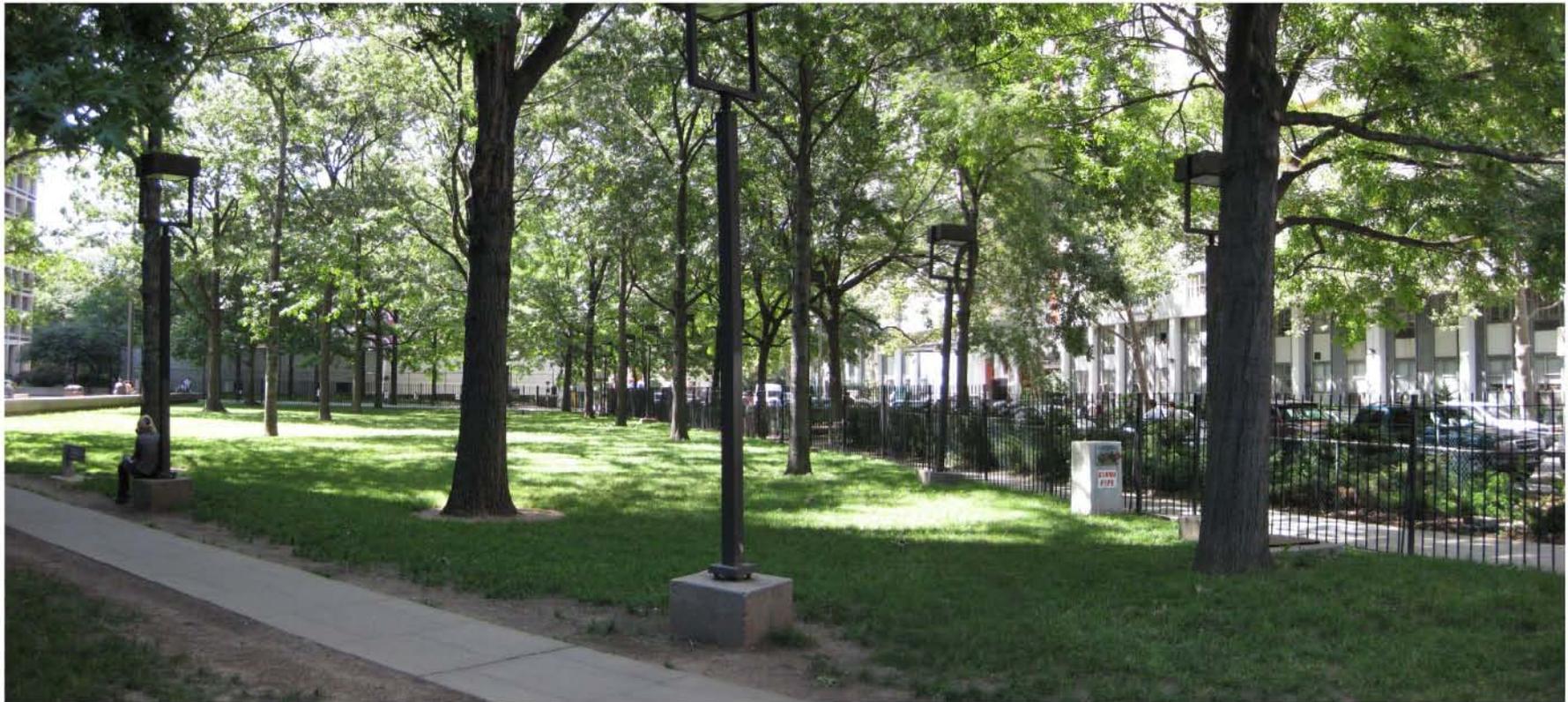
Proposed Plan



- | | |
|---|--|
| 1. Original Concrete Bench to be Repaired as Required | 8. Original Concrete Site Wall to Remain |
| 2. Existing Non-Original Sidewalk to be Removed and Replaced with Plant Bed | 9. Original Taxi Call Light to be Repaired |
| 3. New Concrete Gutter to Match Original and New Railing on Side | 10. Concrete Pavement to be Repaired as Required |
| 4. Flag Poles (2) and Signage to be Retained | 11. Lawn |
| 5. New Lighting, Typ. | 12. Bollards, Repair and Return to Original Location, Typ. |
| 6. Replicate to Match Original Light Fixtures | 13. Missing Tree to be Added (1) |
| 7. Original Driveway, Repaired as Required | 14. Trees to be Added (2) |
| | 15. New Understory Planting |
| | 16. New Path to Greene Street Walk |

10 | 32' | 64' | 128' 

Oak Grove & Shade Garden — Existing

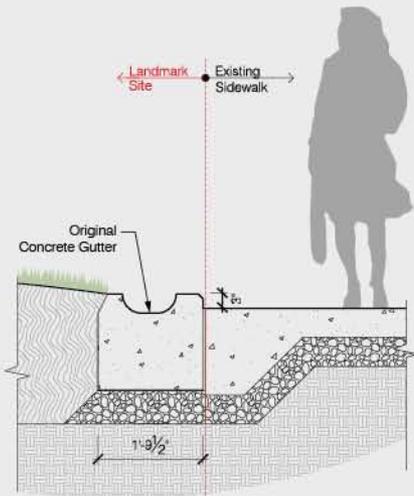


Oak Grove & Shade Garden — Proposed



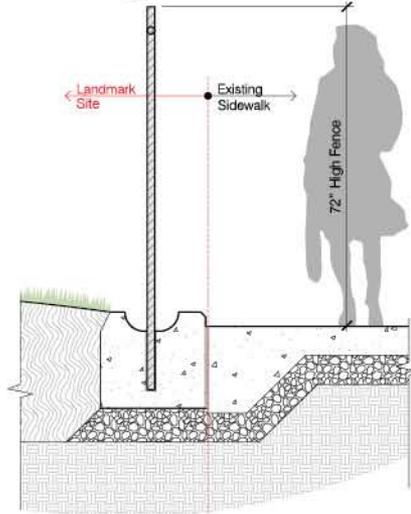
Fencing — 42" High Perimeter Rail at Bleecker Street

Original Conditions



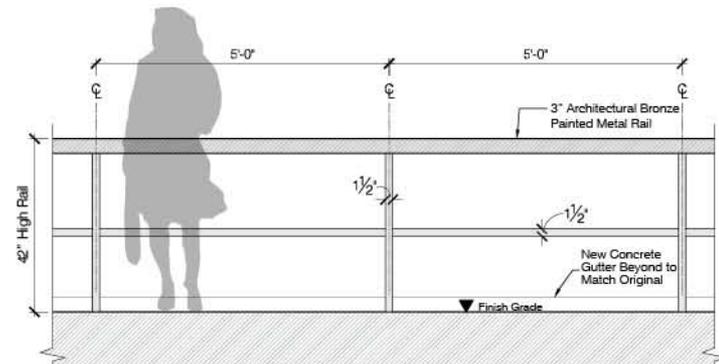
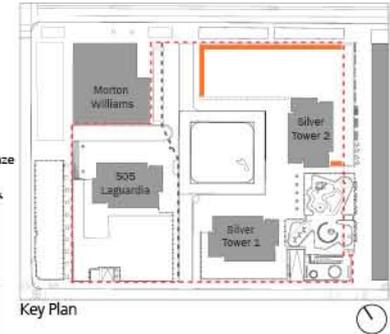
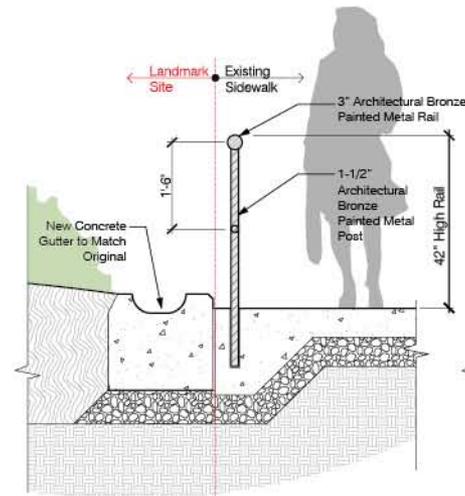
Original Concrete Gutter, Fence added later

Existing Conditions



Existing Fence

Proposed Conditions



Proposed Rail

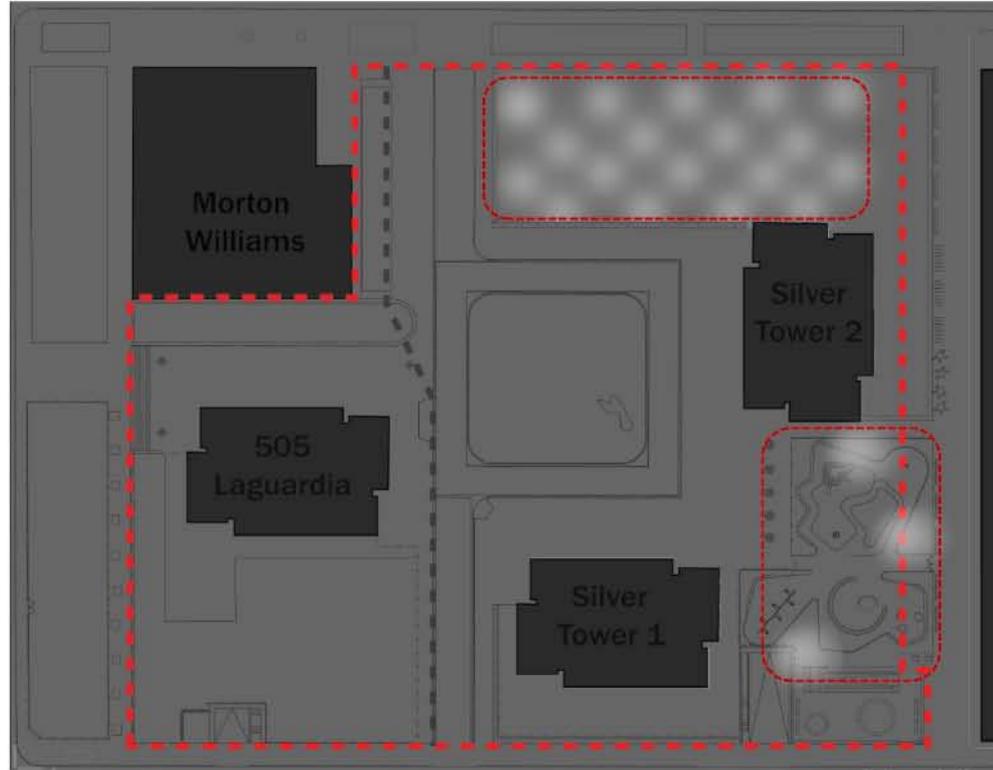
Proposed Site Lighting - Oak Grove Tree Uplights



Existing: Poles at Perimeter



Precedent: Recessed Tree Uplights



Proposed:
Low Wattage Metal Halide Ingrade
Lensed Uplight Mounted in Grass
Lamp Life: 12,000 – 15,000 hours



Proposed:
Low Wattage Metal Halide Uplight
Mounted in Ground Cover
Lamp Life: 12,000 – 15,000 hours

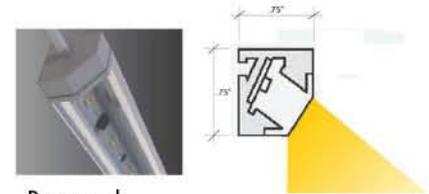
Proposed Site Lighting - Underbench Light



Existing: Front View



Existing: View From Below



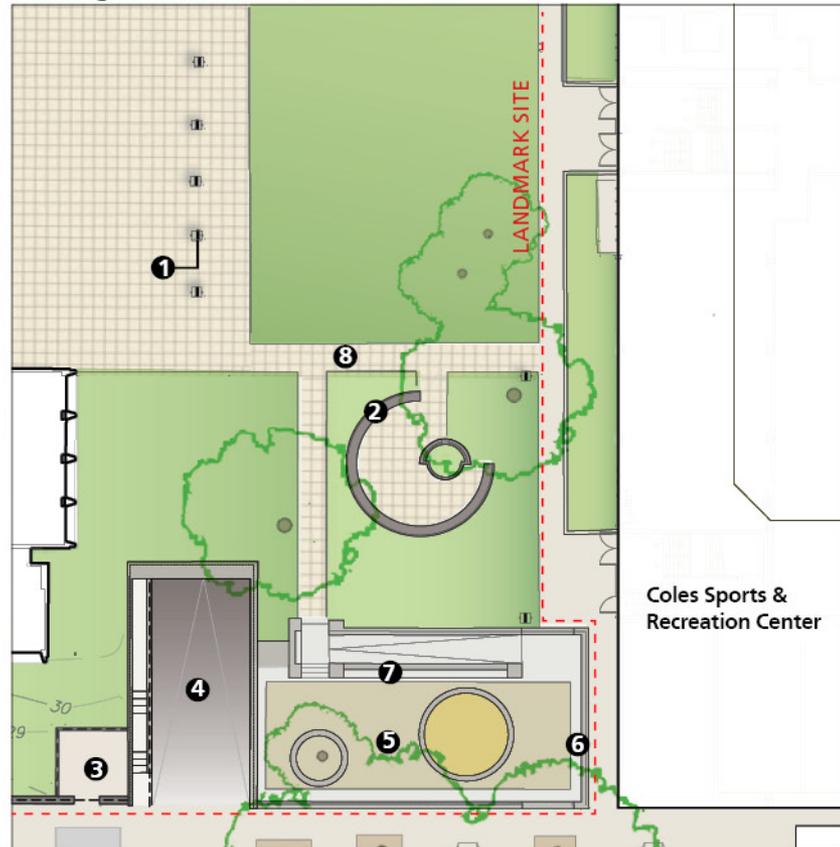
Proposed:
LED continuous strip light with
asymmetric distribution



Precedent

Toddler Playground & Dog Run

Existing Conditions Plan



- | | |
|--|-------------------------------|
| 1. Existing Light Poles (Non-Original) | 5. Original Playground |
| 2. Original Concrete Seating | 6. Original Concrete Wall |
| 3. Existing Dumpster (Non-Original) | 7. Original Concrete Bench |
| 4. Original Garage Entry | 8. Original Concrete Pavement |

Proposed Plan



- | | |
|---|--|
| 1. Replicate Historic Light Fixtures Required | 8. Proposed Toddler Playground with Playsurface |
| 2. Repair Original Concrete Seating as Required | 9. Proposed Wood Platform |
| 3. Relocate Dumpster and Replace with Plant Bed | 10. Proposed Slide Hill |
| 4. Original Garage Entry to Remain | 11. Proposed Concrete Benches |
| 5. Proposed Dog Run | 12. Original Sand Box Converted to Dog Run Feature |
| 6. Original Concrete Wall to Remain, Non-Original Existing Fence to be Removed From the Site Wall, Repair as Required | 13. New Lighting |
| 7. Repair Original Concrete Bench as Required | 14. Proposed Plant Bed |
| | 15. Proposed Concrete Seatwall |

0 15' 30' 60' 

Toddler Playground & Dog Run



Overall View of Existing Conditions in Playground Area



Proposed View of Dog Run

Toddler Playground & Dog Run



Overall View of Existing Conditions in Playground Area



Proposed View of Dog Run

Toddler Playground & Dog Run



View of Southeast Corner Prior to Installation of Playground, c. 1967



Existing View of Southeast Corner



Proposed View of Toddler Playground

Seating Area — Existing



Toddler Playground — Proposed



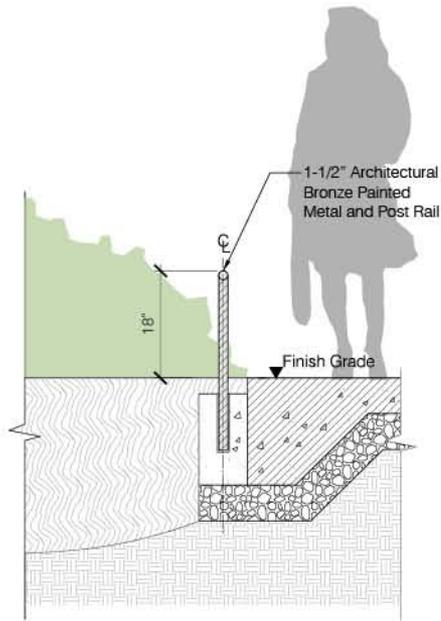
Playground — Existing



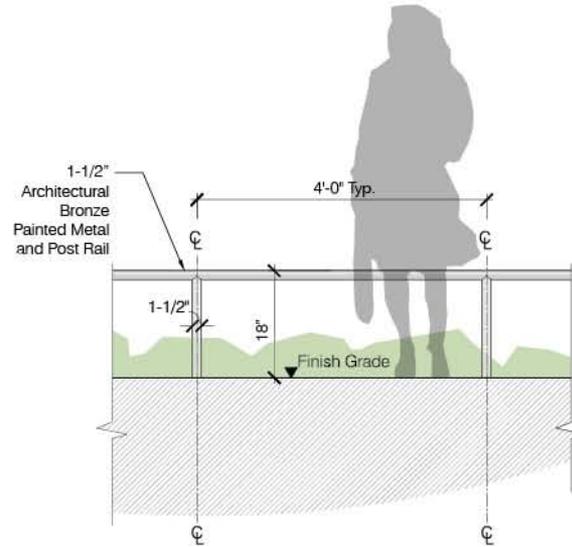
Dog Run — Proposed



Fencing — 18"-High Plant Rail (New)



Proposed Section

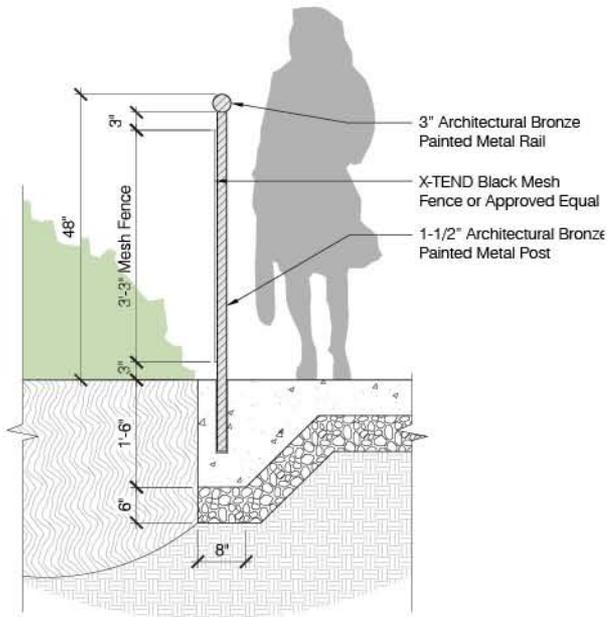


Proposed Elevation

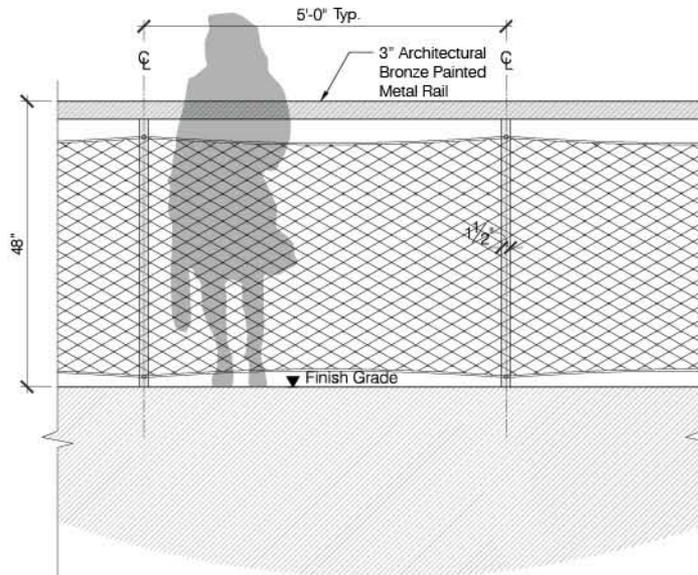


Proposed Plant Rail

Fencing — 48"-High Playground Perimeter Fence (New)



Proposed Section

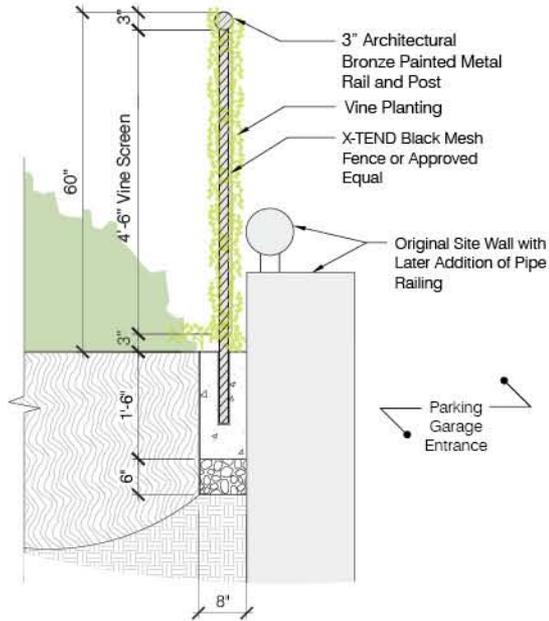


Proposed Elevation

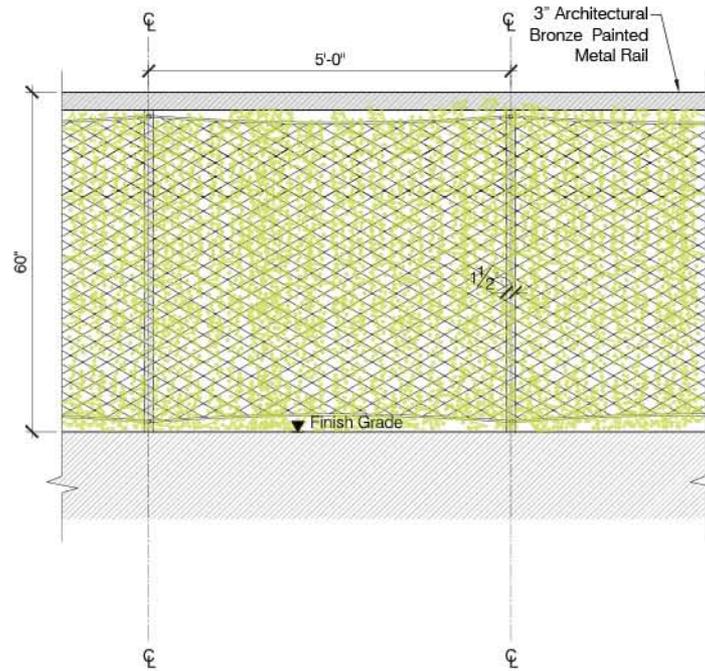


Proposed Perimeter Fence

Fencing — 60"-High Vine Screen (New)



Proposed Section



Proposed Elevation



Proposed Vine Screen

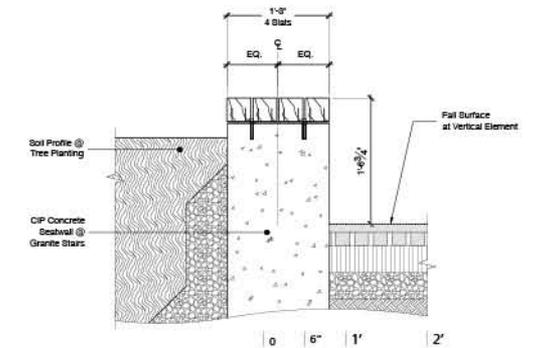
Seating



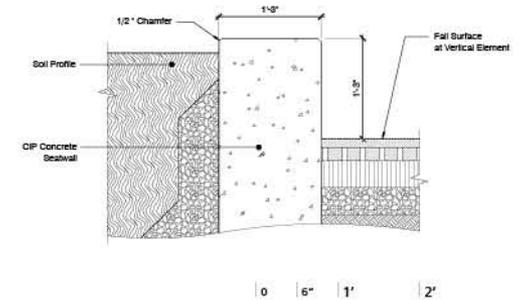
Proposed Concrete Bench
Additional Seating to be Located in Proposed Dog Run



Proposed Concrete Seatwall
Additional Seating to be Located in Proposed Playground



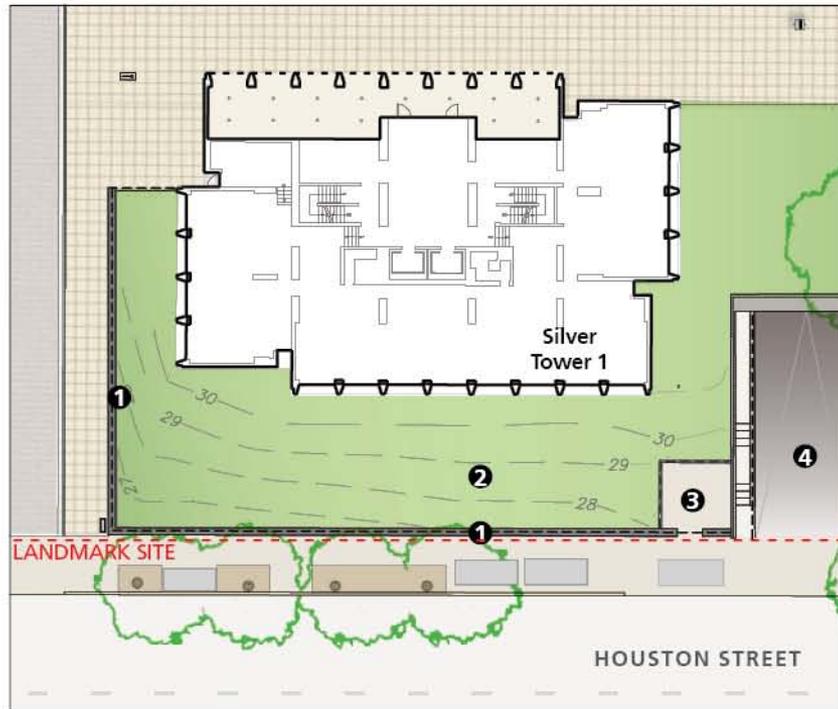
Proposed Section - Straight Segment



Proposed Section - Curved Segment

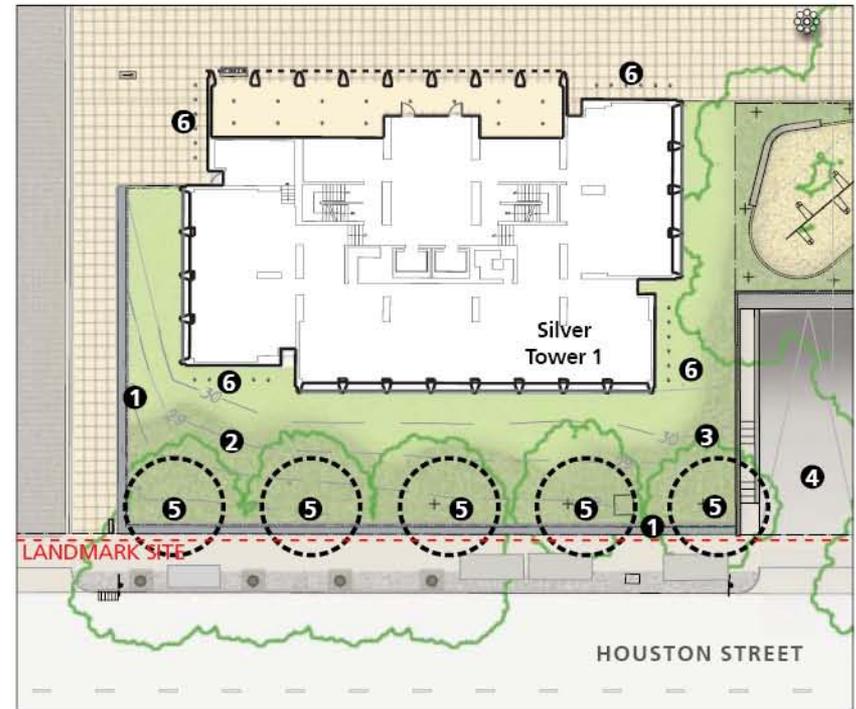
Silver Tower 1 Landscape

Existing Conditions Plan



1. Original Concrete Concrete Gutter and Non-Original Fence
2. Lawn
3. Non-Original Dumpster Location
4. Original Garage Entry

Proposed Plan

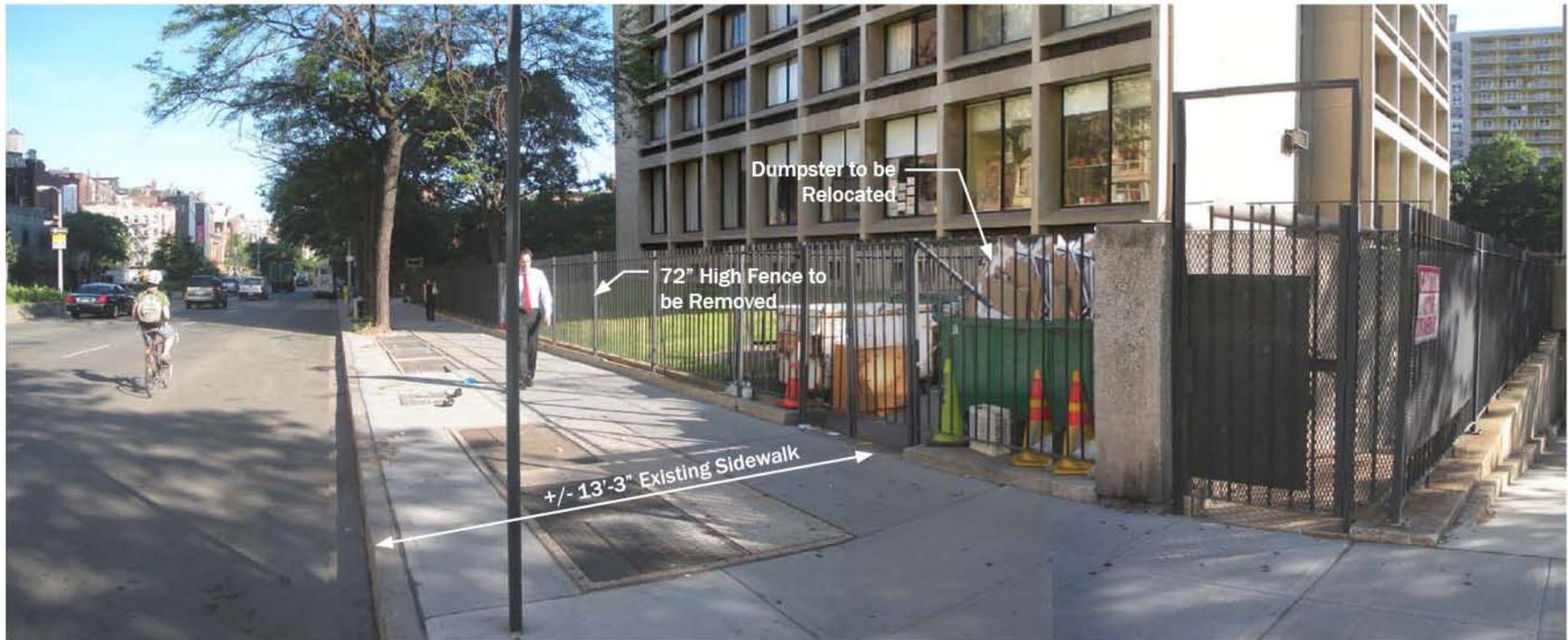


1. New Concrete Gutter (To Match Original) and New Fence on Side
2. New Understory Planting
3. Relocated Non-Original Dumpster and Replaced with Plant Bed
4. Original Garage Entry
5. New Trees (5)
6. Proposed Site Lighting

0 | 15' | 30' | 60'

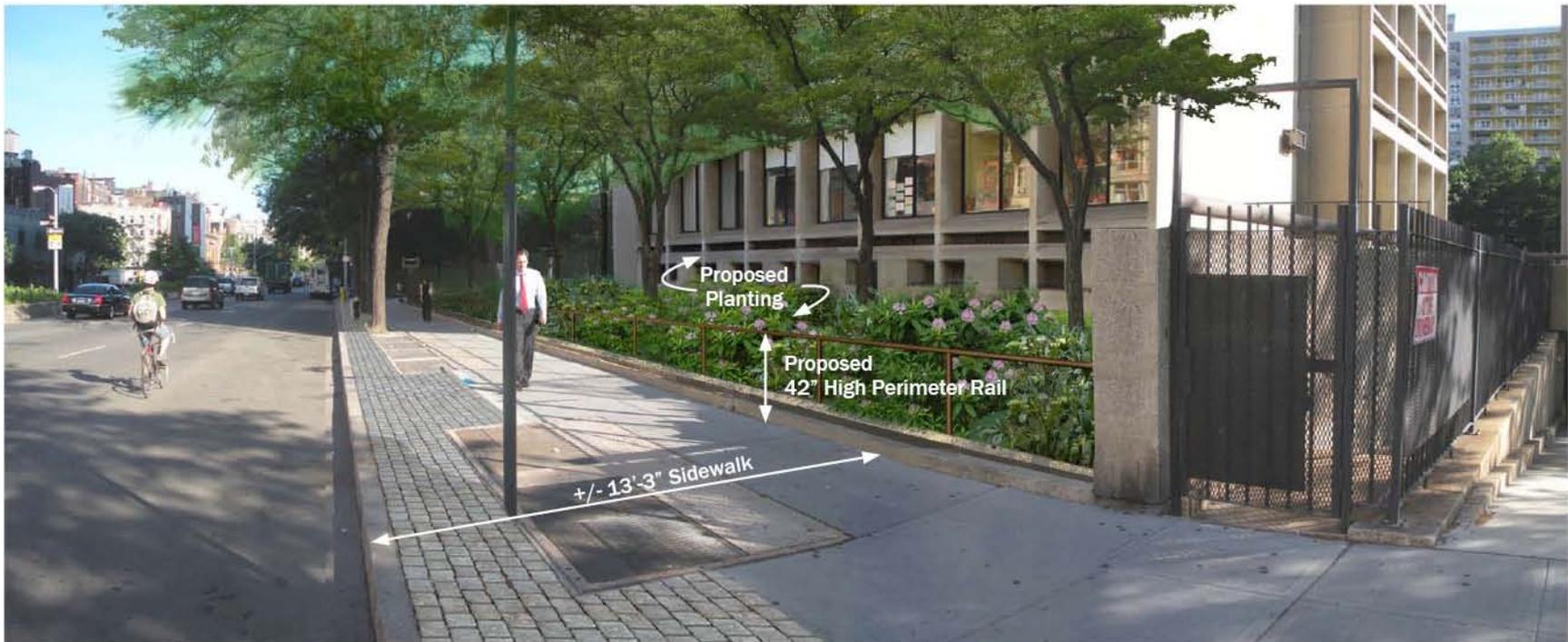
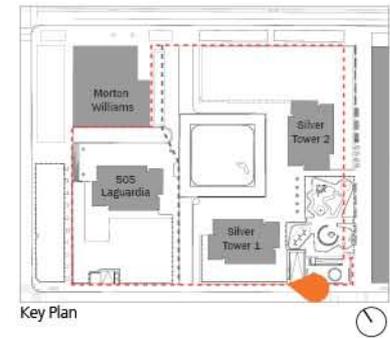


Silver Tower 1 Landscape — Existing



View of Existing Houston Street Sidewalk Looking West

Silver Tower 1 Landscape — Proposed



View of Proposed Houston Street Sidewalk Looking West

Fencing — 42" High Perimeter Rail at Houston Street

Original Conditions

Original Concrete Gutter

Landmark Site

Existing Sidewalk

72" High Fence

1'-3 1/2"

Existing Conditions

Landmark Site

Existing Sidewalk

72" High Fence

Existing Fence

Proposed Conditions

Landmark Site

Existing Sidewalk

42" High Rail

3" Architectural Bronze Painted Metal Rail and Post

New Concrete Gutter to Match Original

1'-6"

1'-3 1/2"

Key Plan

5'-0"

5'-0"

42" High Rail

3" Architectural Bronze Painted Metal Rail

1/2"

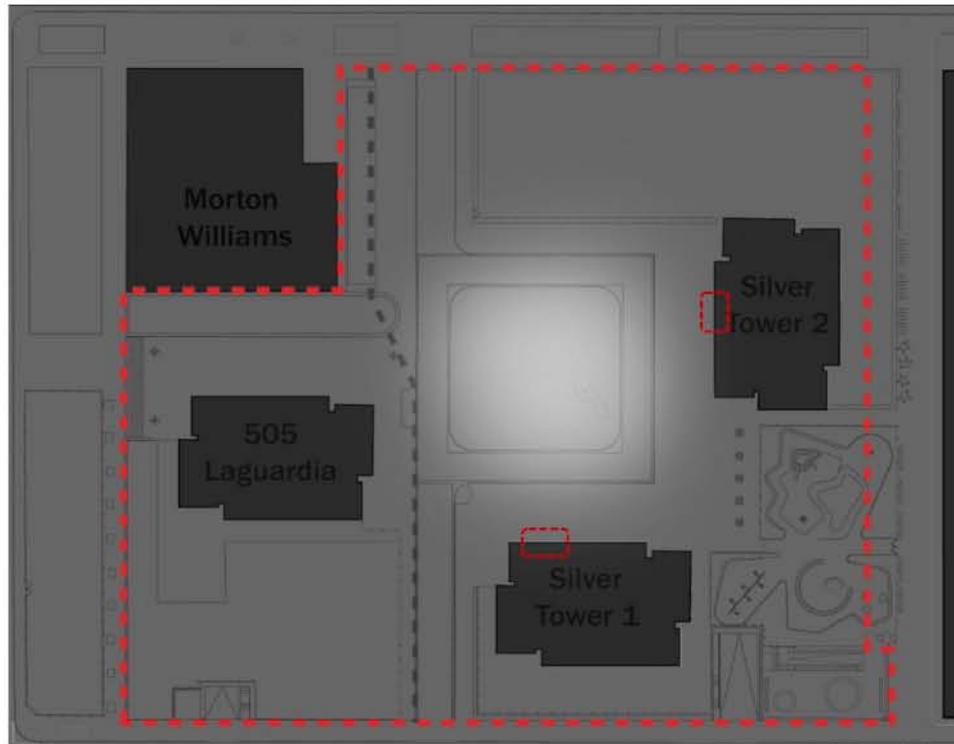
1/2"

New Concrete Gutter Beyond to Match Original

Finish Grade

Proposed Rail

Site Lighting - Moonlighting (Existing Conditions)



(2) Locations, (12) Total Floodlights

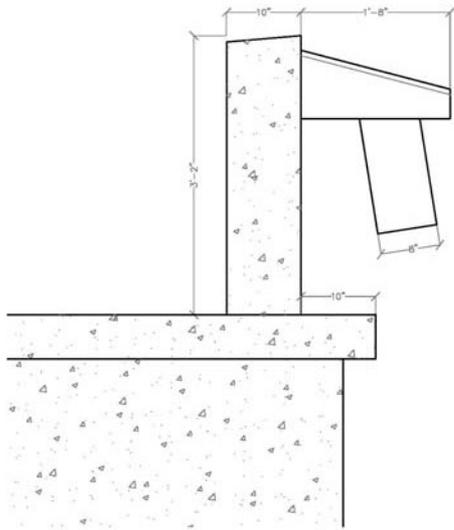


View to Central Green

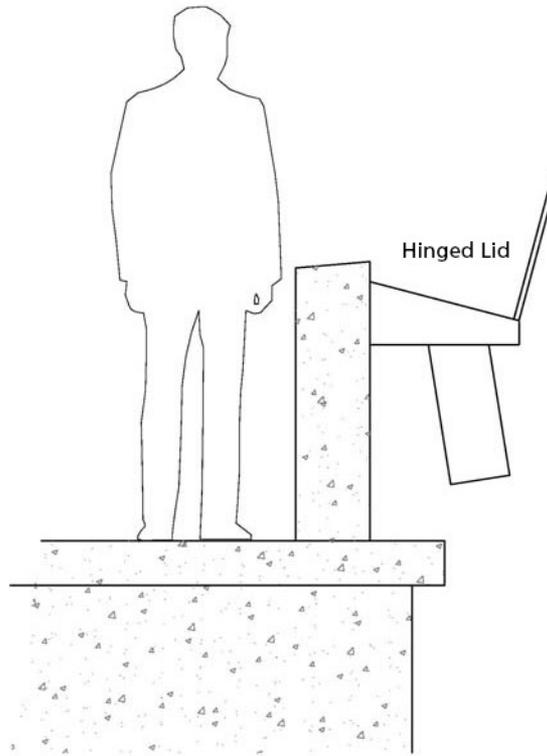


View of Tower Top

Site Lighting - Moonlighting (Proposed)



Dimensioned Side Elevation
Maintain original design aesthetics



Side Elevation showing hinged door



Proposed wet location floodlight to be
integrated into re-designed compartment
box that houses (6) total fixtures

Site Lighting - Downlights at Building Entrances

Existing Conditions:



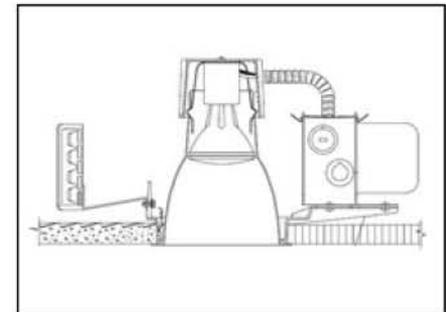
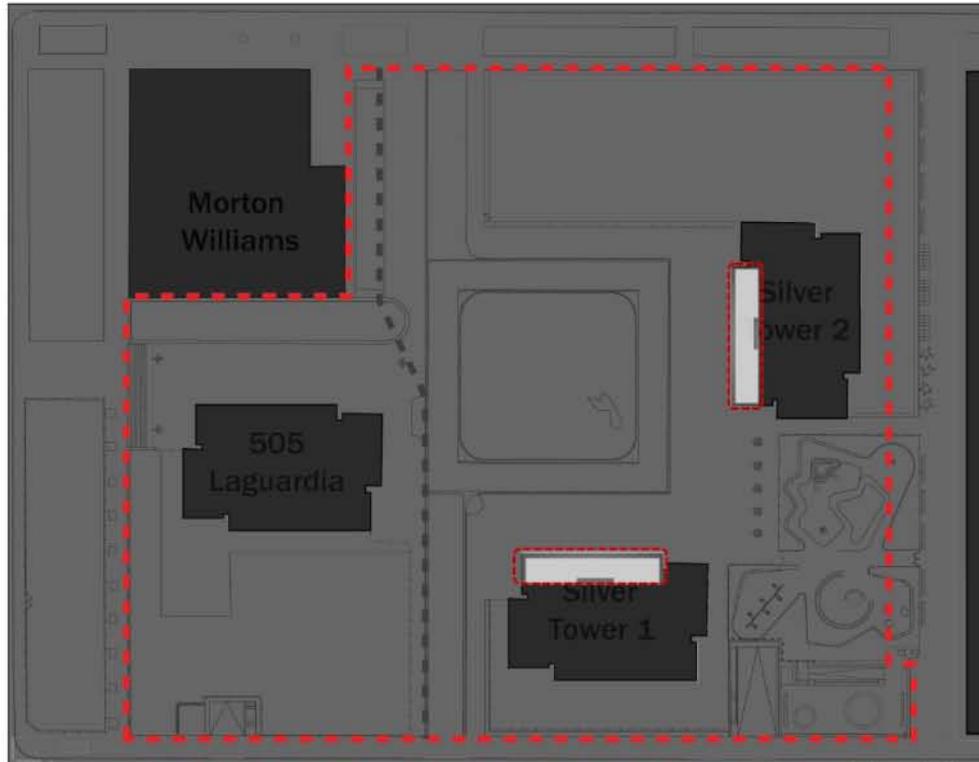
Surface Mounted Fixtures have Replaced Downlight Locations



Compact Fluorescent Lamps with Poor Optics and Poor Color Rendering Properties have Replaced Some Lamps



Some Downlights are Without Lamps

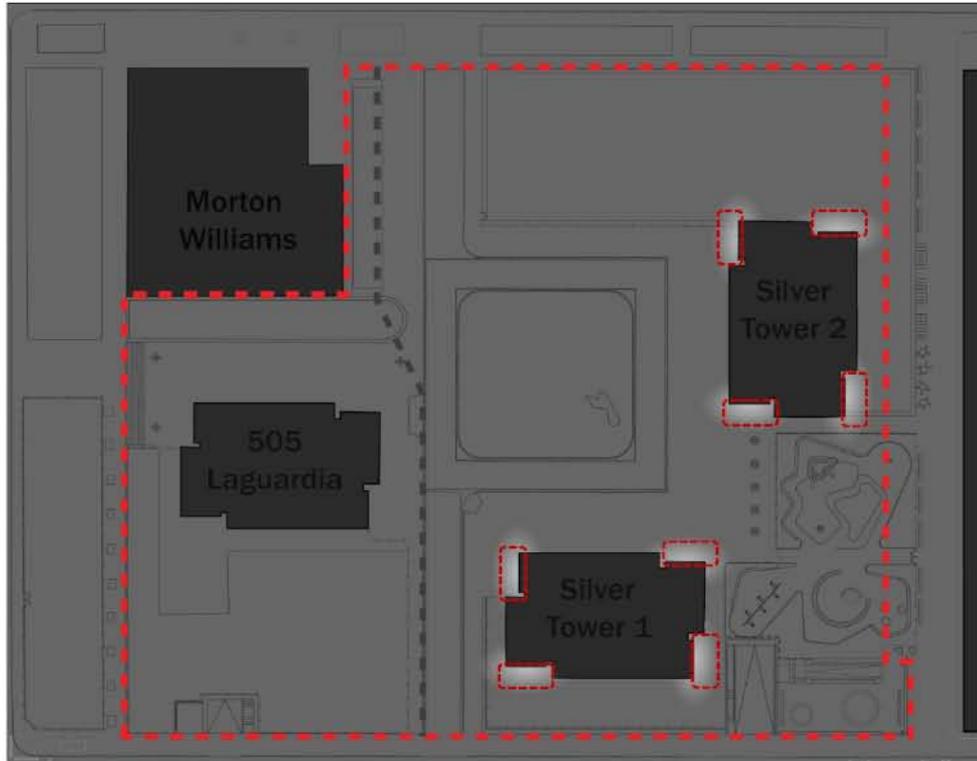


Proposed:
Replace Existing Downlights with Ceramic Metal Halide Downlights to Provide Better Optics, Better Color Rendering, and Better Efficiencies
Lamp Life: 12,000-15,000 hours

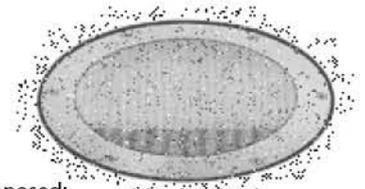
Proposed Site Lighting - Ingrade Facade Uplights



Existing:
Wall Mounted Floodlights



Concept:
Uplighted Facades Offer Bounce Light for Security While Re-enforcing "Pinwheel" arrangement of Building Layout

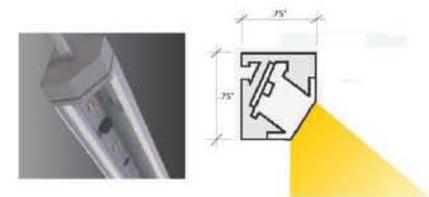
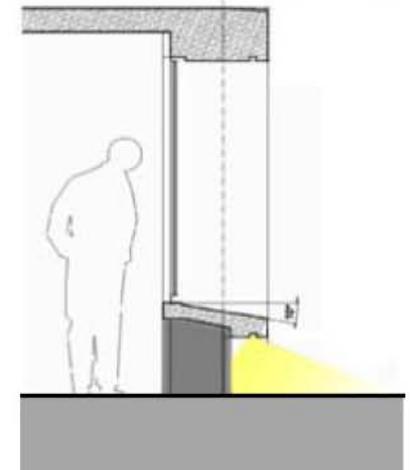
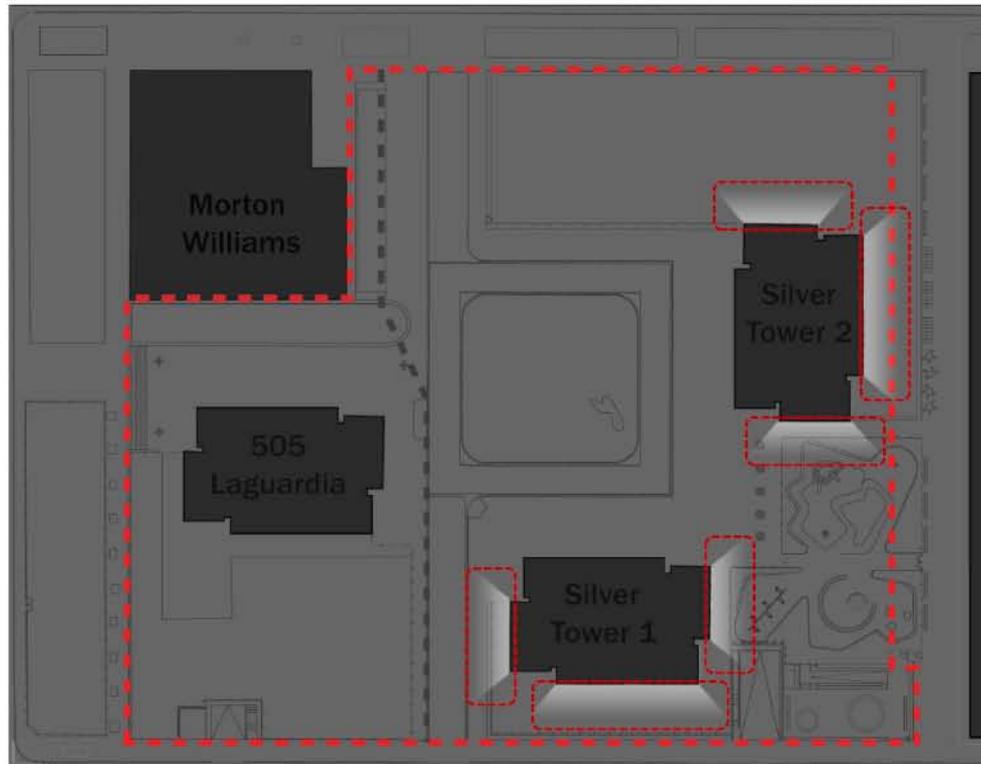


Proposed:
Low wattage Ingrade Metal Halide Uplight
Lamp Life: 12,000 - 15,000 hours



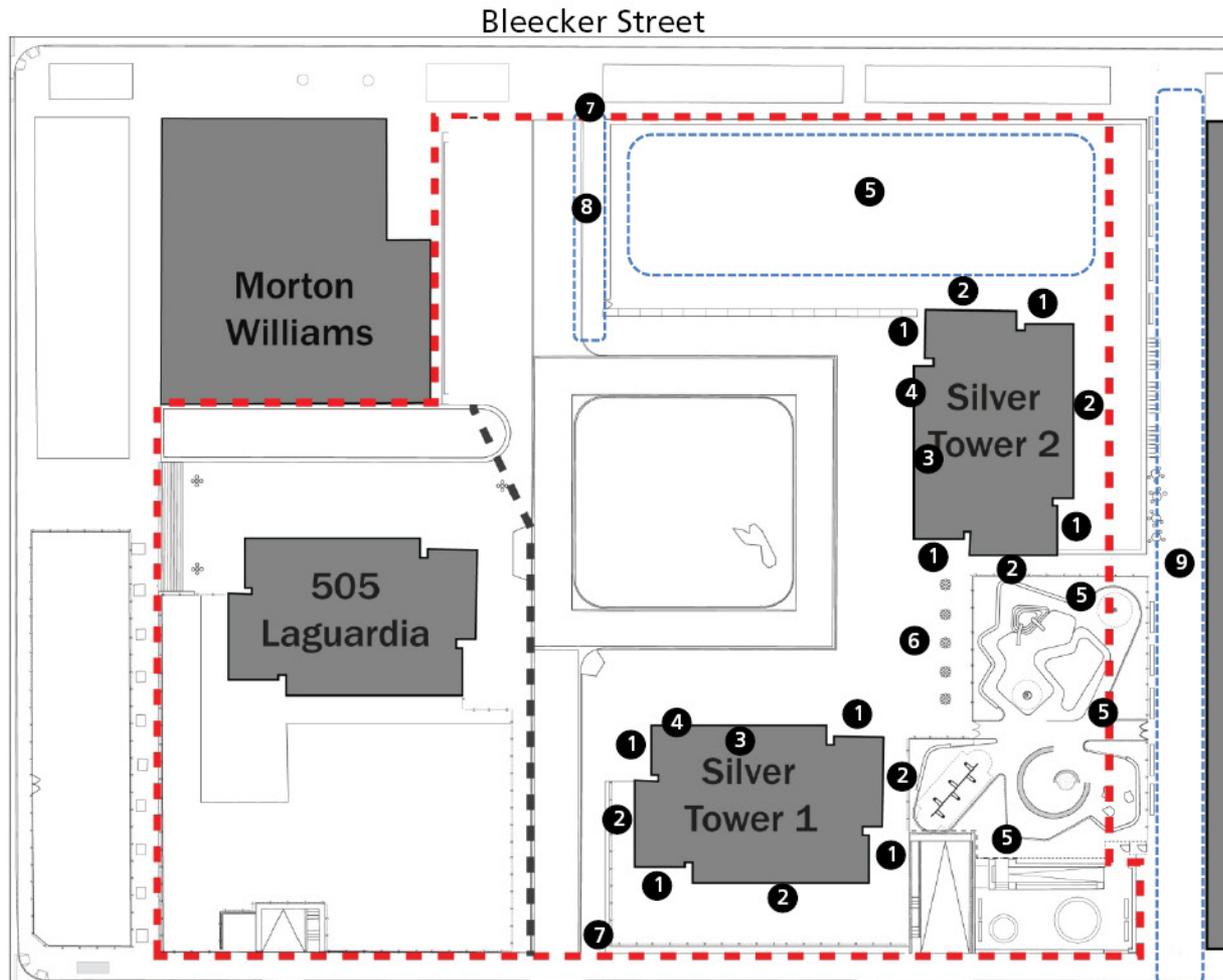
Precedent

Proposed Site Lighting - LED fixture at Building Lip



Proposed:
LED Fixture Concealed at Building Lip
Lamp Life: 50,000+ hours

Site Lighting - Proposed Site Lighting Plan



- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Proposed Ingrade Facade Uplights 2. Proposed Ground Level LED Striplight at Building Lip 3. Replaced Metal Halide Downlights at Building Entries 4. Replaced Moonlighting Floodlights at Roof 5. Proposed Tree Uplights | <ol style="list-style-type: none"> 6. Replicate Historic Multi-Globe Pole Lights 7. Refurbished Taxi Light 8. Proposed Modern Bollard at Entry Walkways of Site 9. Proposed Modern Pole Fixture Along Greene Way |
|--|--|

Site Lighting – Complete Lighting Scheme

