



# NYU 2031 - Core

Update to Community Board #2  
March 21, 2011



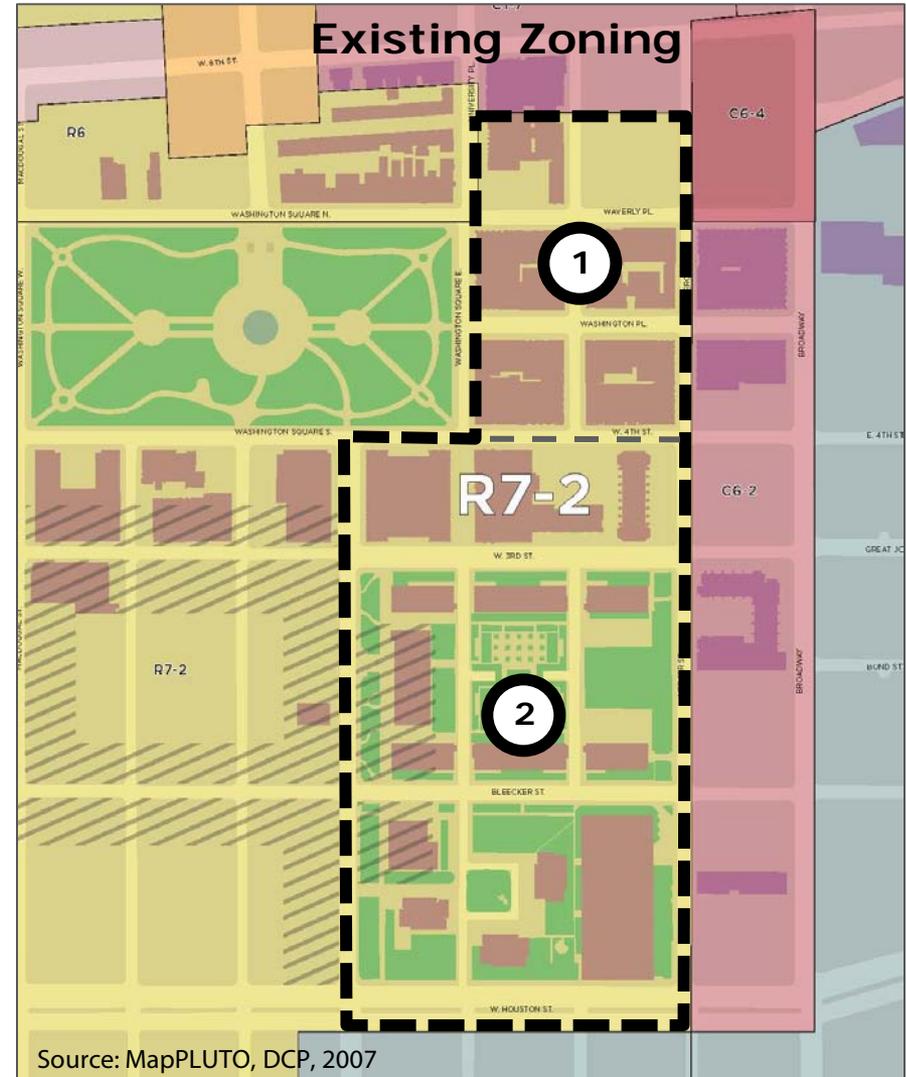
# Proposed Zoning Map Change 2010

## Area 1

- To address issues of nonconformance and noncompliance and to allow additional ground floor retail, a zoning map change is requested on the Loft Blocks (Area 1).

## Area 2

- To facilitate infill and redevelopment on NYU property a zoning map change is requested on the Superblocks (Area 2).





# Proposed Zoning Map Change - Current Proposal

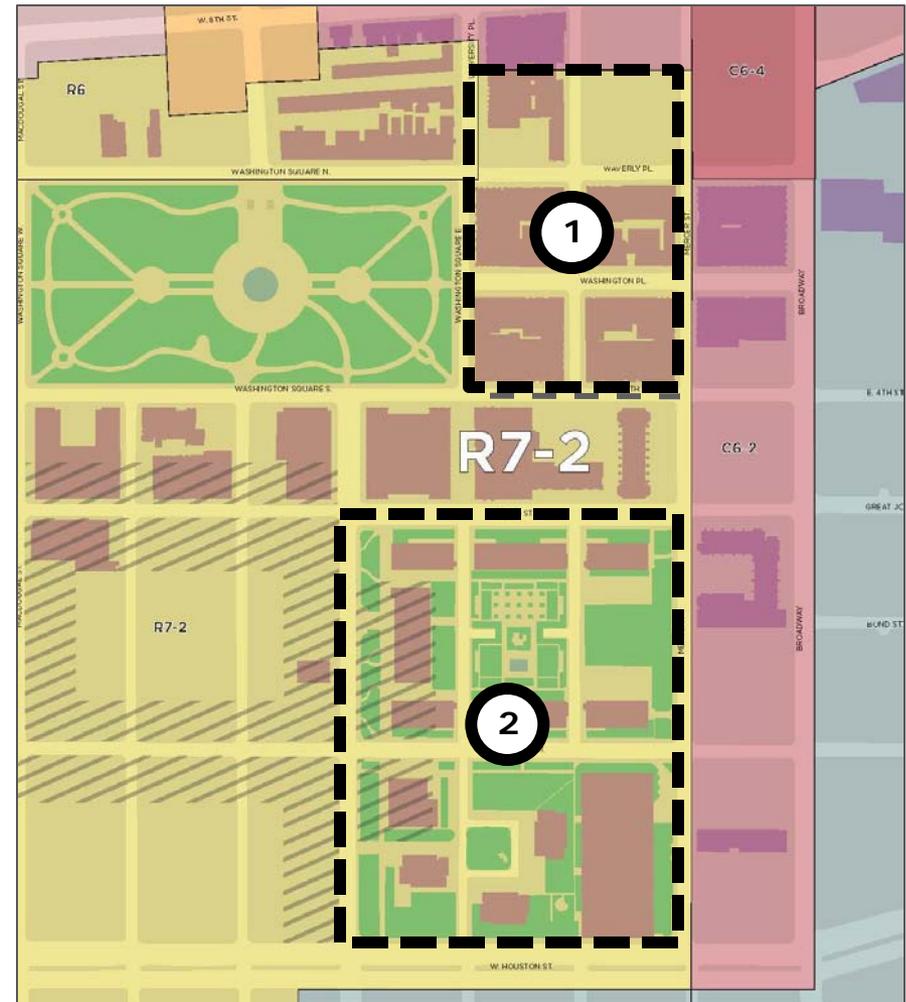
Existing Zoning

## Area 1

- To address issues of nonconformance and to allow additional ground floor retail, a zoning map change is requested on the Loft Blocks.

## Area 2

- To facilitate infill and redevelopment, a zoning map change is requested on the Superblocks.

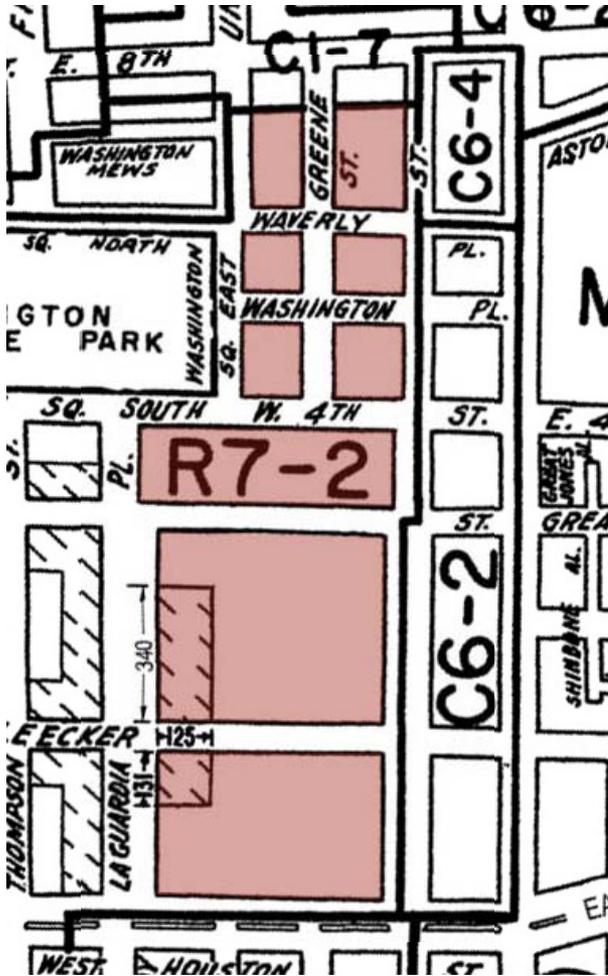


Source: MapPLUTO, DCP, 2007



# Proposed Zoning Map Change - 2010

## Existing Zoning R7-2



## Proposed Zoning C6-2

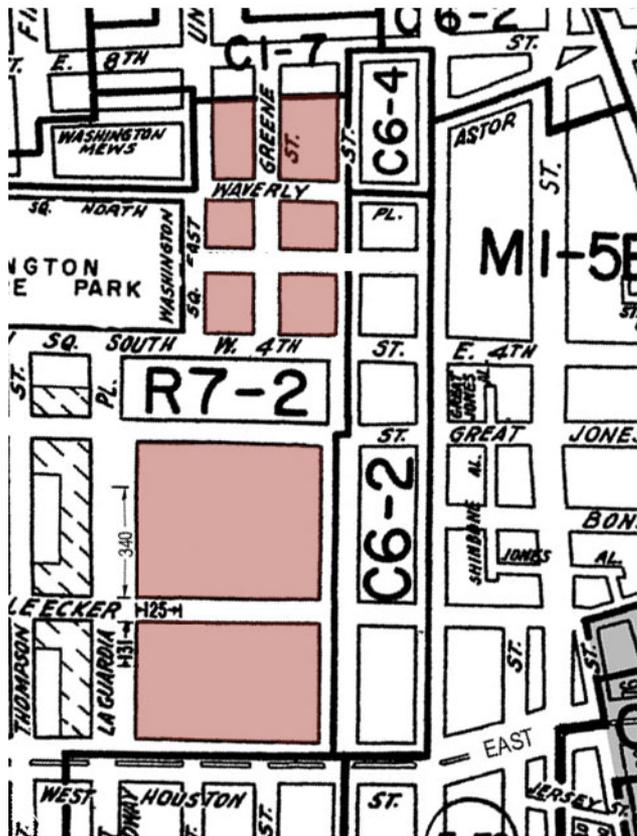


- Rezone R7-2 area to C6-2
- Maximum FAR remains unchanged at 6.5 FAR for community facilities
- Increase in residential FAR from 3.44 FAR to 6.02 FAR
- Allows Commercial FAR up to 6.0 FAR.



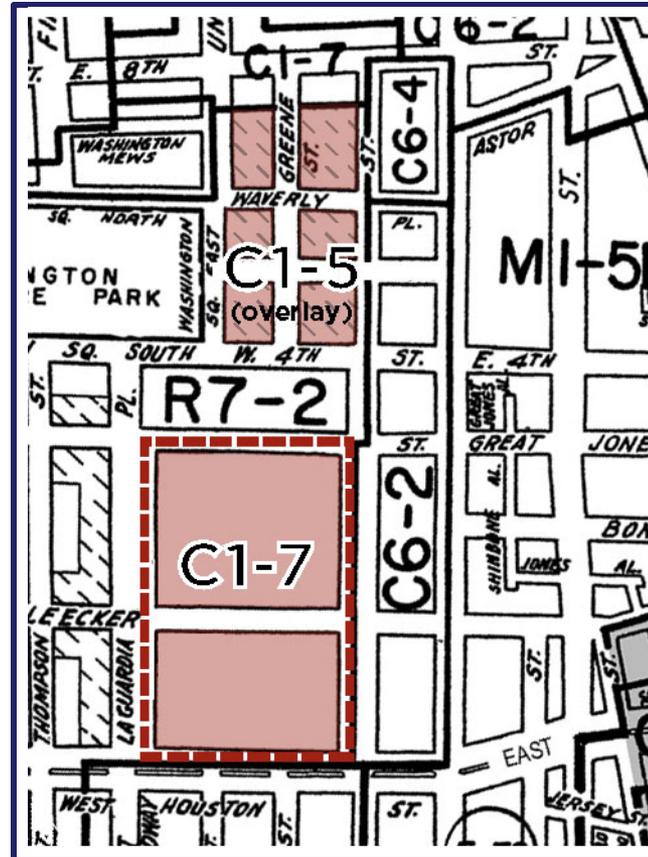
# Proposed Zoning Map Change - Current Proposal

## Existing Zoning



Resoning Area

## Current Zoning Proposal



### Loft Blocks

- Map C1-5 overlay over Loft Blocks

### Superblocks

- Rezone from R7-2 to C1-7 (R8-equivalent)
- Maximum FAR remains unchanged at 6.5 FAR for community facilities
- Increase in residential FAR from 3.44 FAR to 6.02 FAR
- Allows Commercial FAR up to 2.0 FAR



# Zoning District Comparison – Superblock Proposal

	<u>Existing Zoning</u>	<u>2010 Proposal</u>	<u>Current Proposal for Superblocks</u>
	R7-2	C6-2	C1-7
<b>Allowed FAR</b>	6.5	6.5	6.5
<b>Residential FAR</b>	0.87-3.44*	0.94-6.02*	0.94-6.02*
<b>Community Facility FAR</b>	6.5	6.5	6.5
<b>Commercial FAR</b>	2.0, only allowed in C1-5 overlay	6.0	2.0
<b>Allowed Use Groups</b>	1 - 4	1 - 12	1 - 6
<b>Open Space Ratio</b> (determines amount of land not occupied by buildings)	15.5 - 25.5*	5.9 - 11.9*	5.9 - 11.9*
<b>Max. Street Wall Height</b>	60ft	85ft	85ft

\* Note - Varies based on height factor



# Zoning District Comparison - Loft Blocks

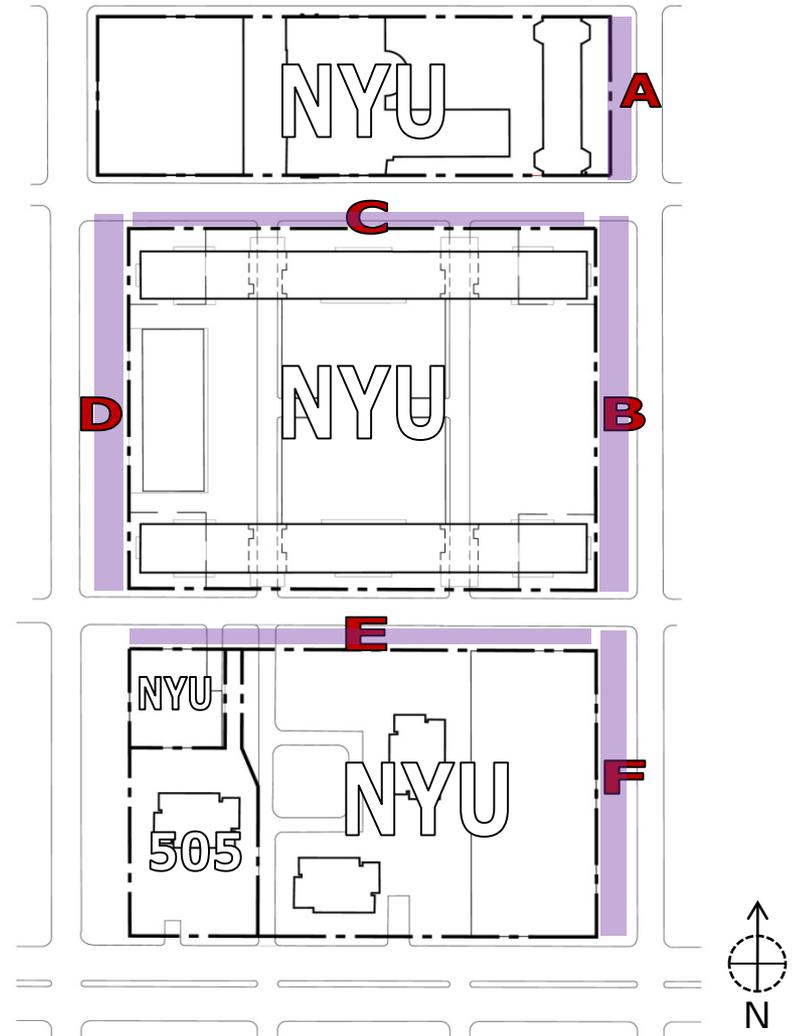
	<u>Existing Zoning</u>	<u>2010 Proposal</u>	<u>Current Proposal for Loft Blocks</u> <u>C1-5 Overlay</u>
	R7-2	C6-2	
<b>Allowed FAR</b>	6.5	6.5	6.5
<b>Residential FAR</b>	0.87-3.44*	0.94-6.02*	0.87-3.44*
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*\* Note - Varies based on height factor*



# Demapping of NYC Streets - 2010 Proposal

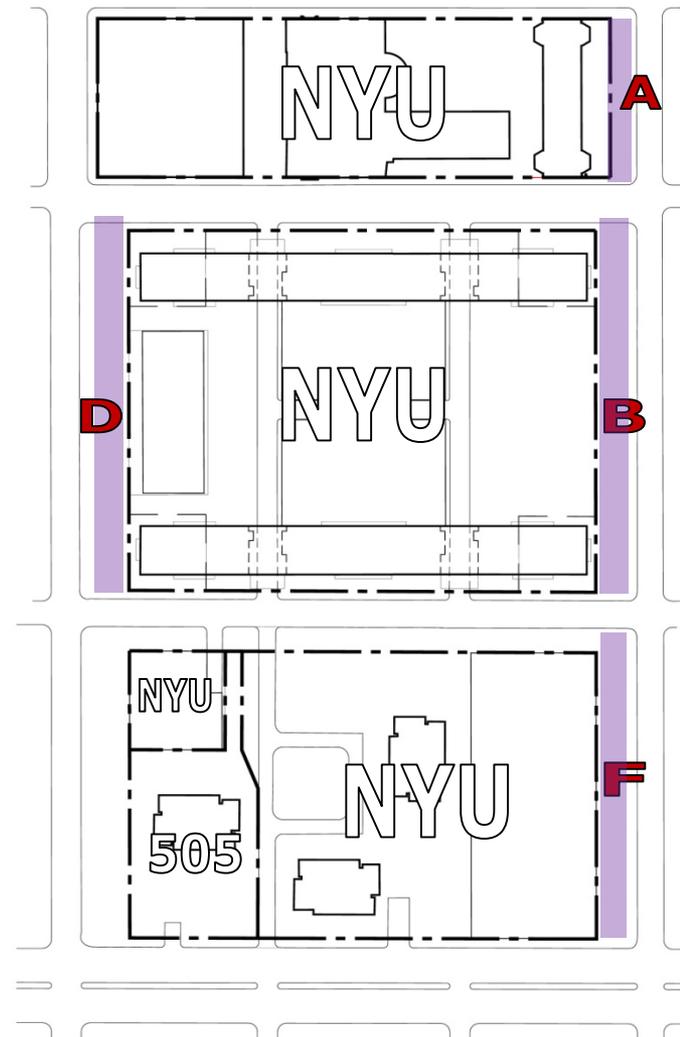
Block	DOT Strip Description
<b>Education Block</b>	
535	Mercer Street (A) NYU Cogen/Mercer Plaza (Bleecker Street to West 3rd Street)
<b>North Block - Washington Square Village</b>	
533	Mercer Street (B) (Bleecker Street to West 3rd Street)
	West 3rd Street (C) (LaGuardia Place to Mercer Street)
	LaGuardia Place (D) (Bleecker Street to West 3rd Street)
<b>South Block - University Village</b>	
524	Bleecker Street (E) (LaGuardia Place to Mercer Street)
	Mercer Street (F) (Houston Street to Bleecker Street)





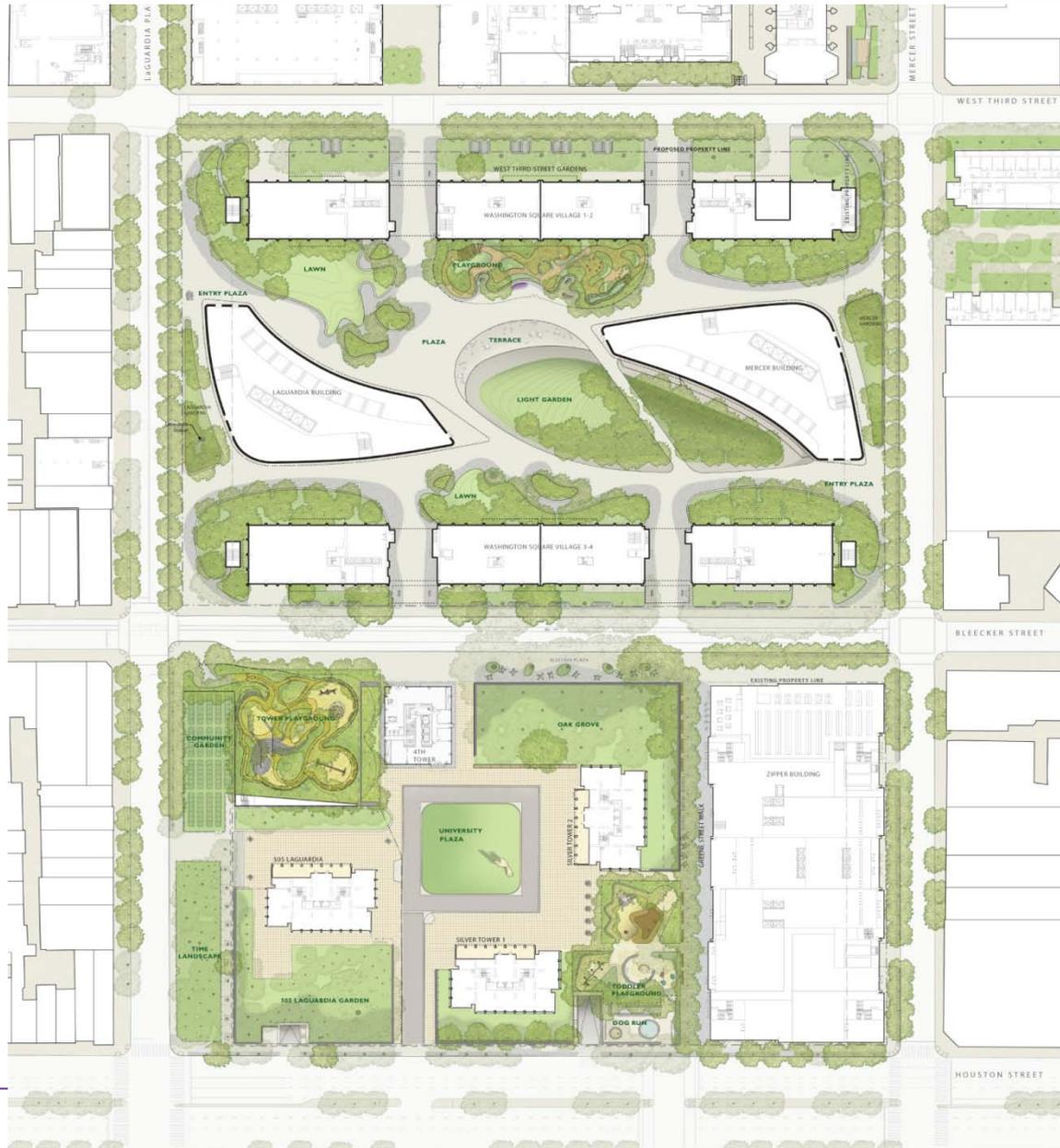
# Demapping of NYC Streets - Current Proposal

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<b>South Block - University Village</b>	
524	
	Mercer Street (F) (Houston Street to Bleecker Street)



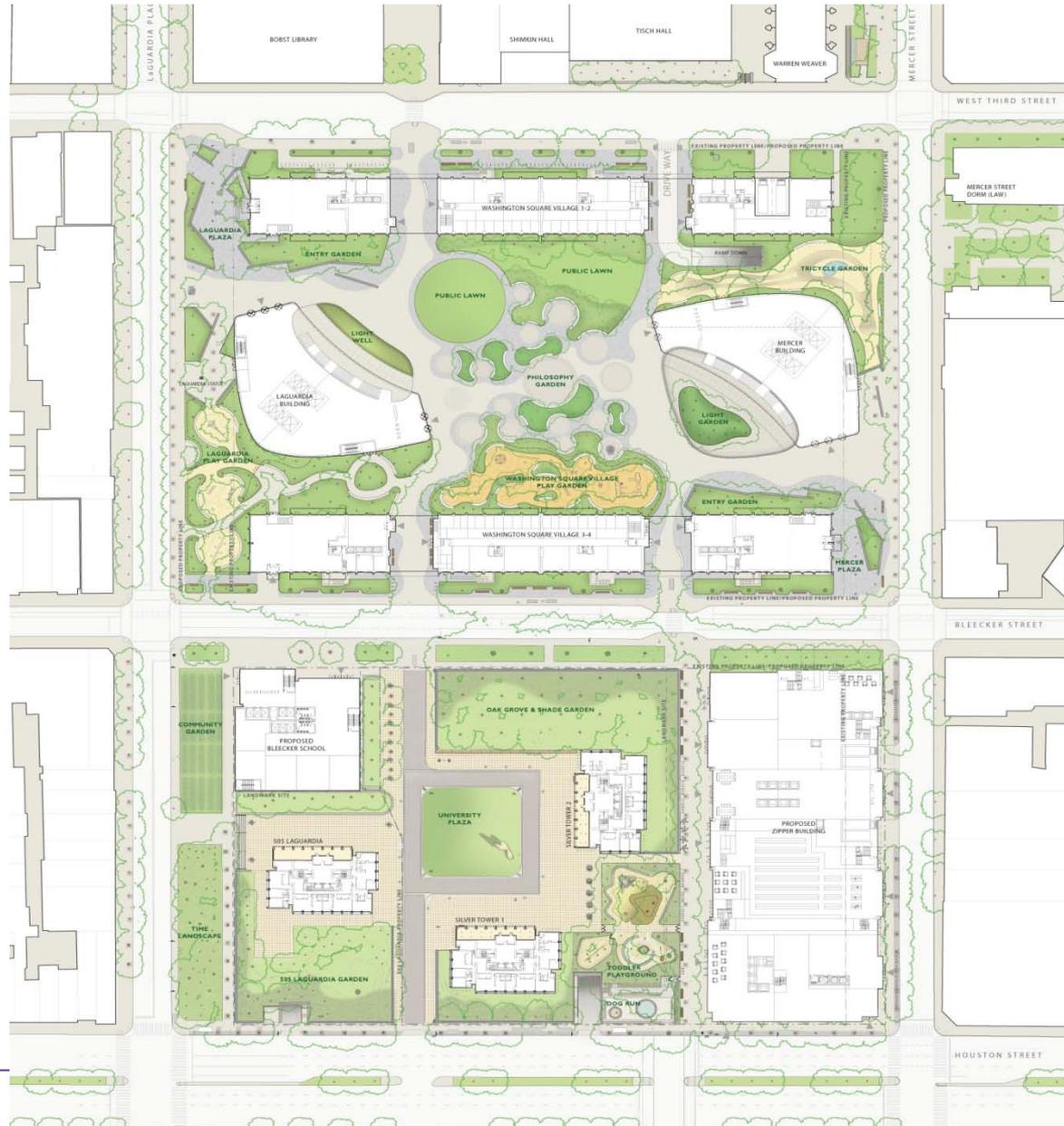


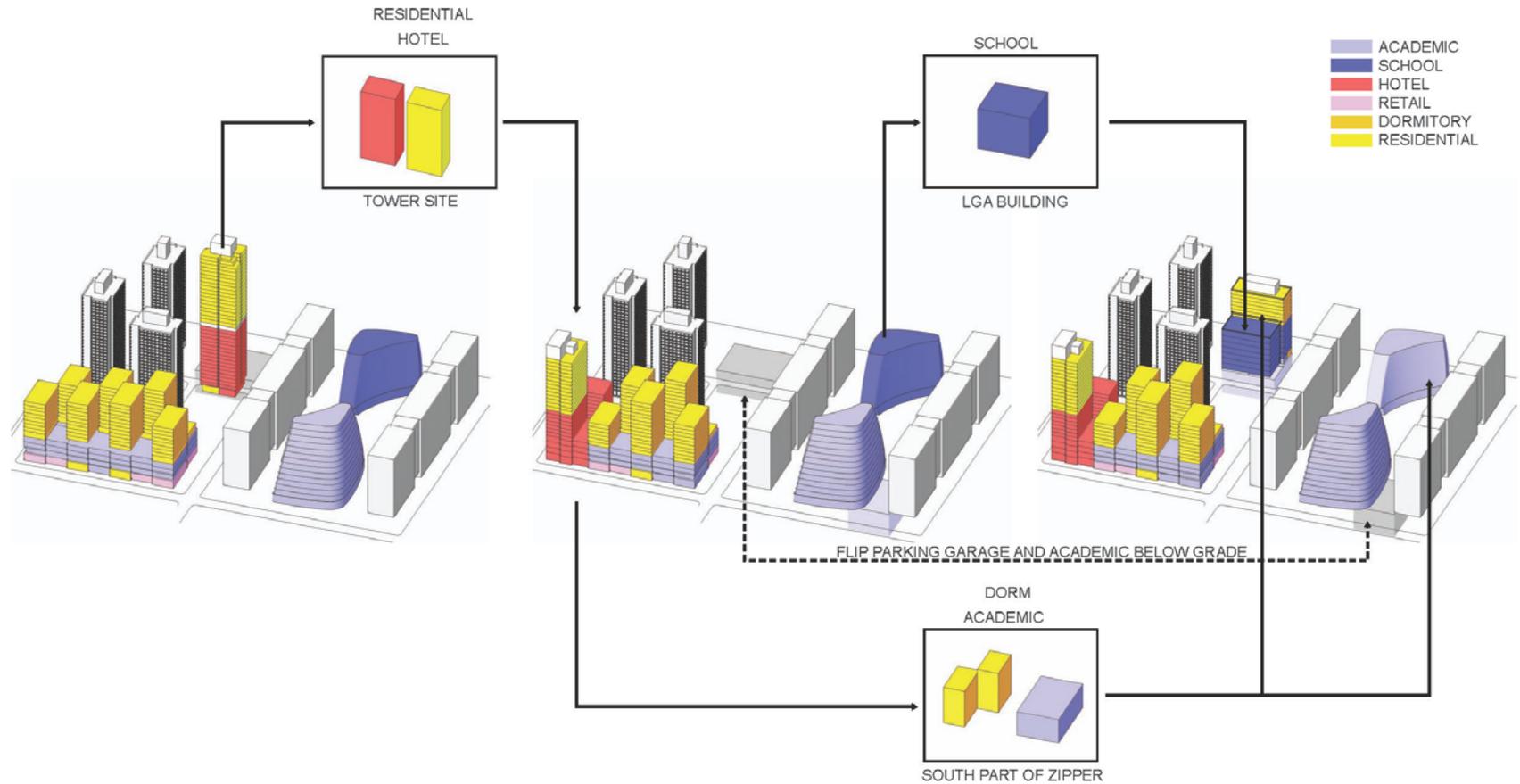
# 2010 Site Plan





# Proposed Site Plan 2011





PROGRAM - AUGUST 2010



NEW PROGRAM DISTRIBUTION



Bird's Eye View, 2031



# Next Steps

## Formal submission of EAS and Draft Scope of Work

- *April 2011*

## Anticipated Public Scoping Hearing

- *May 2011*

## Estimated Target for Certification

- *Winter 2011/12*

## ULURP Process

- *Anticipated Completion in 2012*



## Proposed ULURP Actions

- Zoning Map 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 West 4<sup>th</sup> St and Houston
  - Portion of LaGuardia Pl, between West 3<sup>rd</sup> St and Bleecker St
- Disposition of City Owned Property
  - Portions of demapped streets identified above

## Proposed Related Actions

- Elimination of Urban Renewal Deed Restrictions (HPD)
- Certificate of Appropriateness for landscape changes on landmark site (LPC)

*\* Additional waivers to be determined*