



Urban Renewal History

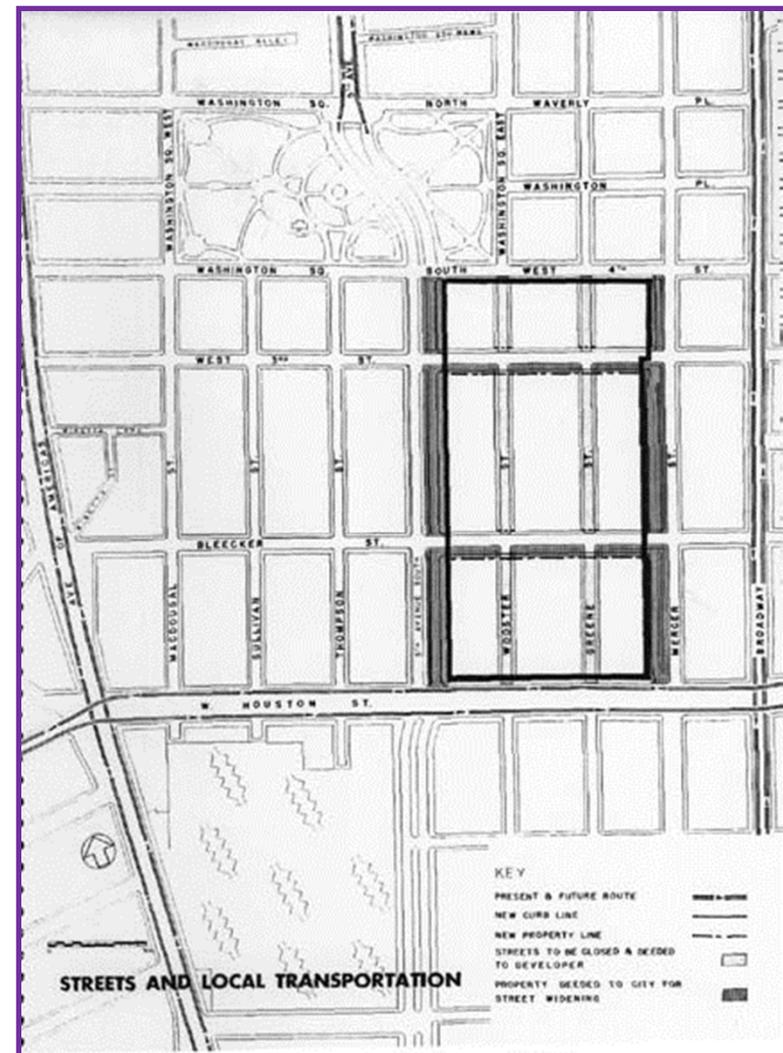


Urban Renewal History

1954

Urban Renewal Plan of 1954

- Urban Renewal Plan creates 3 superblocks between West 4th St and Houston St
- Wooster and Greene streets are demapped (no longer city streets) between Houston and West 4th
- Areas along LaGuardia Place, Mercer Street, West 3rd Street, and Bleecker Street are designated for future widening of streets
- Term of Plan: 40 Years
- 4 Amendments to the original Plan
- Designated Education Area
- Designated Housing Sites
- North Housing Site planned for 5 residential buildings and stores
- South Housing Site planned for 4 residential buildings, garage, and stores





Urban Renewal History

1955

Education Block

- Land conveyed from City to NYU via Educational Deed
- Deed restrictions expire forty years after the “*completion of the educational project*” as defined in the Land Disposition Agreement (LDA)

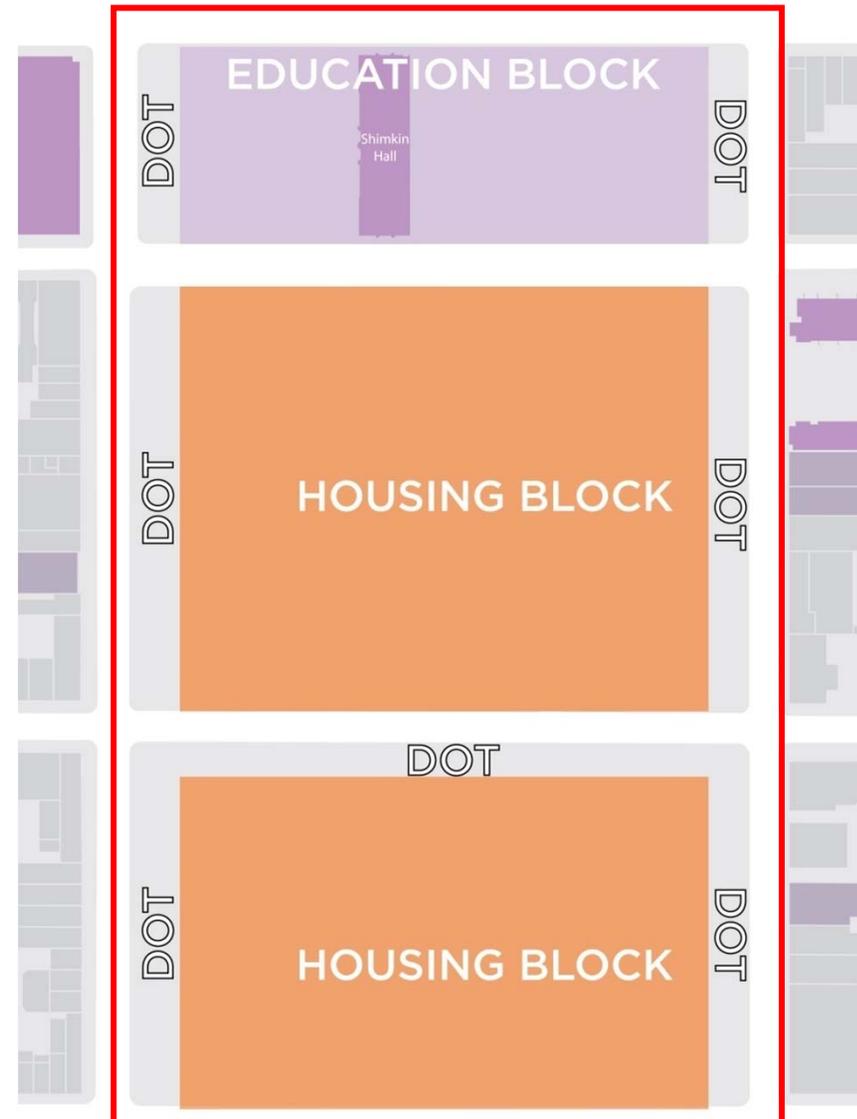
Housing Blocks

- Land conveyed from City to Private Developer
- Deed restrictions expire forty years after the “*completion of the housing project*” as defined in the LDA

1958

Urban Renewal Plan – 1st Amendment

- Reduced the number of buildings and units
- Relocated retail uses
- Garage on southerly site as commercial

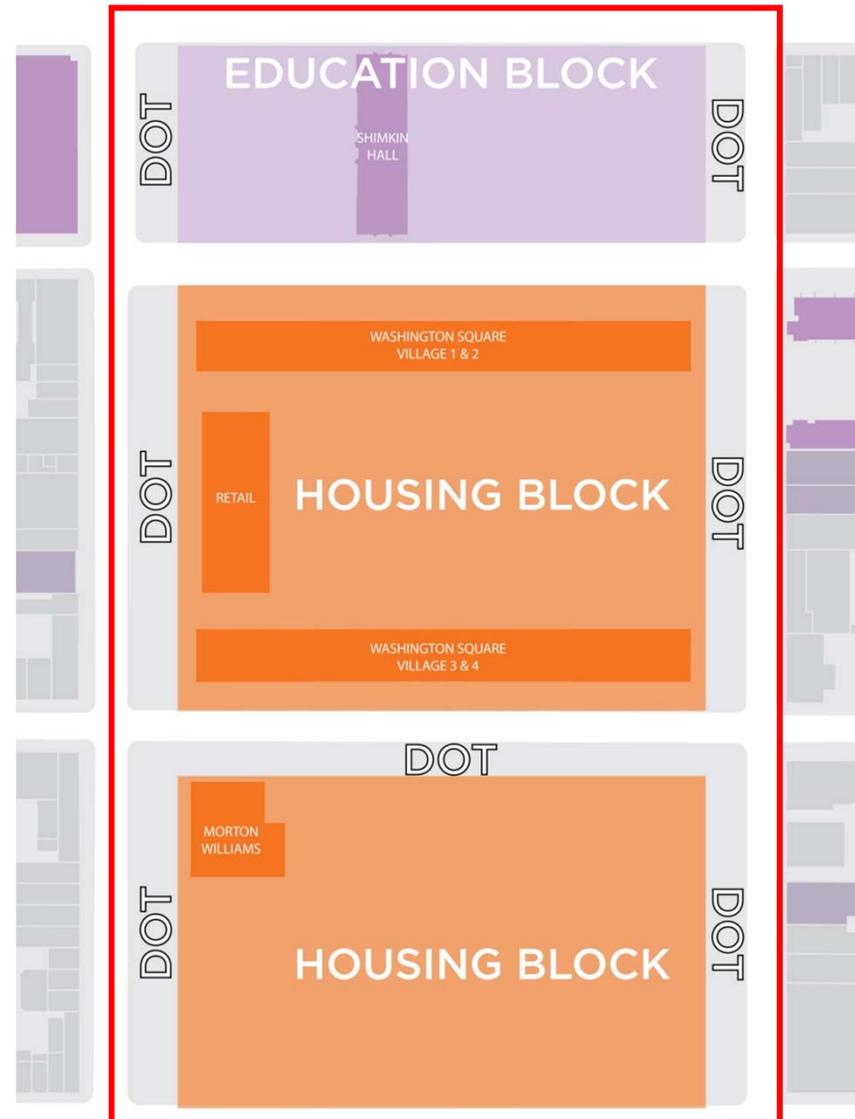




Urban Renewal History

1960-1961

- Washington Square Village buildings completed
- LaGuardia retail building completed
- Supermarket building completed
- All owned and built by private developer





Urban Renewal History

1962

Urban Renewal Plan – 2nd Amendment

- Changes made to facilitate development of Southerly Housing Site
- Commercial garage eliminated

1963

- Southerly Housing Site sold to NYU from private developer (January)
- Northerly Housing Site with buildings sold to NYU from private developer (December)
- Morton Williams remains privately owned

1964

- Zoning Approvals (LSRD) granted for Southerly Housing Site
- One building (505 LaGuardia) set aside for affordable housing (long term ground lease)





Urban Renewal History

1966

Urban Renewal Plan – 3rd Amendment

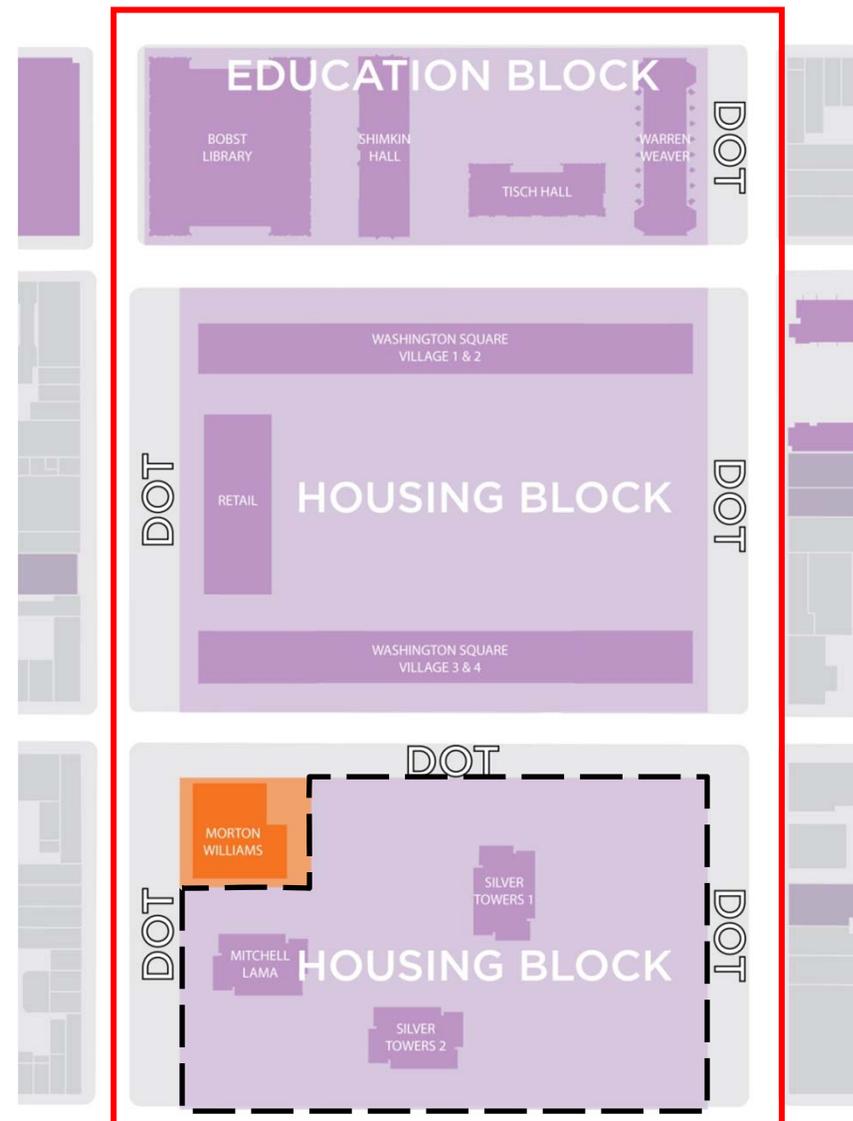
- Changes made to facilitate Bobst Library
- Elimination of widened DOT area to allow Bobst to occupy area along LaGuardia Place
- Height and Setback controls along LaGuardia Place and West 4th Street to following zoning

1967

- University Village Buildings (Silver Towers and 505 LaGuardia) completed
- BSA approval for Bobst Library

1972

- Tisch Hall completed
- Bobst Library completed





Urban Renewal History

1979

Urban Renewal Plan – 4th Amendment

- Portion of Southerly Housing Site changed to Educational Area to facilitate gym building
- 23ft height limit placed on gym building
- The aggregate floor area of all structures in the education area
- City Planning ULURP actions approved

1981

- Coles gym completed

1992

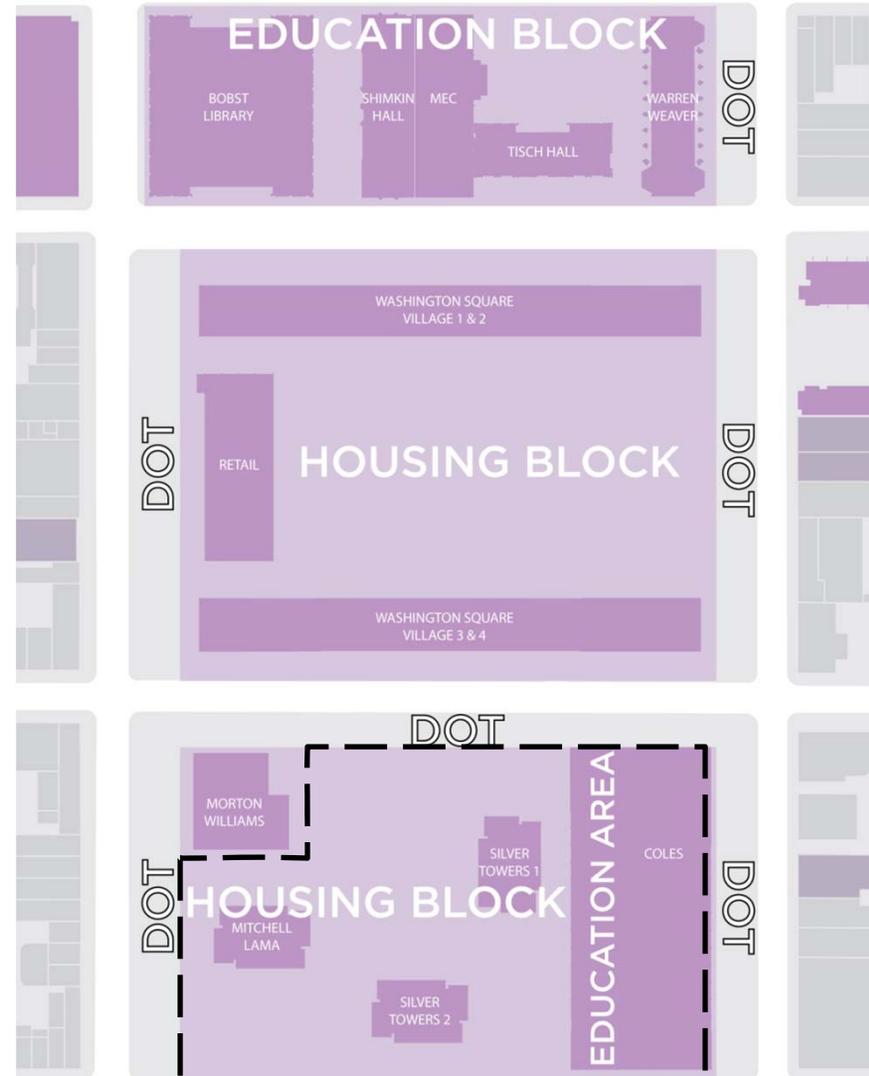
- Kaufman Management Center completed

1994

- Urban Renewal Plan Expires

2001

- NYU purchases supermarket site (Morton Williams)





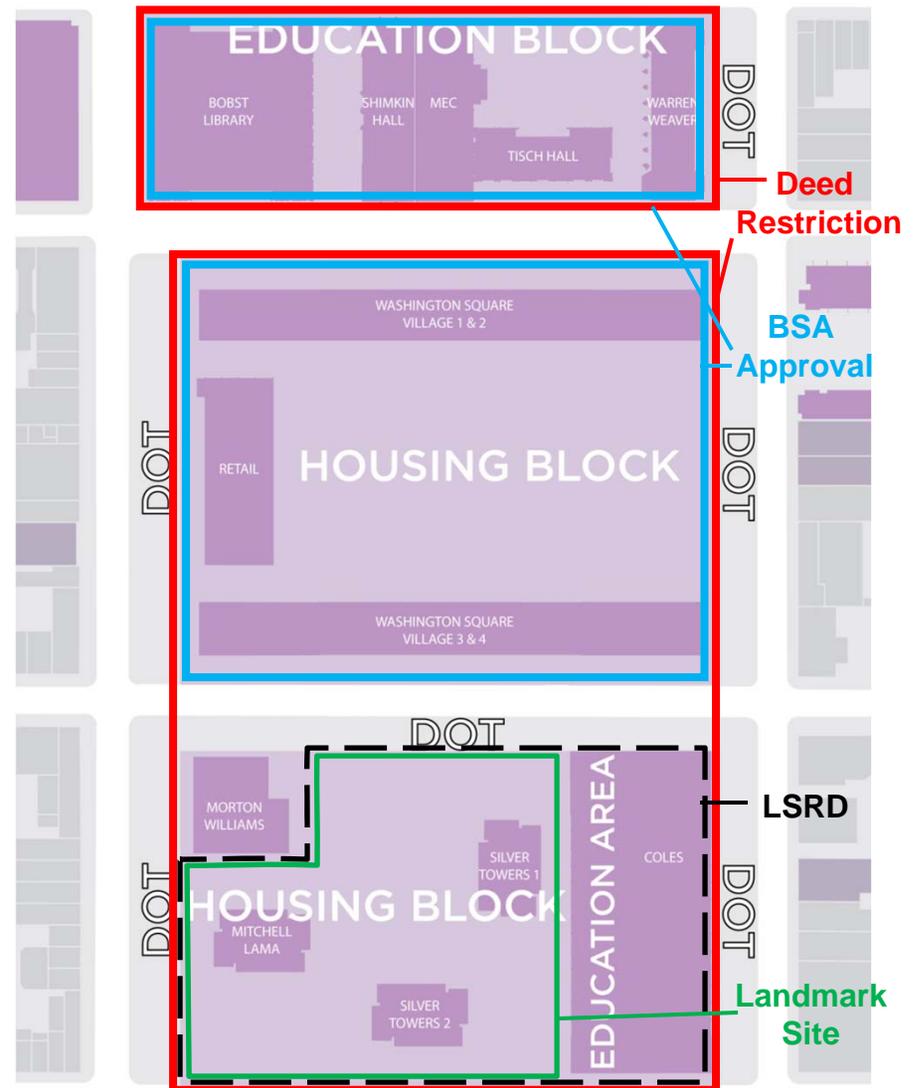
Current Regulatory Controls

Education Block

- Lack of clarity on Deed Restriction expiration (2012; 2034)
- BSA special permit restricts site plan, floor area and lot coverage of development

Housing Blocks

- Lack of clarity on Deed Restriction expiration (2007; 2021)
- BSA special permit for public parking garage on Washington Square Village
- Large Scale Residential Development that restricts site plan, floor area and lot coverage of development
- City Landmark designation of University Village buildings and site





Zoning/BSA Approvals Superblocks

- 1967
BSA variance to allow height and setback modifications for 12 story library.

- 1990
Amendment of resolution to modify previously approved site plan for enlargement of Shimkin Hall

- 2001
BSA approved the reestablishment and amendment of a variance to permit transient parking in an existing accessory garage. The variance expires on August 14, 2011. Garage licensed for 670 cars.

- 1964
LSRD to allow distribution of floor area, open space, rooms, and parking without regard for zoning lot lines.

- 1979
Zoning text change, special permit, and authorization within a LSRD to facilitate development of Coles.

