



## **NYU CORE ULURP Proposal**

Prepared for Community Board 2  
January 9, 2012



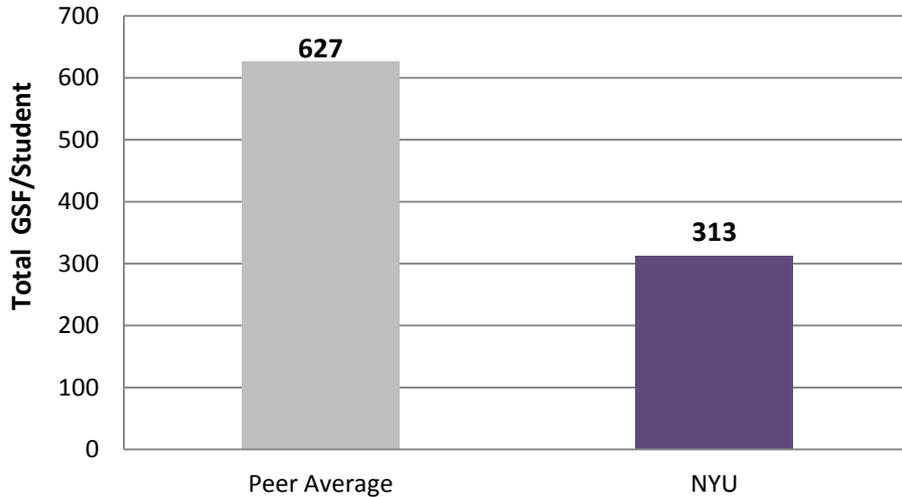
# NYU 2031: A Citywide Approach



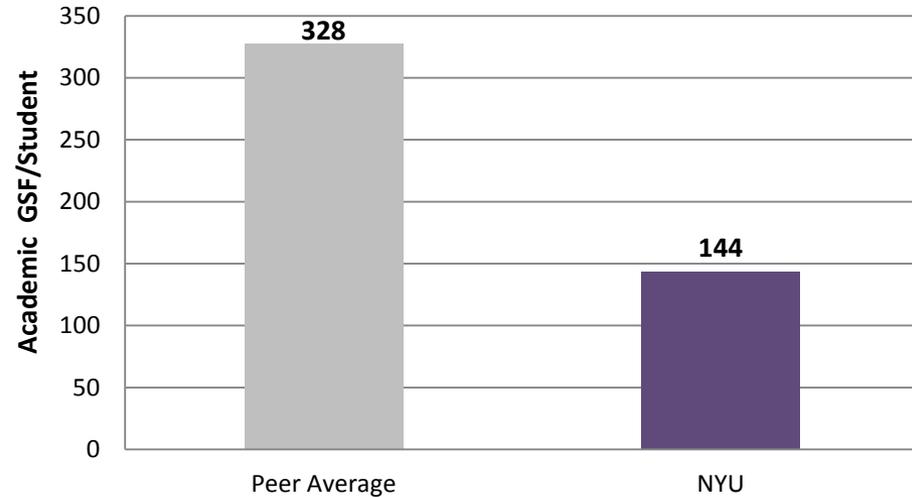


# NYU Space per Student Comparison

### Total GSF/Student



### Academic GSF/Student



The 17 peer institutions used for the comparison analysis were:

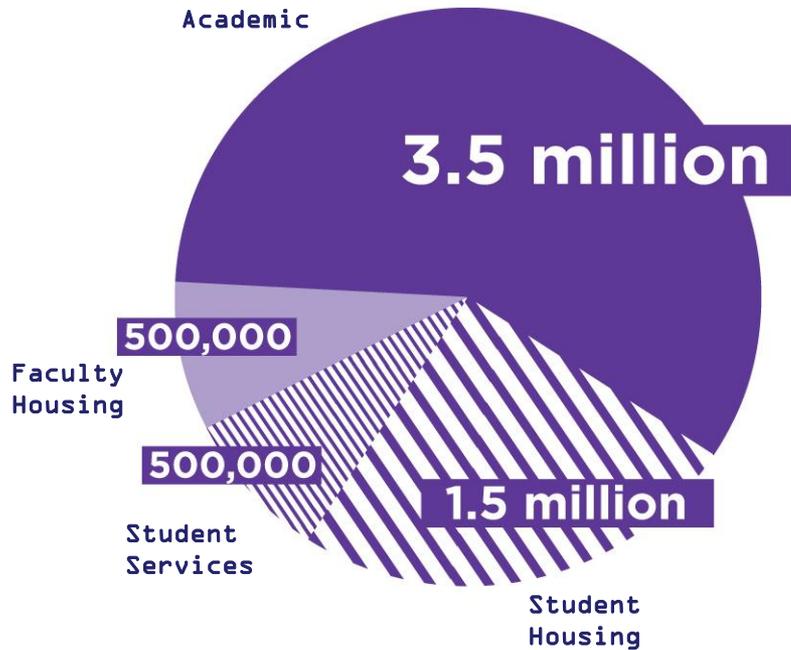
Brown University; Carnegie Mellon University; Cornell University; Georgetown University; Massachusetts Institute of Technology; Northeastern University; Northwestern University; Princeton University; Rutgers University; Southern Methodist University; Syracuse University; Temple University; the Johns Hopkins University; Tufts University; University of Illinois-Chicago; University of Minnesota-Twin Cities; and University of Pennsylvania.



# Projected Space Growth over 20 years

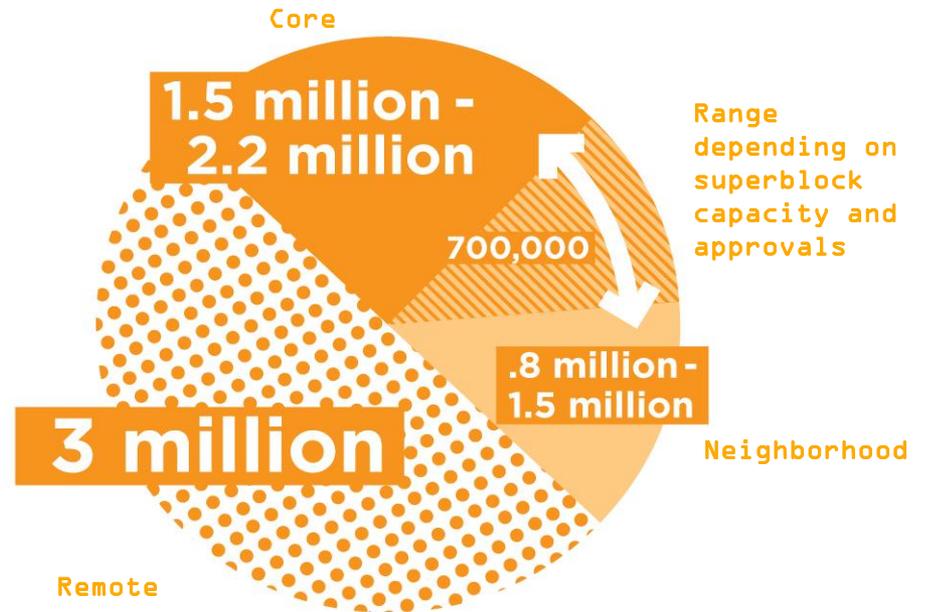
## Projected Square Feet Increase by Use

total: 6 million square feet



## Projected Square Feet Increase by Location

total: 6 million square feet





# 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**



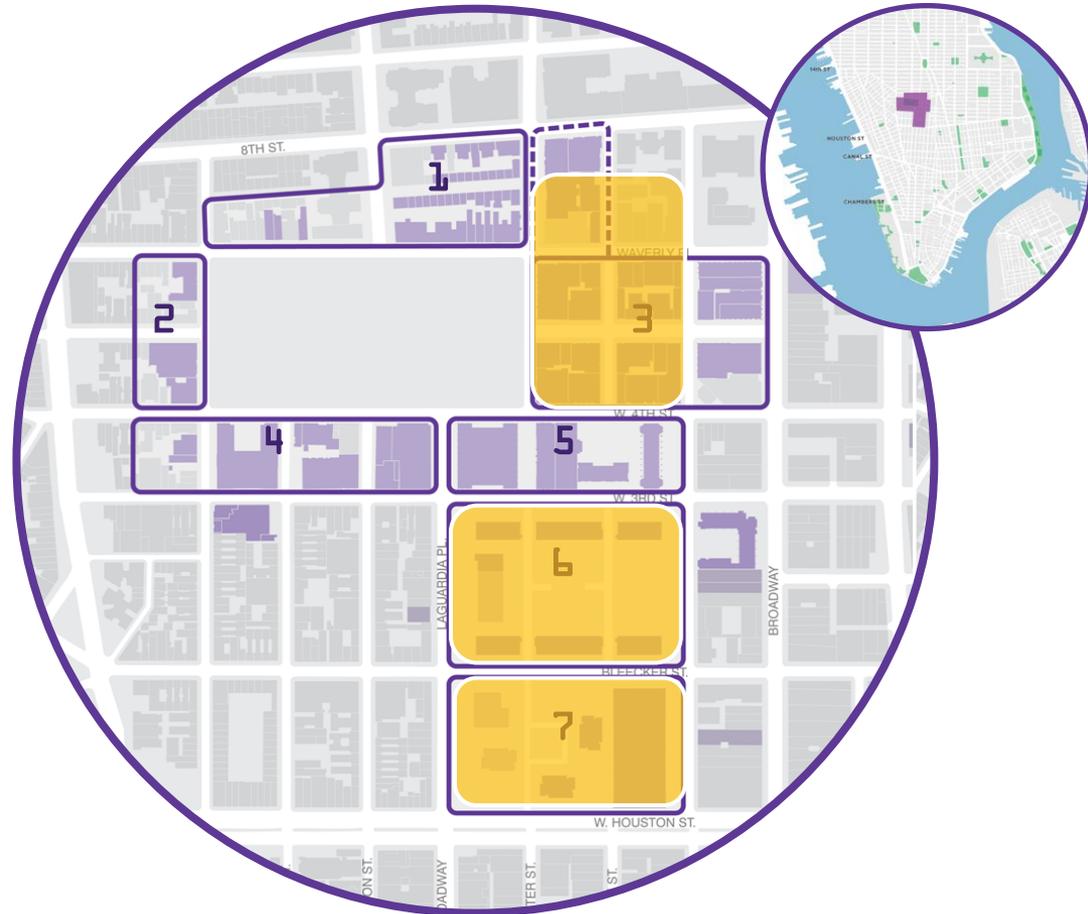


# Overview of NYU Core Proposal



# 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



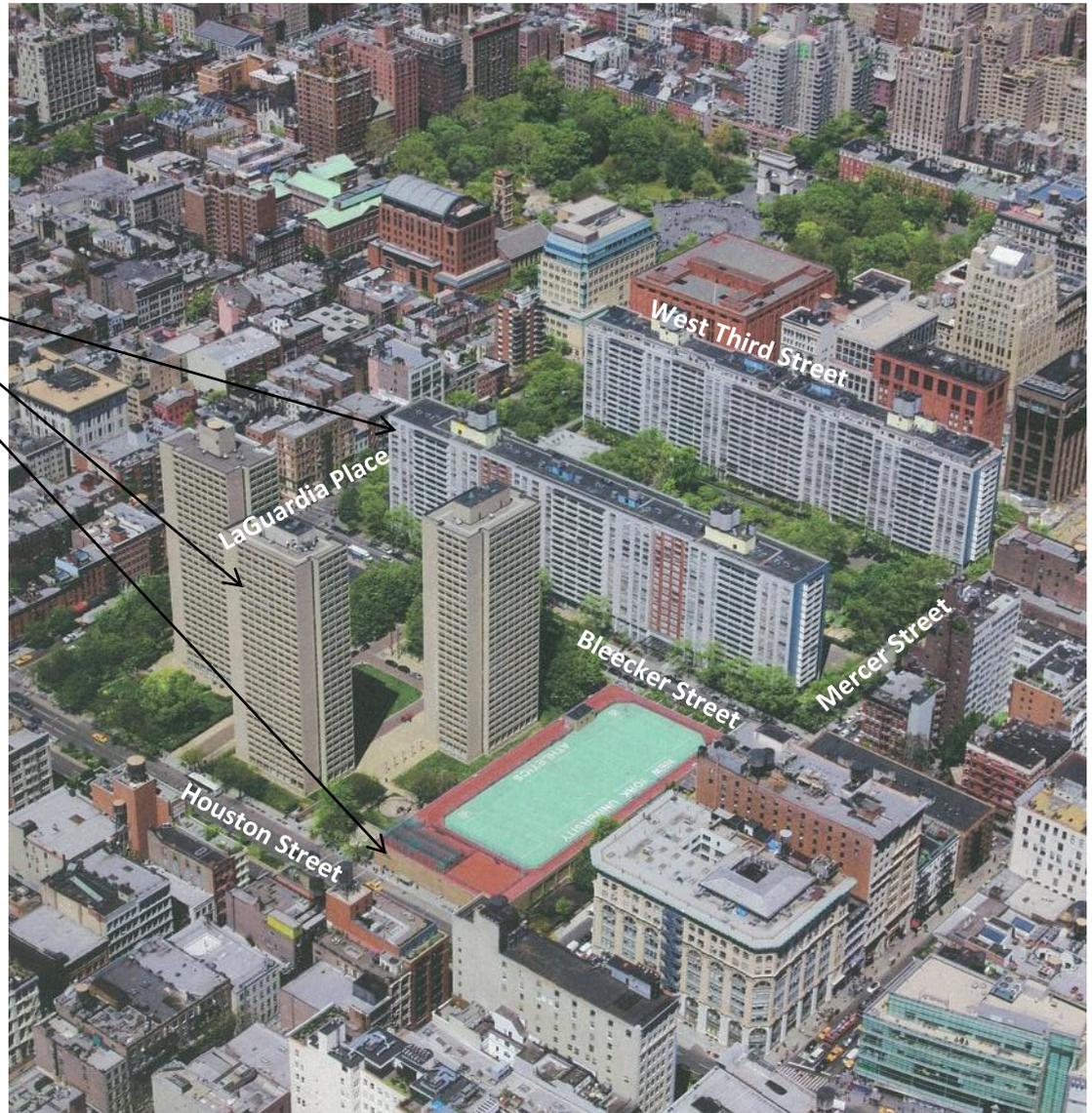
## Property Ownership

	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



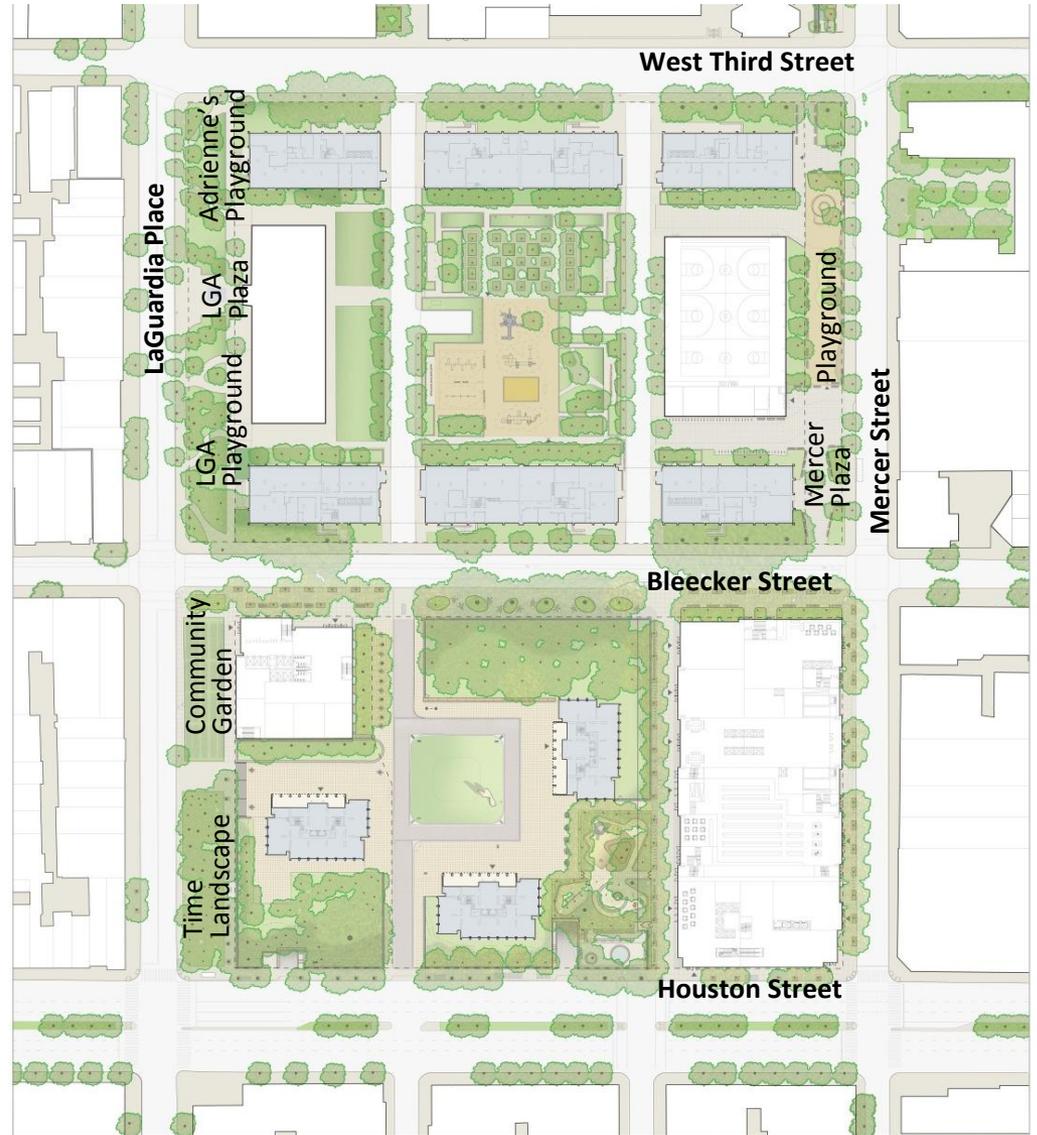
## Proposed Buildings

North Block (GSF)	
Mercer Building	250,000
LaGuardia Building	160,000
Below Grade	770,000
South Block	
Zipper Building	1,050,000
Bleecker Building	225,000
<b>Total Maximum New Uses</b>	<b>2,455,000*</b>

\*1,088,000 SF below grade

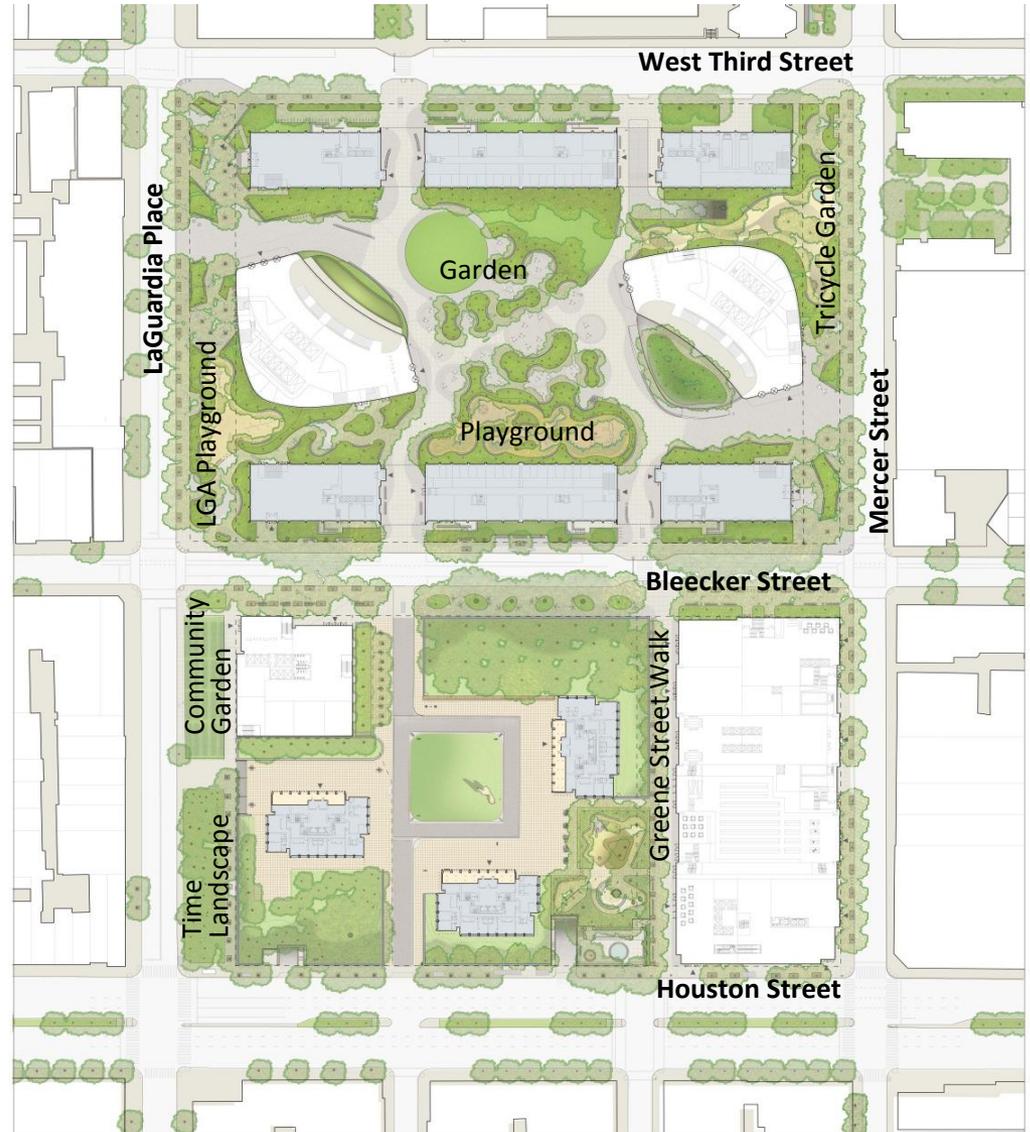


# Super Blocks Interim Condition



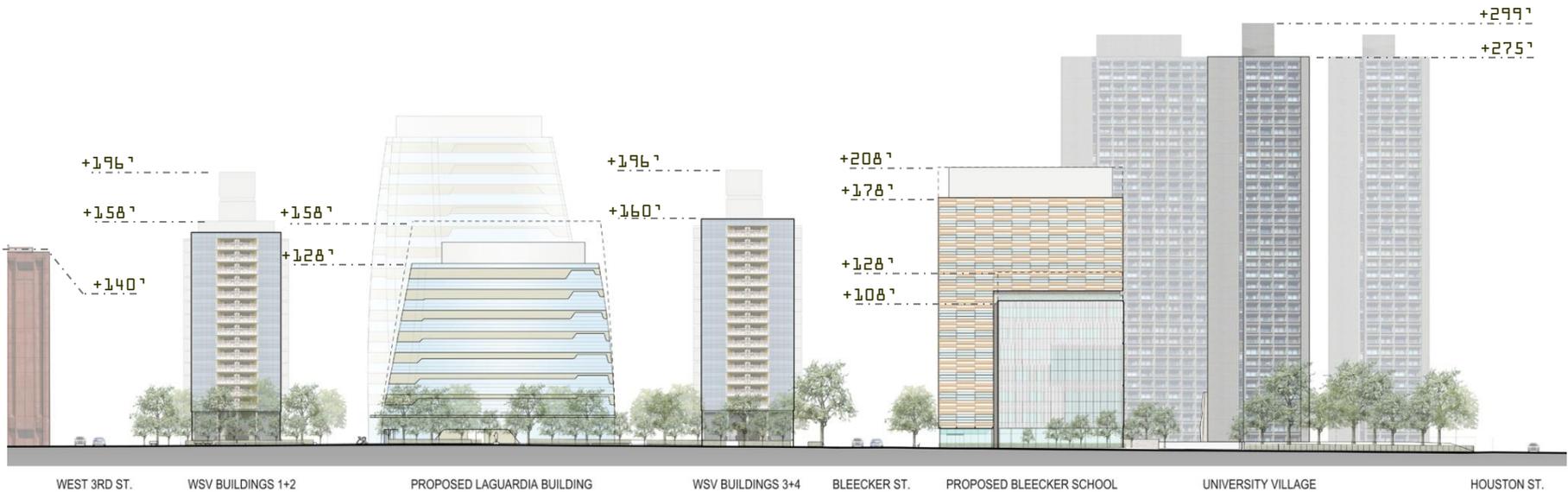


# Super Blocks Final Condition



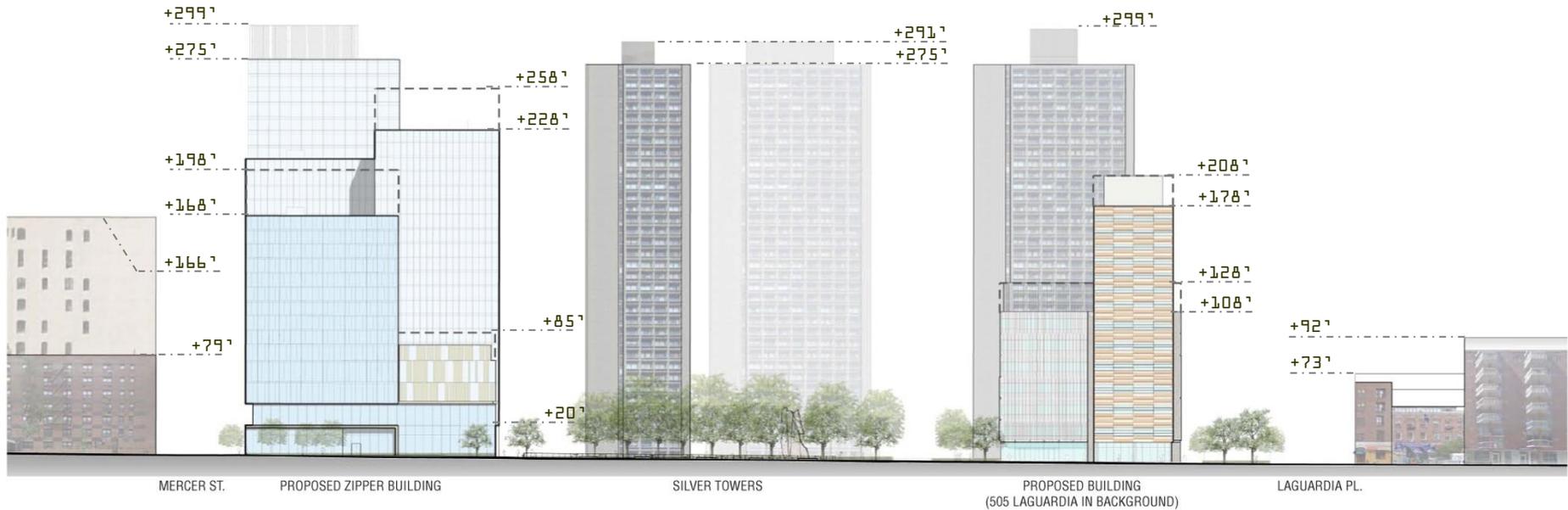


# LaGuardia Place Elevation



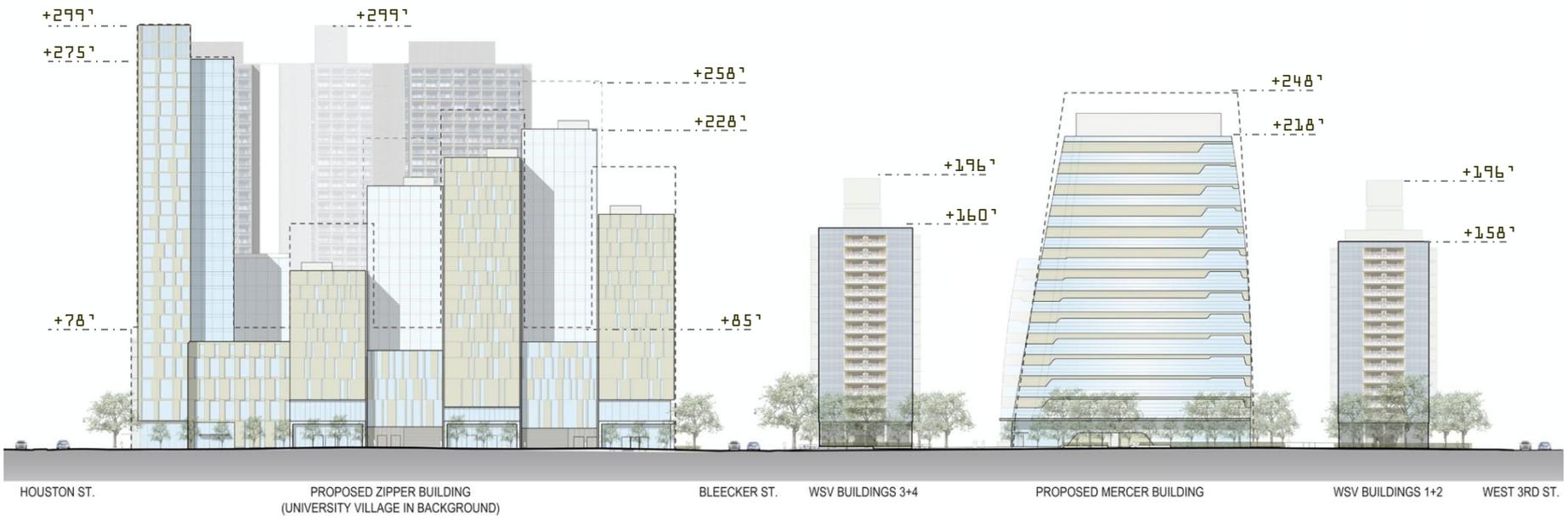


# Bleecker Street Elevation



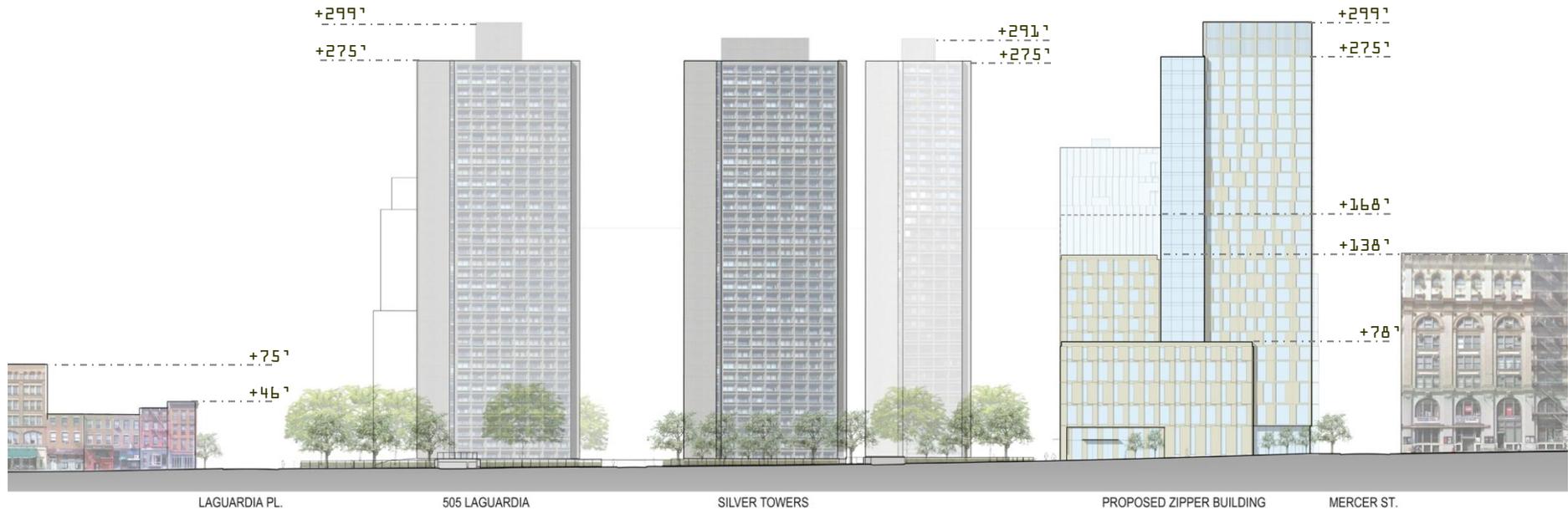


# Mercer Street Elevation



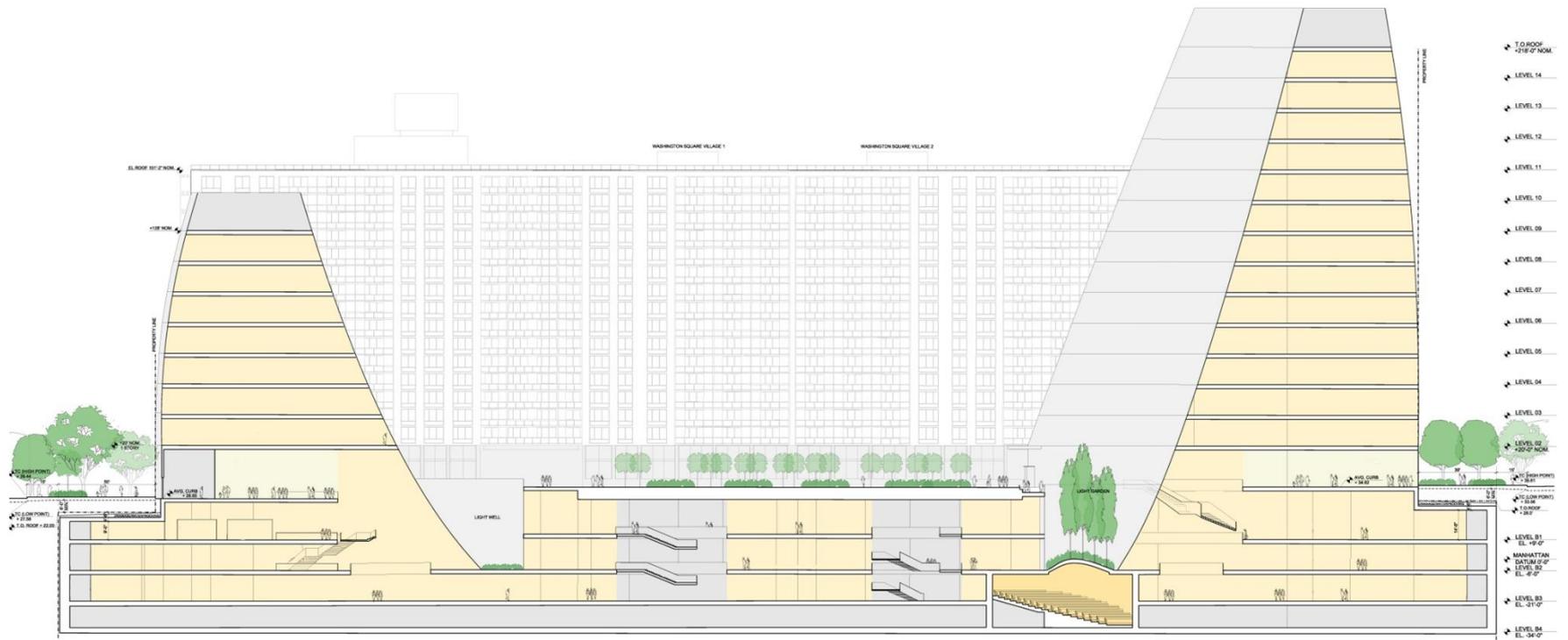
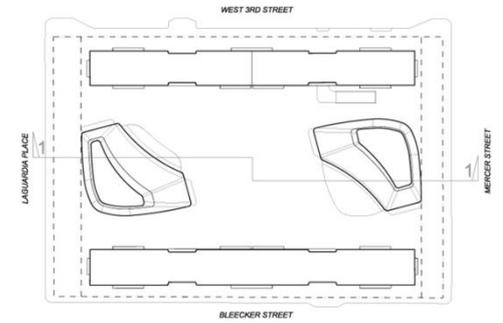


# West Houston Street Elevation



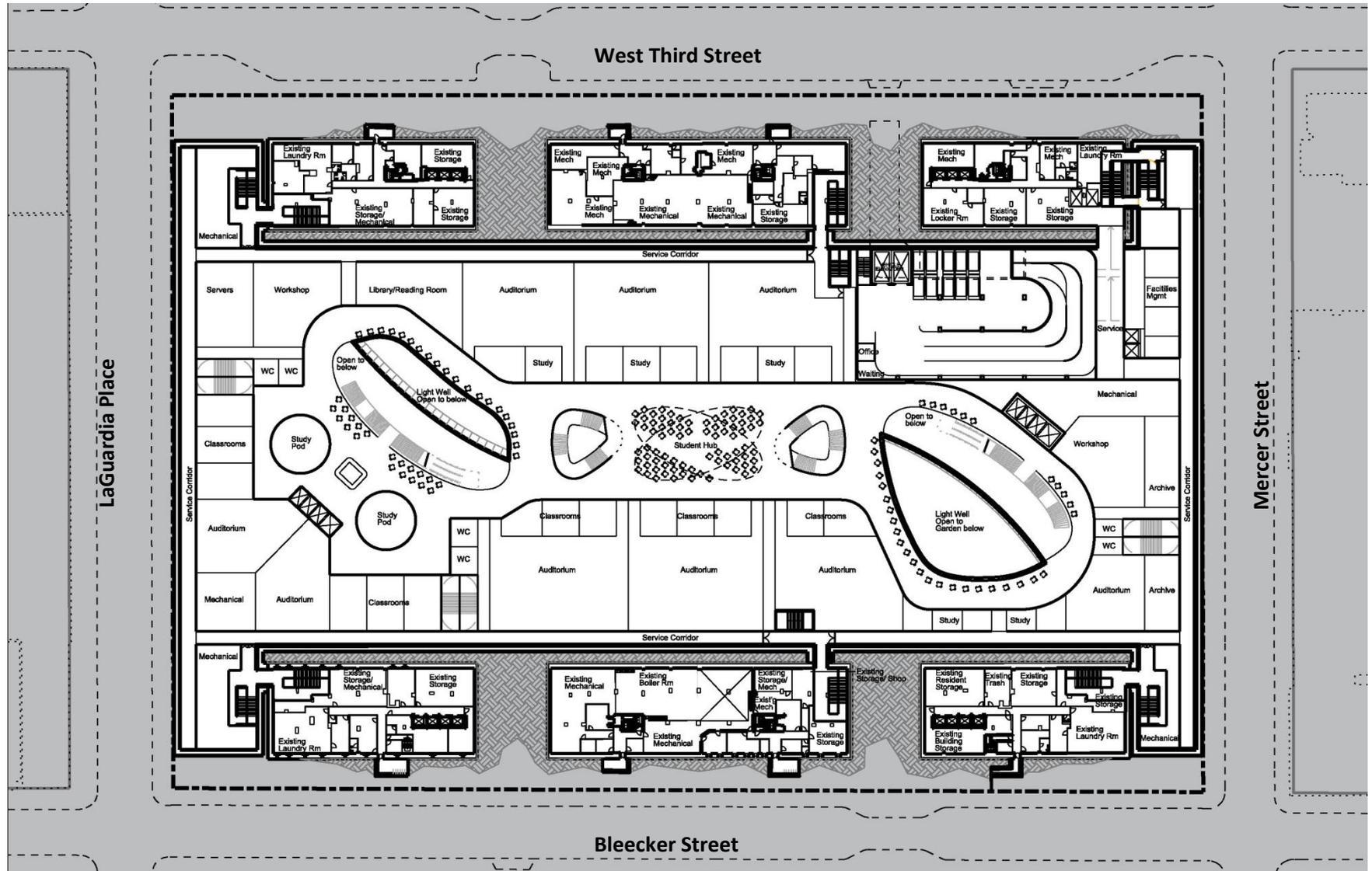


# North Block Below Grade Space





# 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

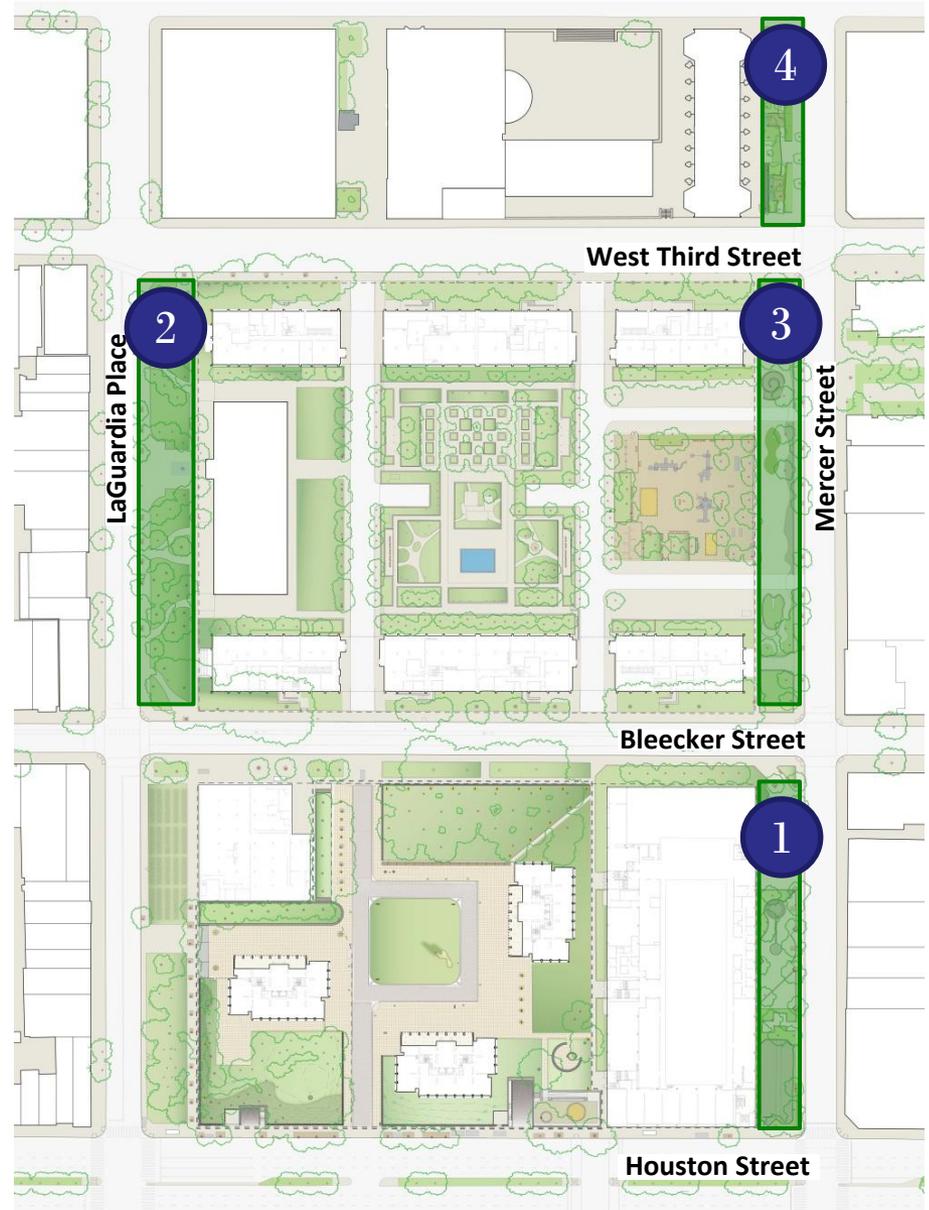
2

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





## 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)

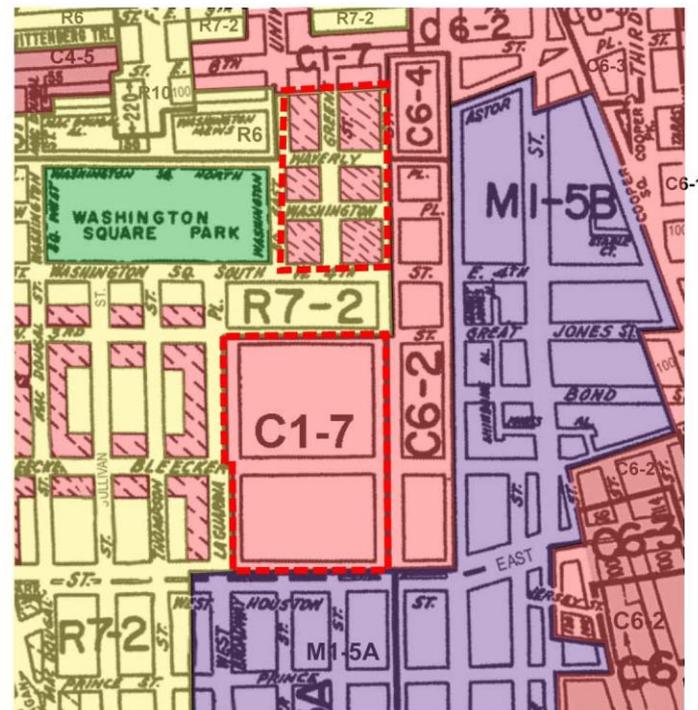
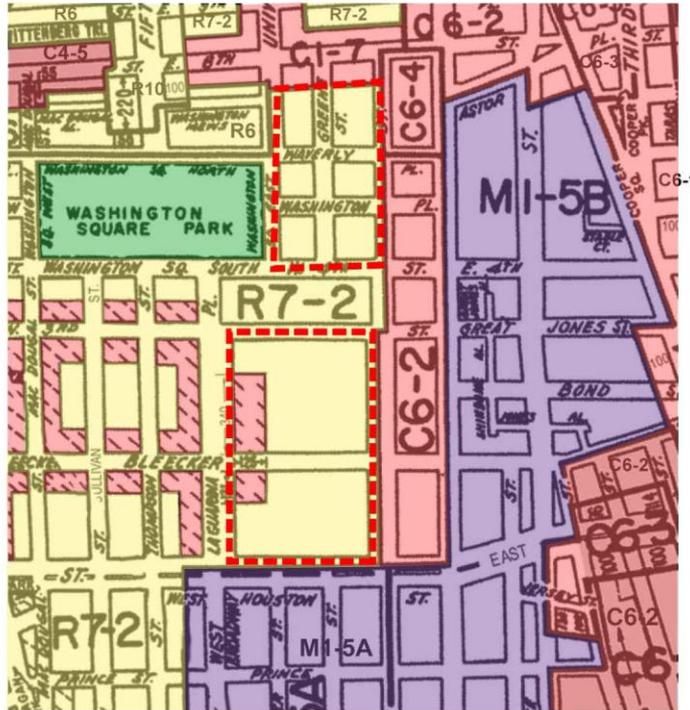
### 4. ZONING TEXT AMENDMENTS

Modify ZR Sections 74-742 and 74-743



# Zoning Map Amendment

 Proposed Rezoning Area  
 C1-5 Overlay



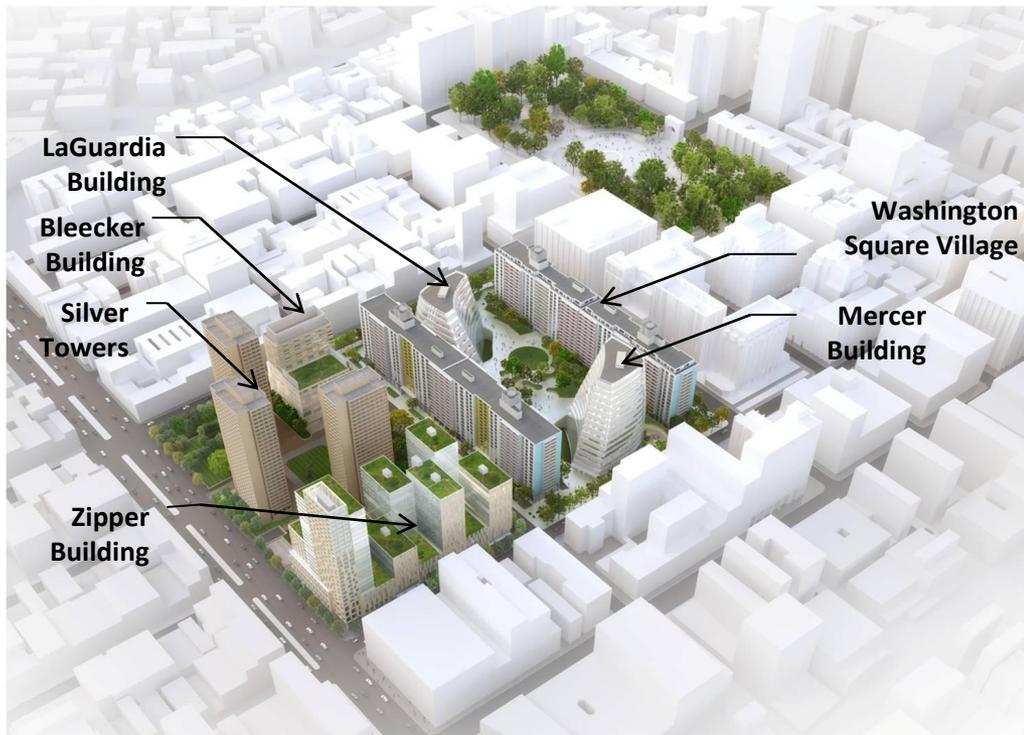
### Existing Zoning

### 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
<b>Total</b>	<b>1,522,742</b>	<b>5.28</b>

770,000 gsf below grade

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

\*Does not include the lot of 505 LaGuardia

\*\*DOT strip does not generate floor area

318,000 gsf below grade



## 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

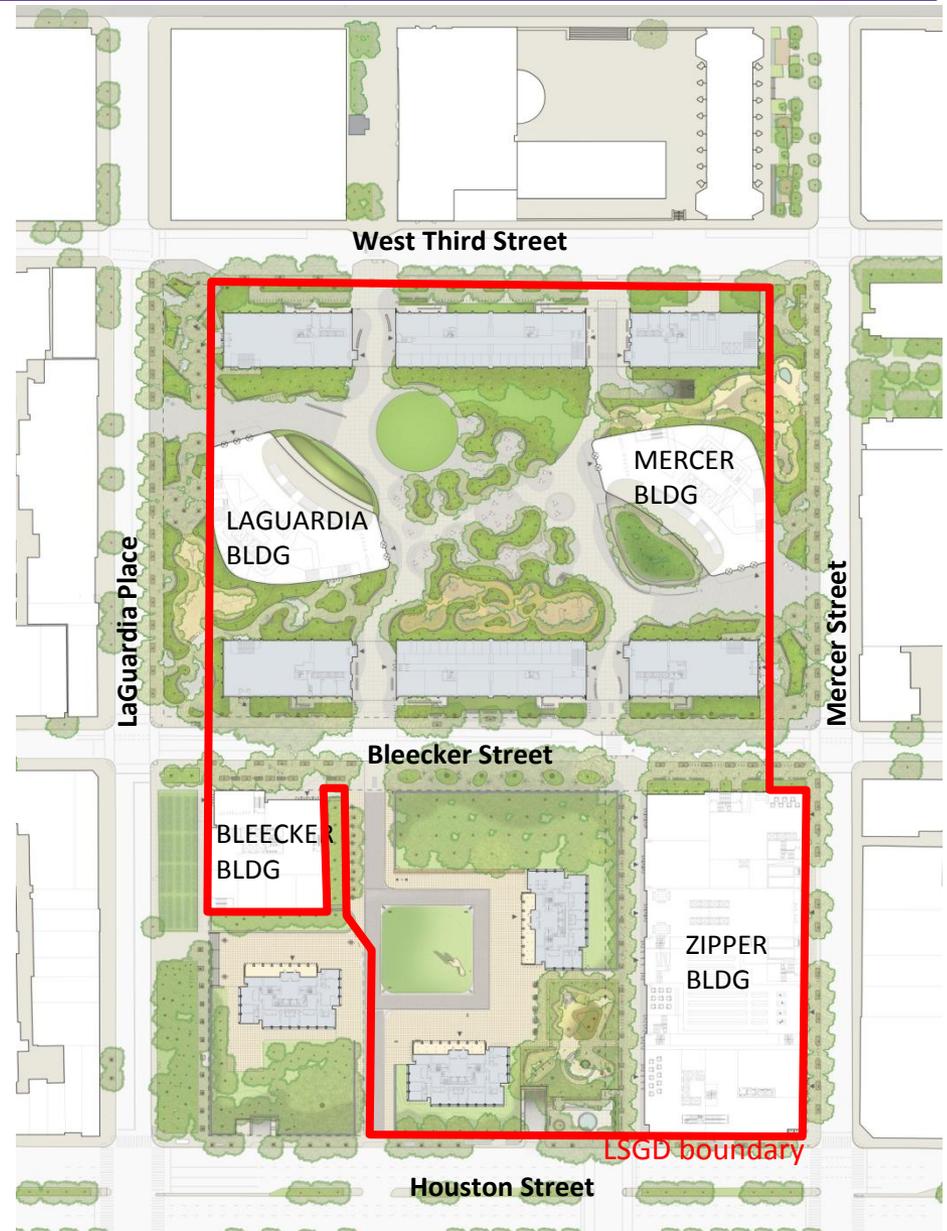
Minimum distance between buildings waiver (existing condition)

### 4. ZONING TEXT AMENDMENTS

Modify ZR Sections 74-742 and 74-743

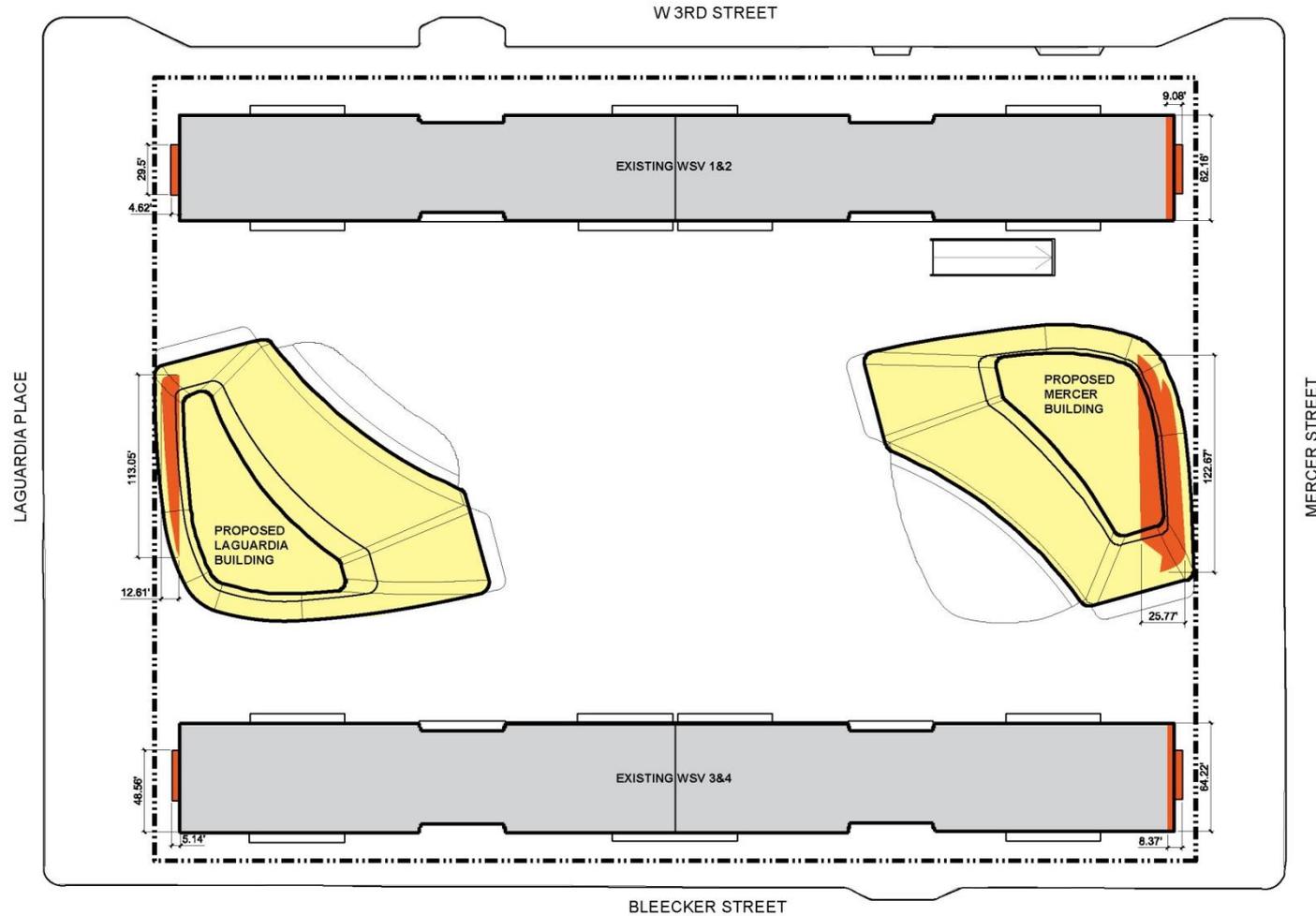


# LSGD Special Permit





# LSGD North Block – Height and Setback Waiver Plan

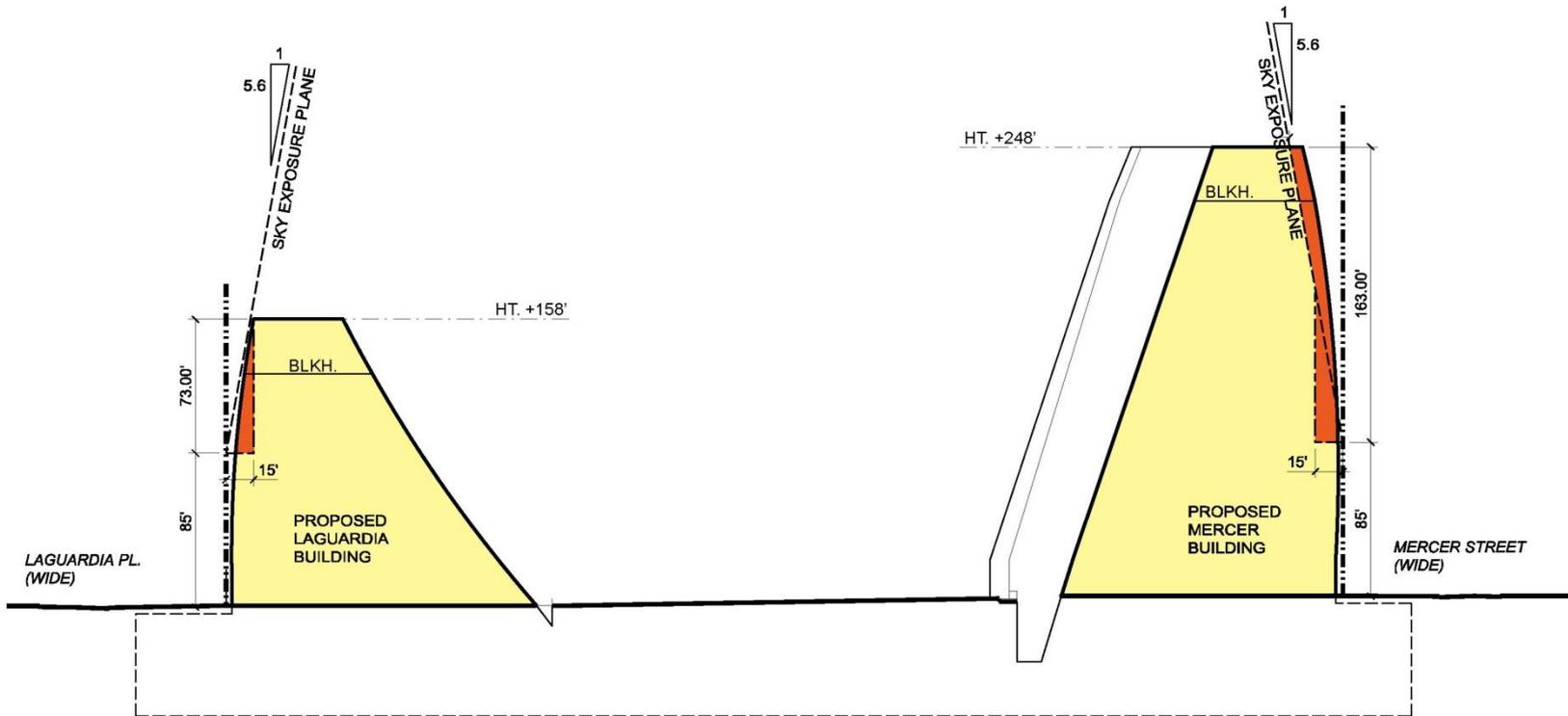
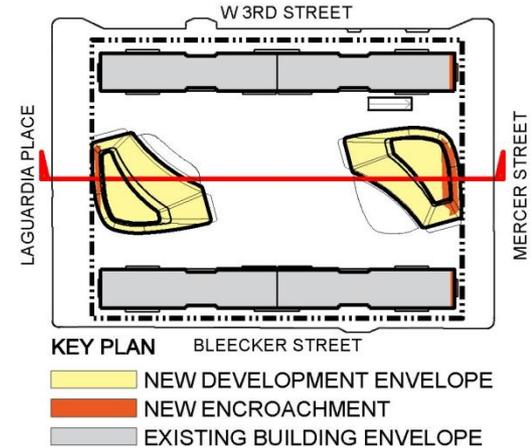


LEGEND:

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

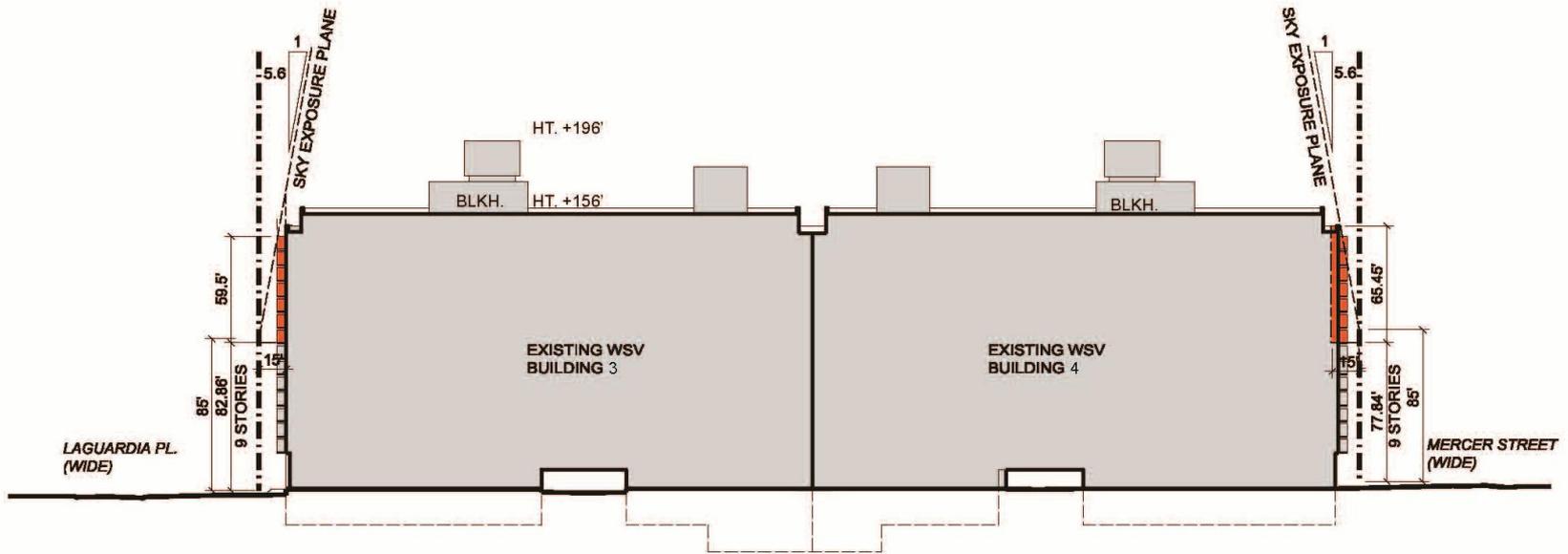
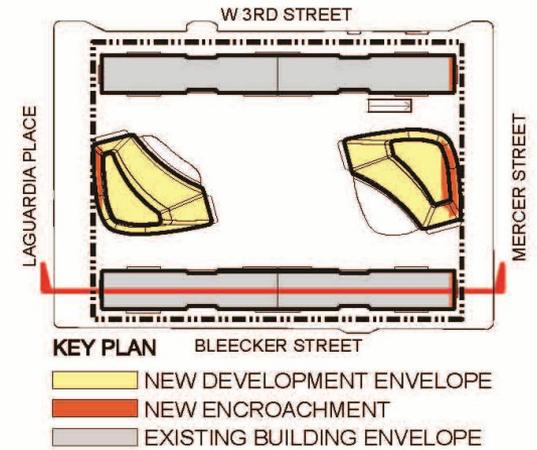


# Height and Setback Waiver - LaGuardia and Mercer Building





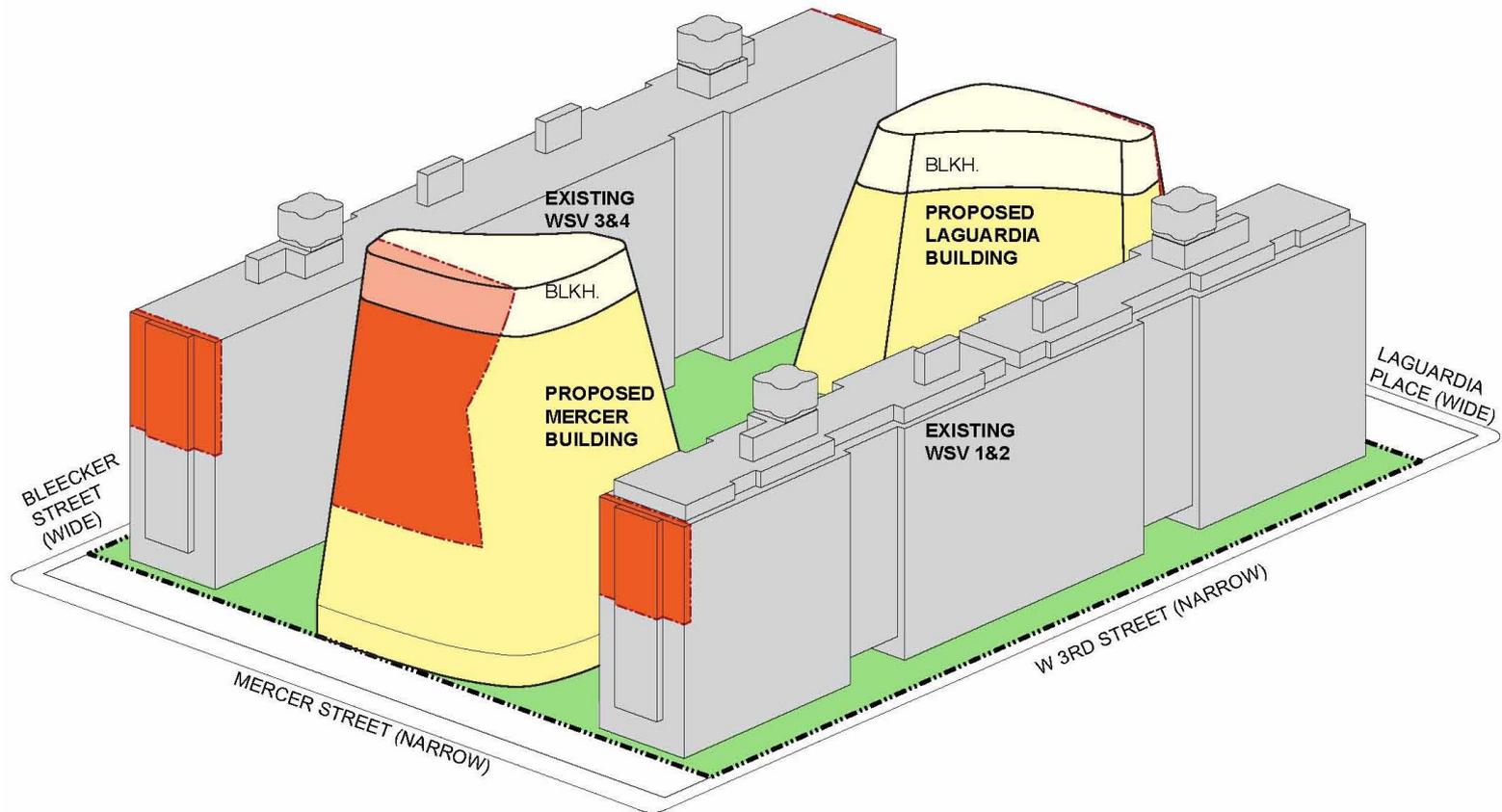
# Height and Setback Waiver - Washington Square Village





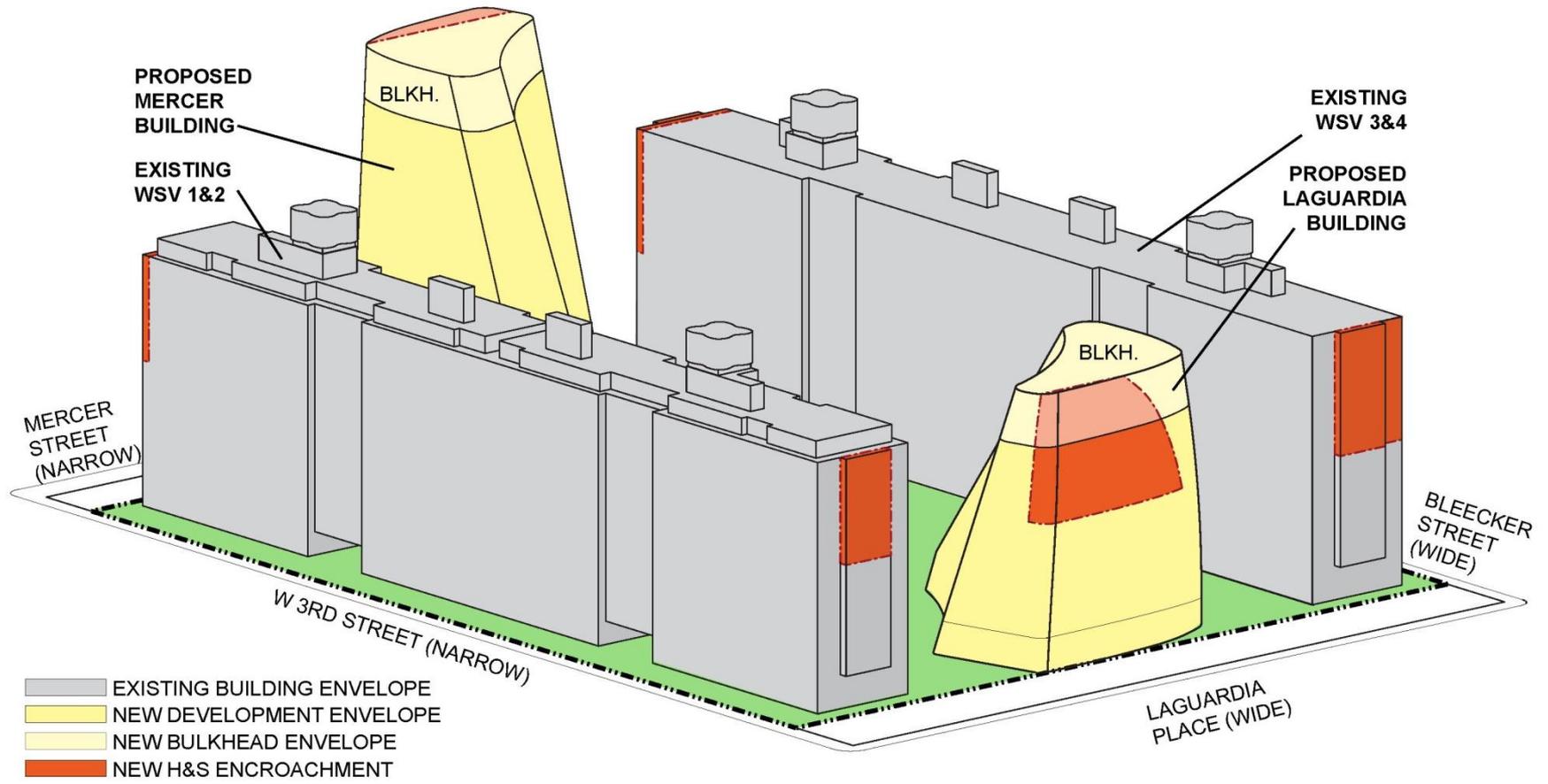
# Height and Setback Waiver Diagram

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



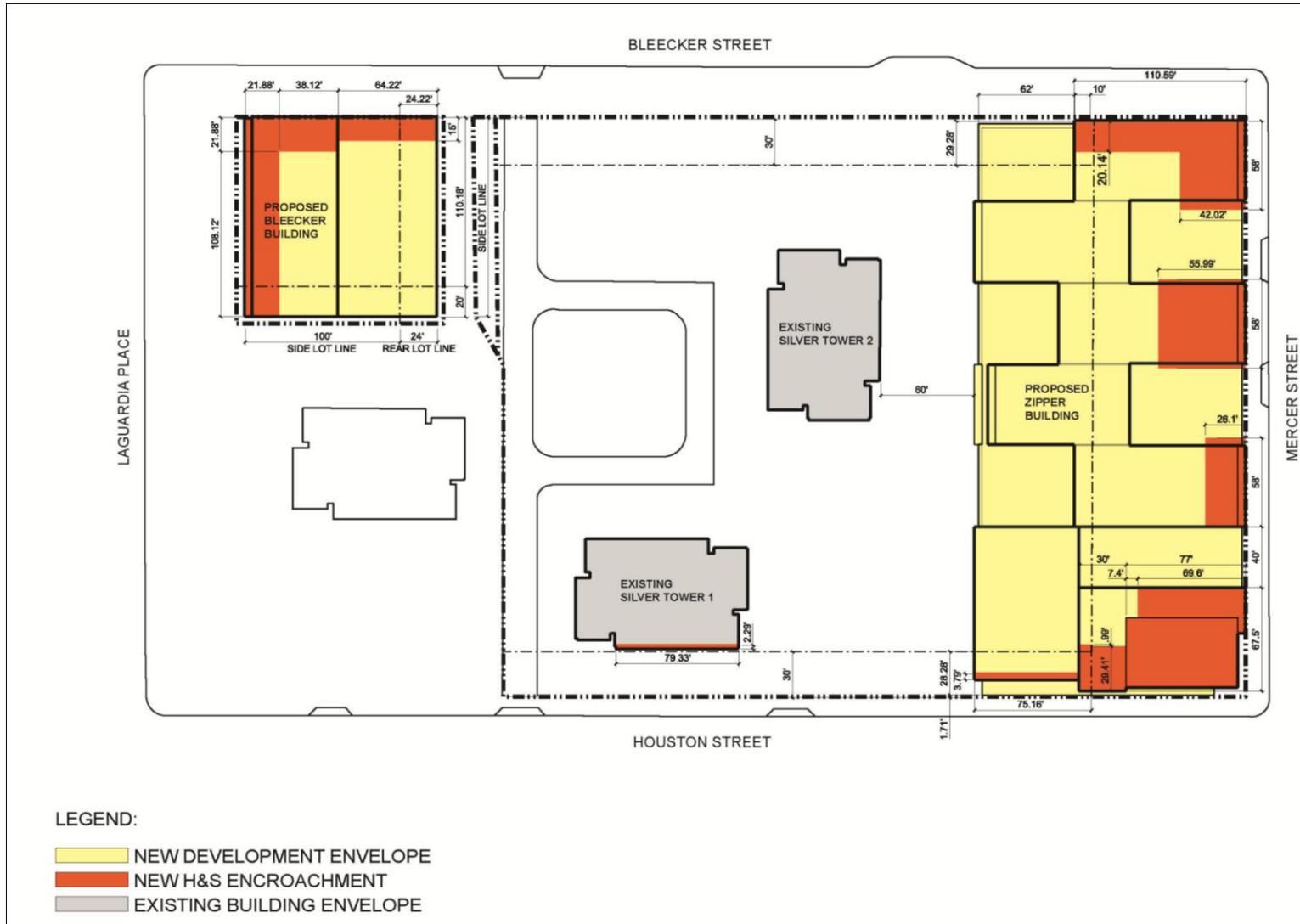


# Height and Setback Waiver Diagram



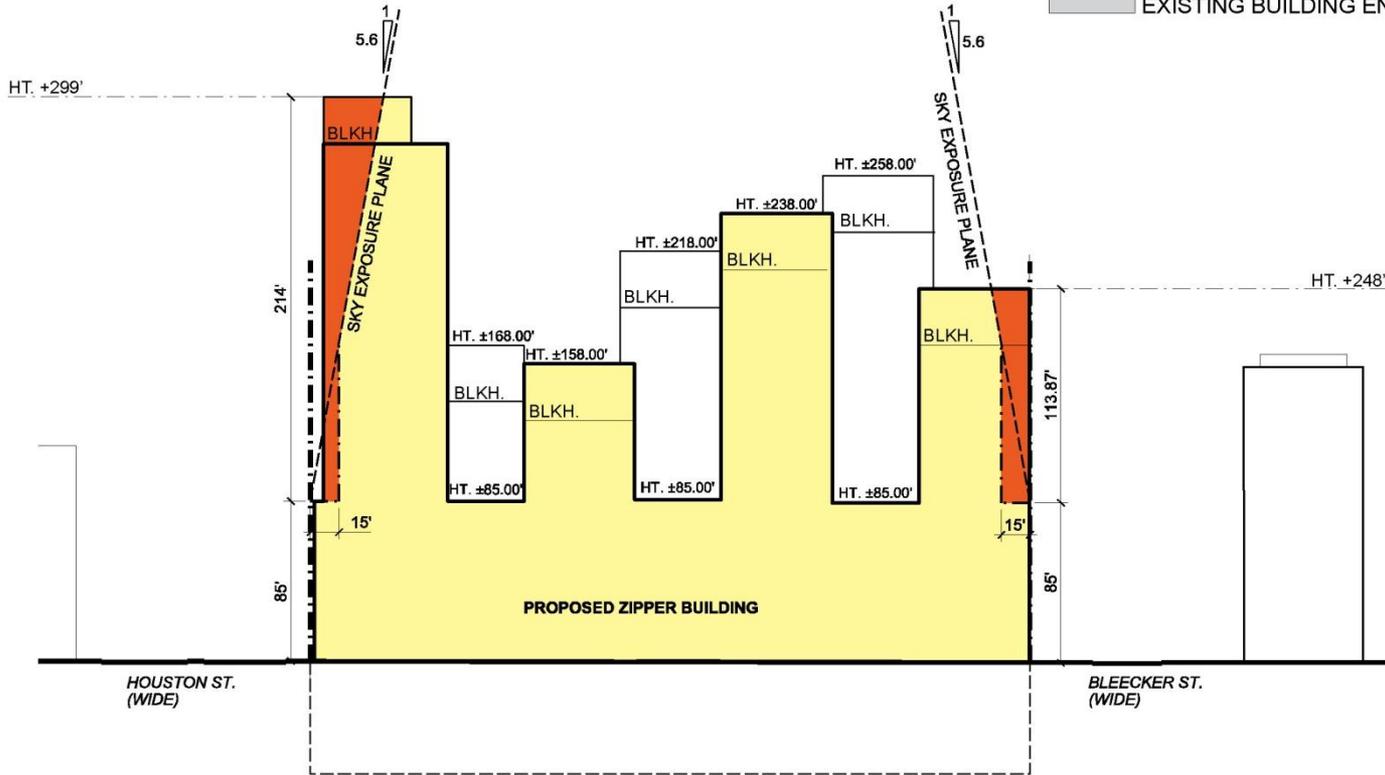
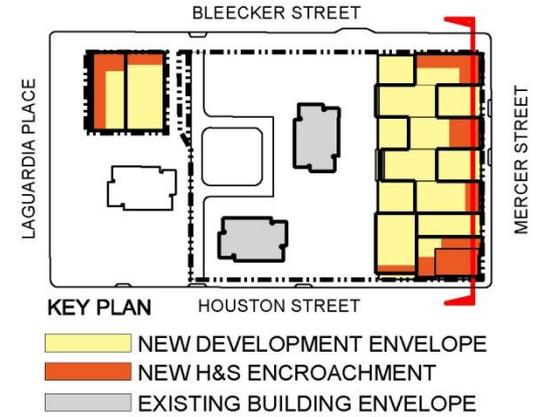


# LSGD South Block – Height and Setback Waiver Plan



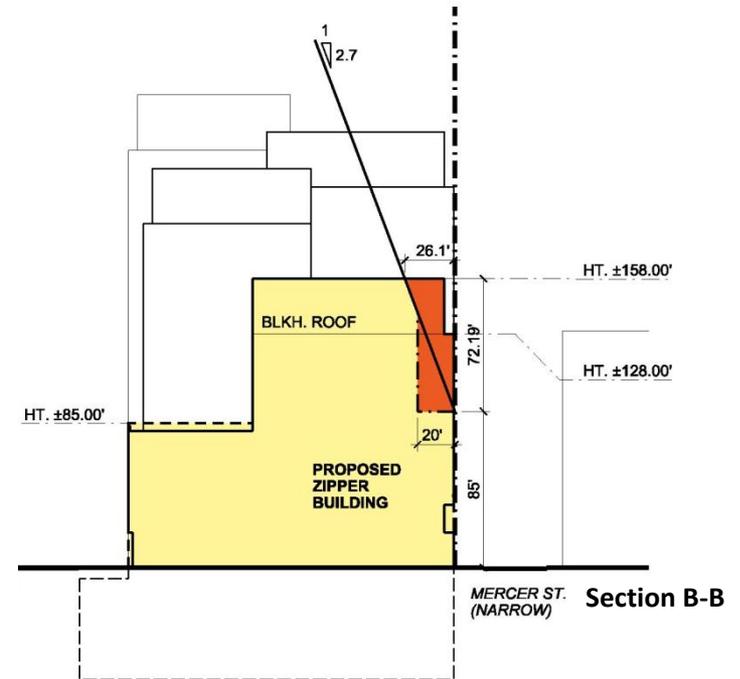
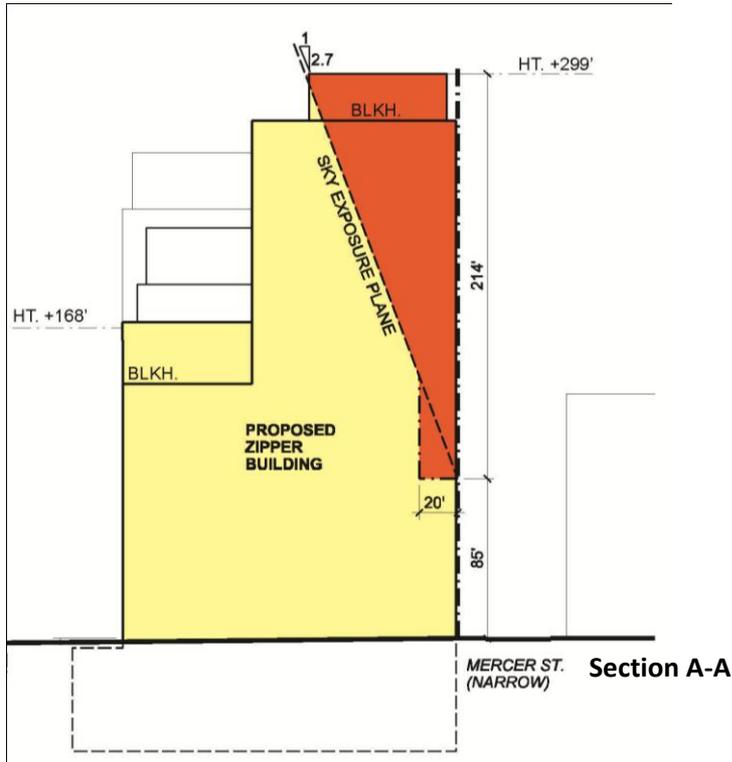


# Height and Setback Waiver – Zipper Building North – South Section



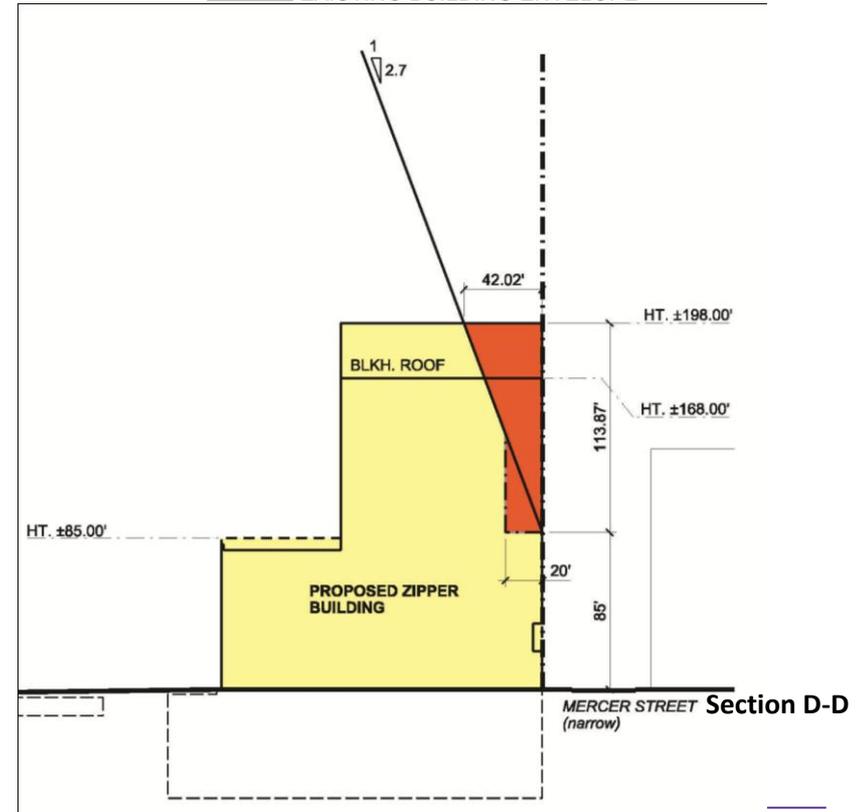
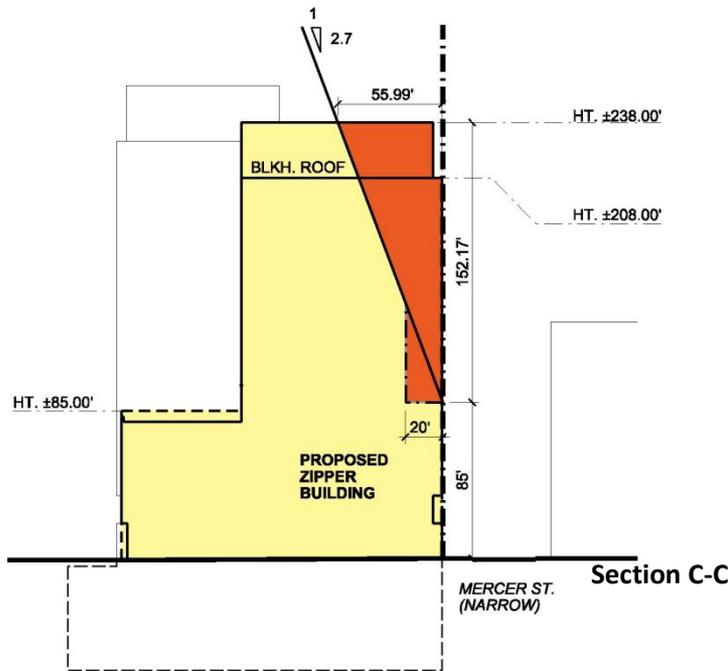
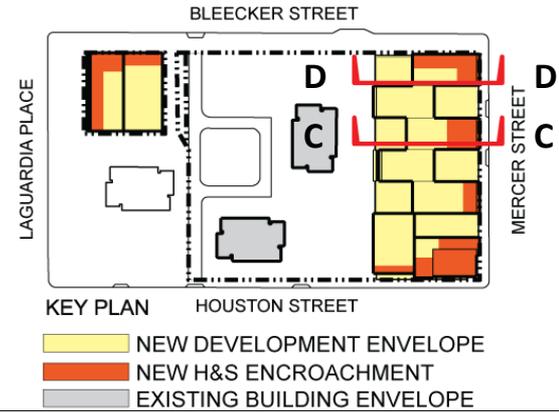


# Height and Setback Waiver – Zipper Building East – West Sections



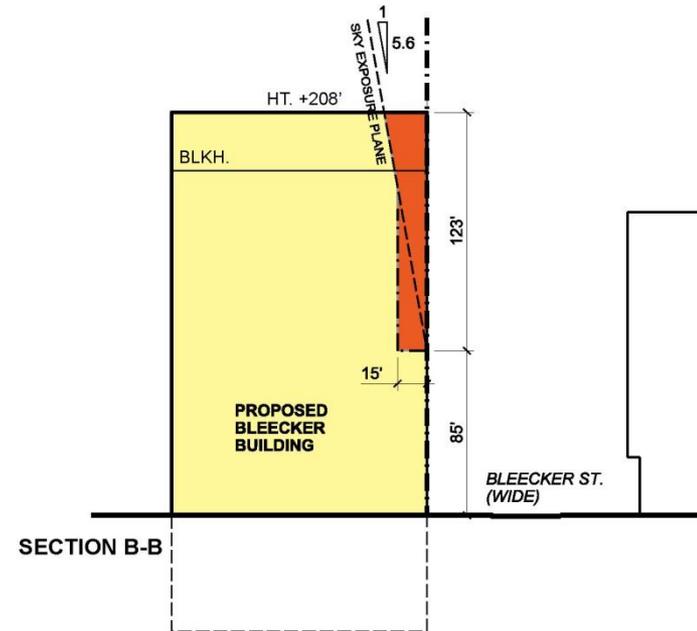
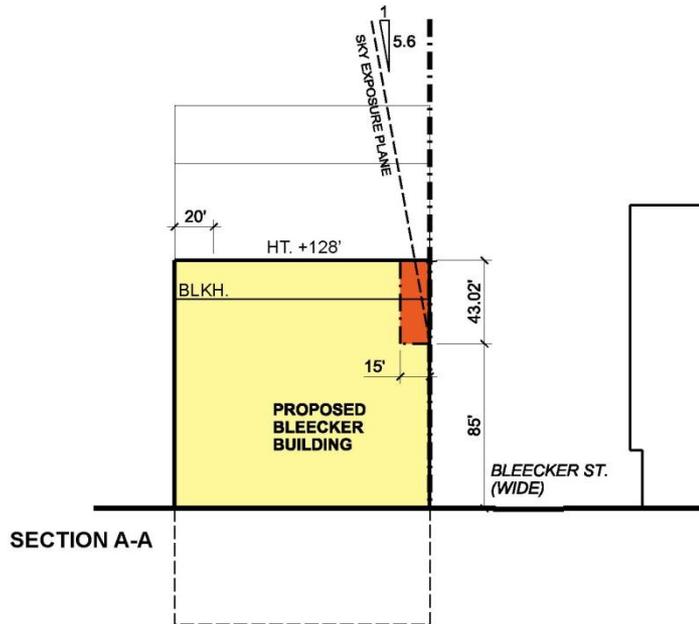
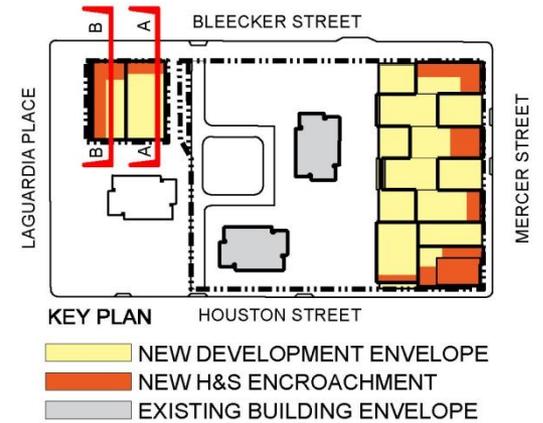


# Height and Setback Waiver – Zipper Building East – West Sections



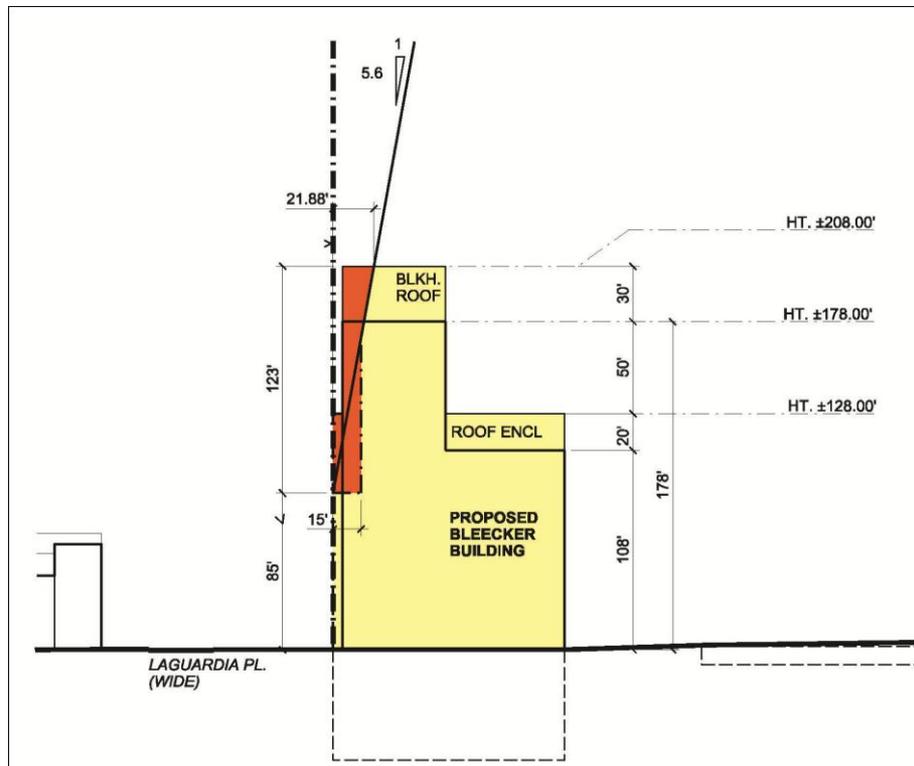
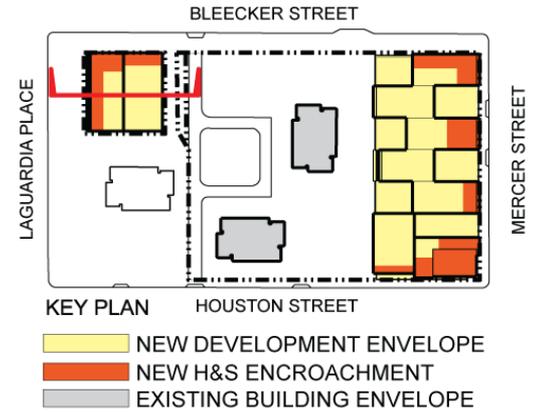


# Height and Setback Waiver – Bleecker Building North – South Sections



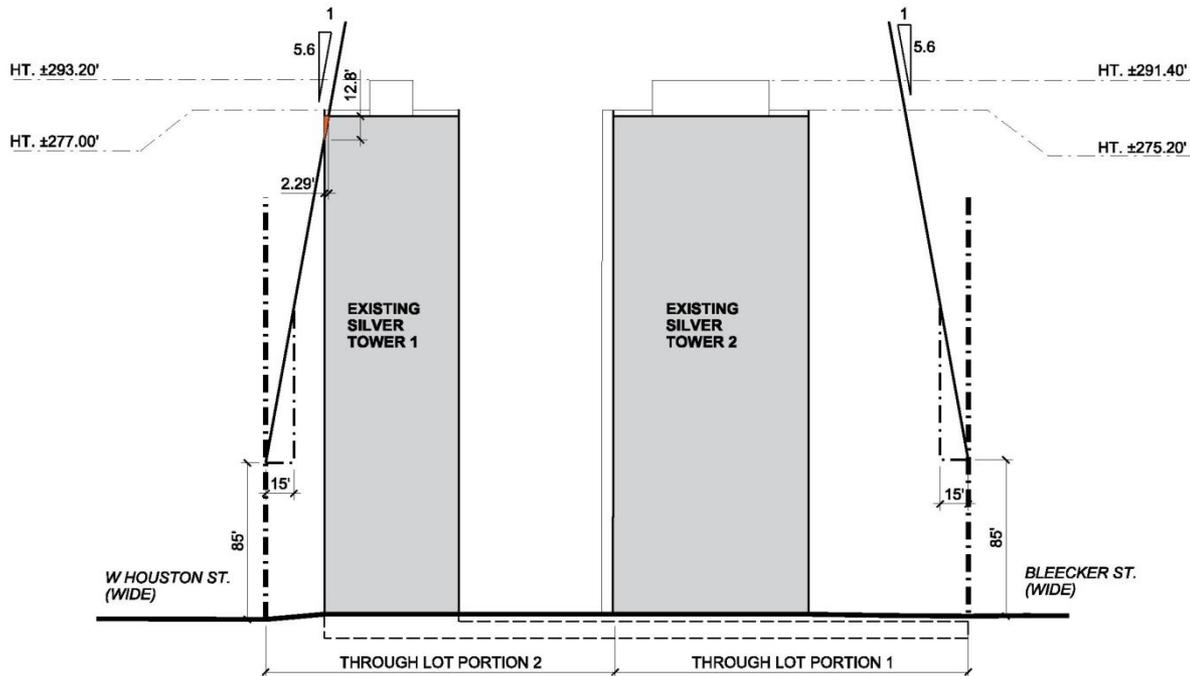
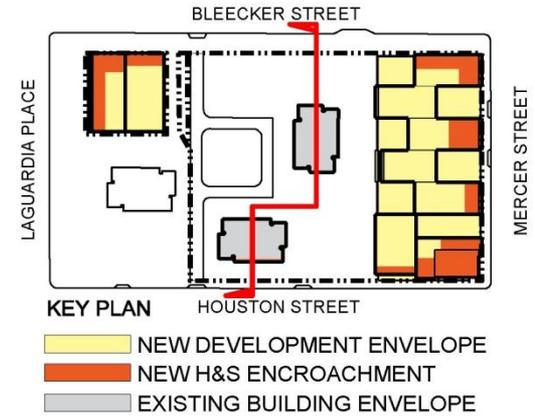


# Height and Setback Waiver – Bleecker Building East – West Section



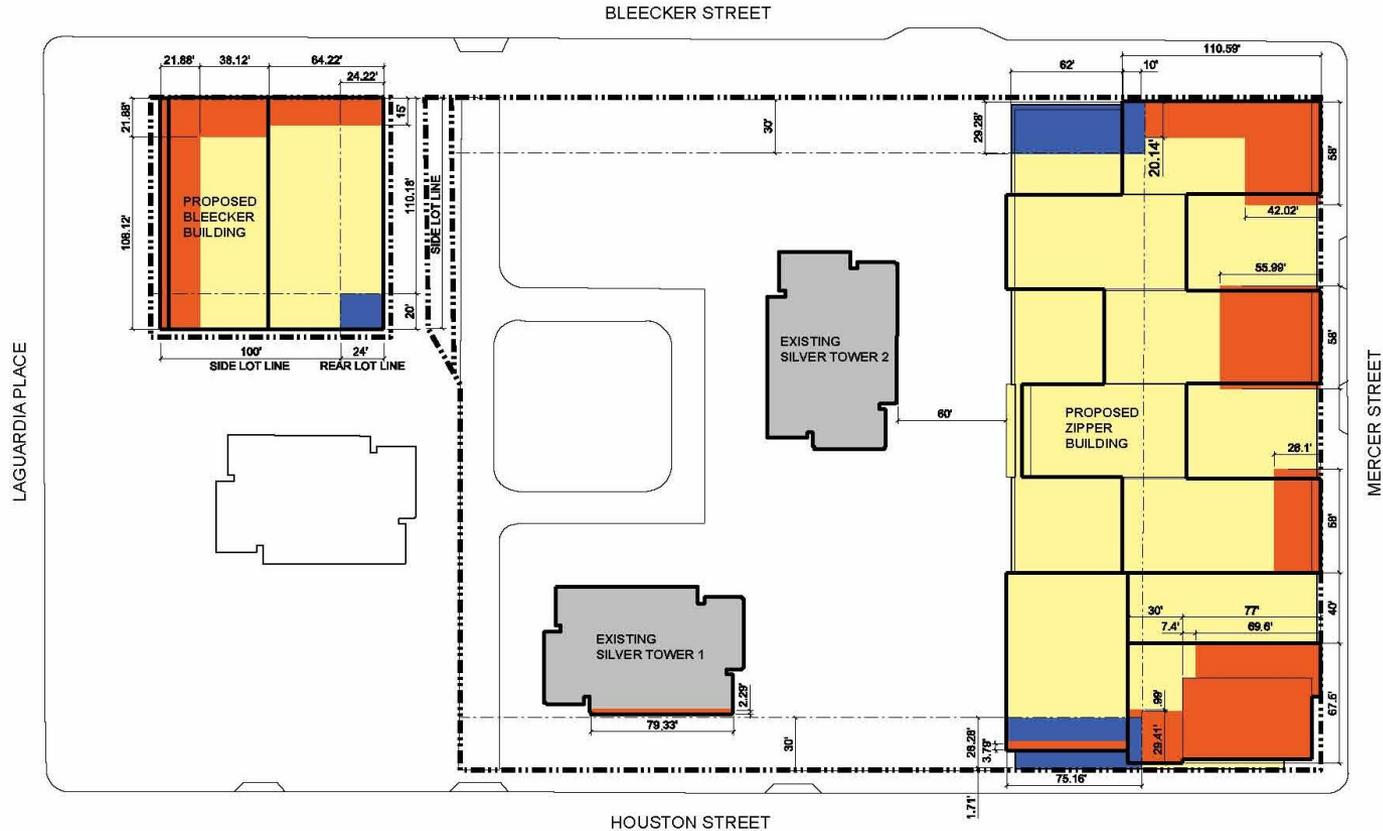


# Height and Setback Waiver – Silver Towers North - South Section





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

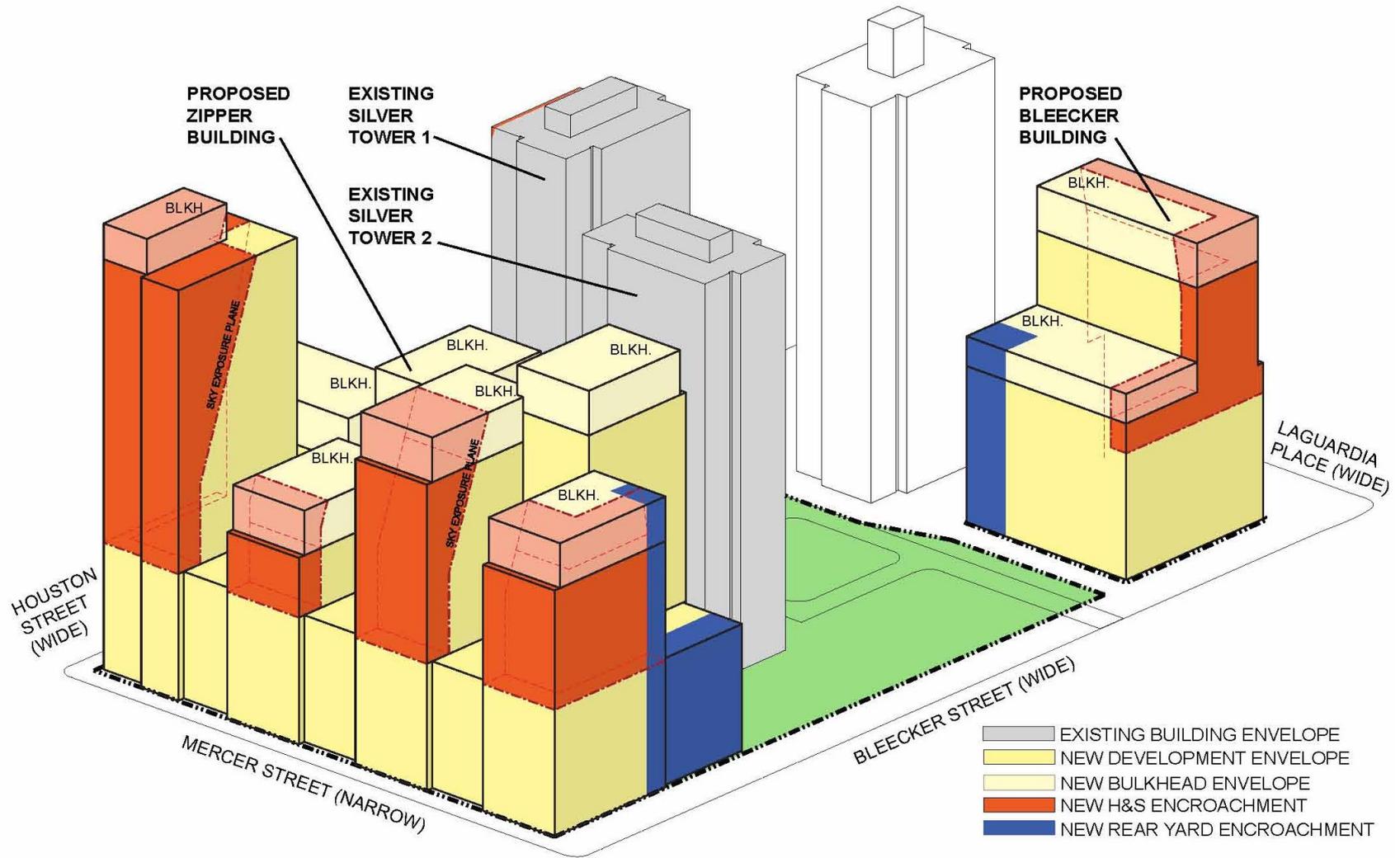


LEGEND:

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

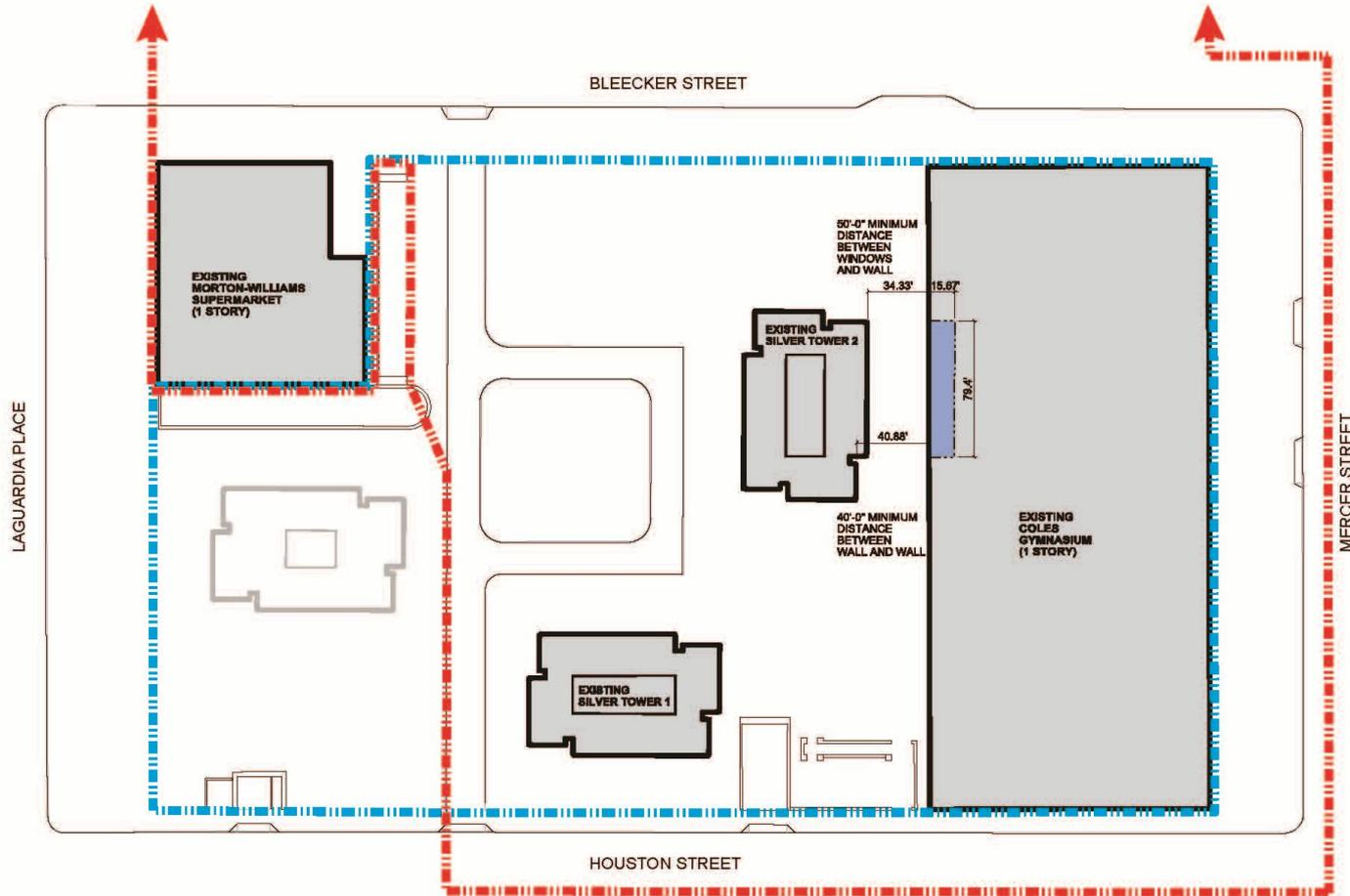


# LSGD South Block – Height and Setback and Rear Yard Waivers





# LSGD South Block – Existing Condition Minimum Distance Waiver



LEGEND:

-  MINIMUM DISTANCE ENCROACHMENT
-  EXISTING BUILDING ENVELOPE
-  EXISTING LARGE SCALE RESIDENTIAL DEVELOPMENT BOUNDARY
-  PROPOSED LARGE SCALE GENERAL DEVELOPMENT BOUNDARY



## 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



# Zoning Text Amendment to Section 74-742

## 74-742

### Ownership

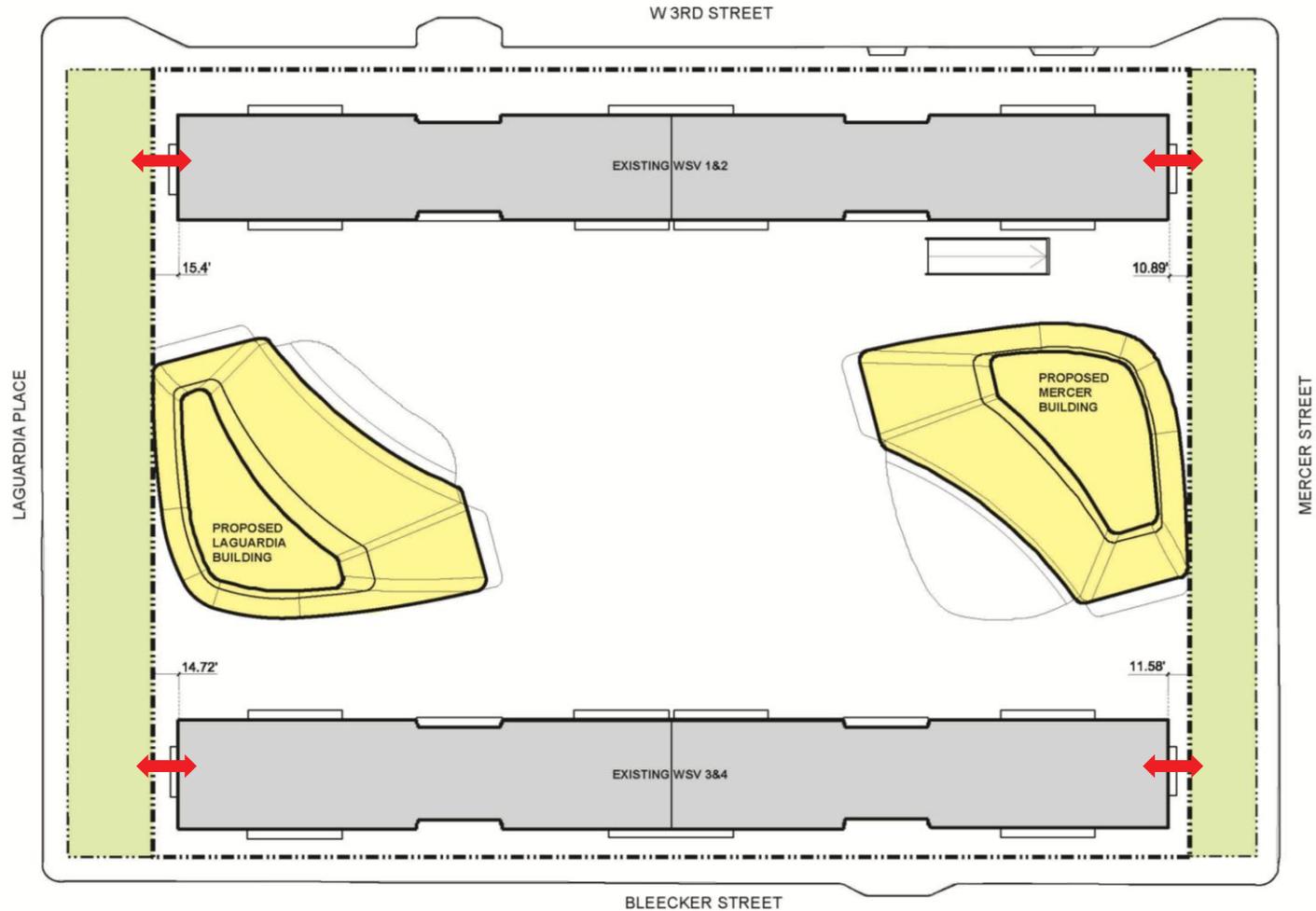
A special permit may be applied for and granted under the provisions of Section 74-74, even though such large-scale general development does not meet the ownership requirements set forth elsewhere in this Section, when the site of such large-scale general development is:

(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