

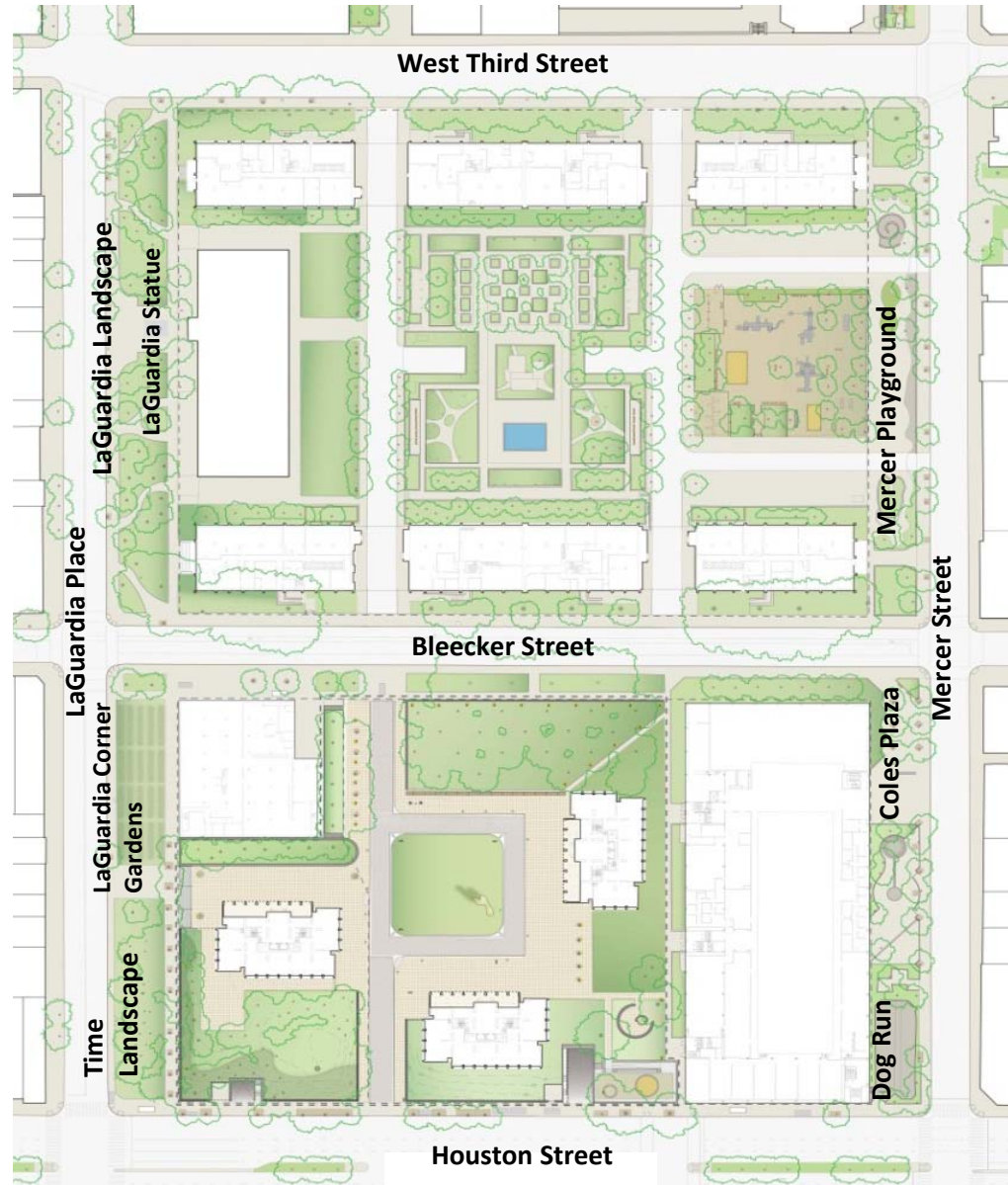


NYU CORE Open Space Presentation

Prepared for Community Board 2
January 12, 2012

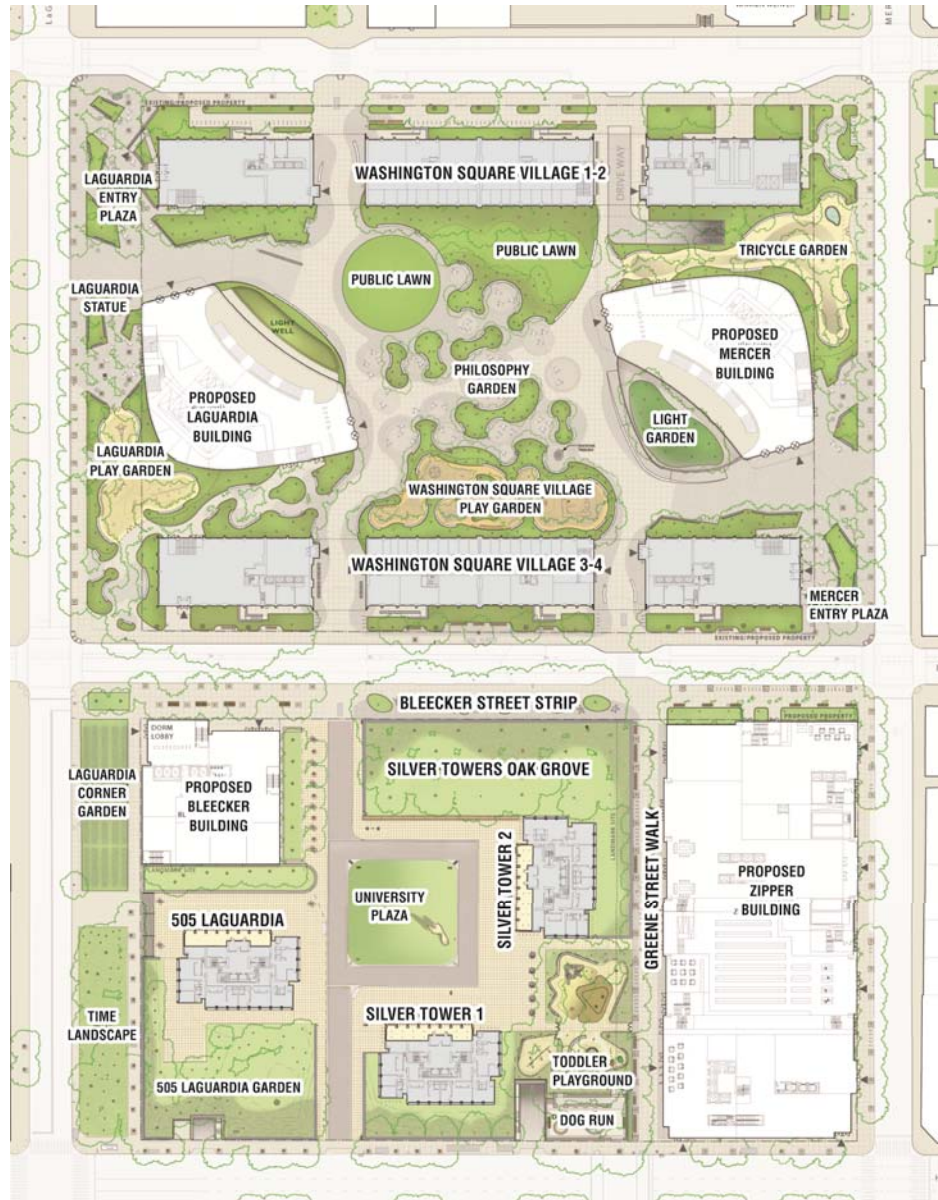


Existing Conditions



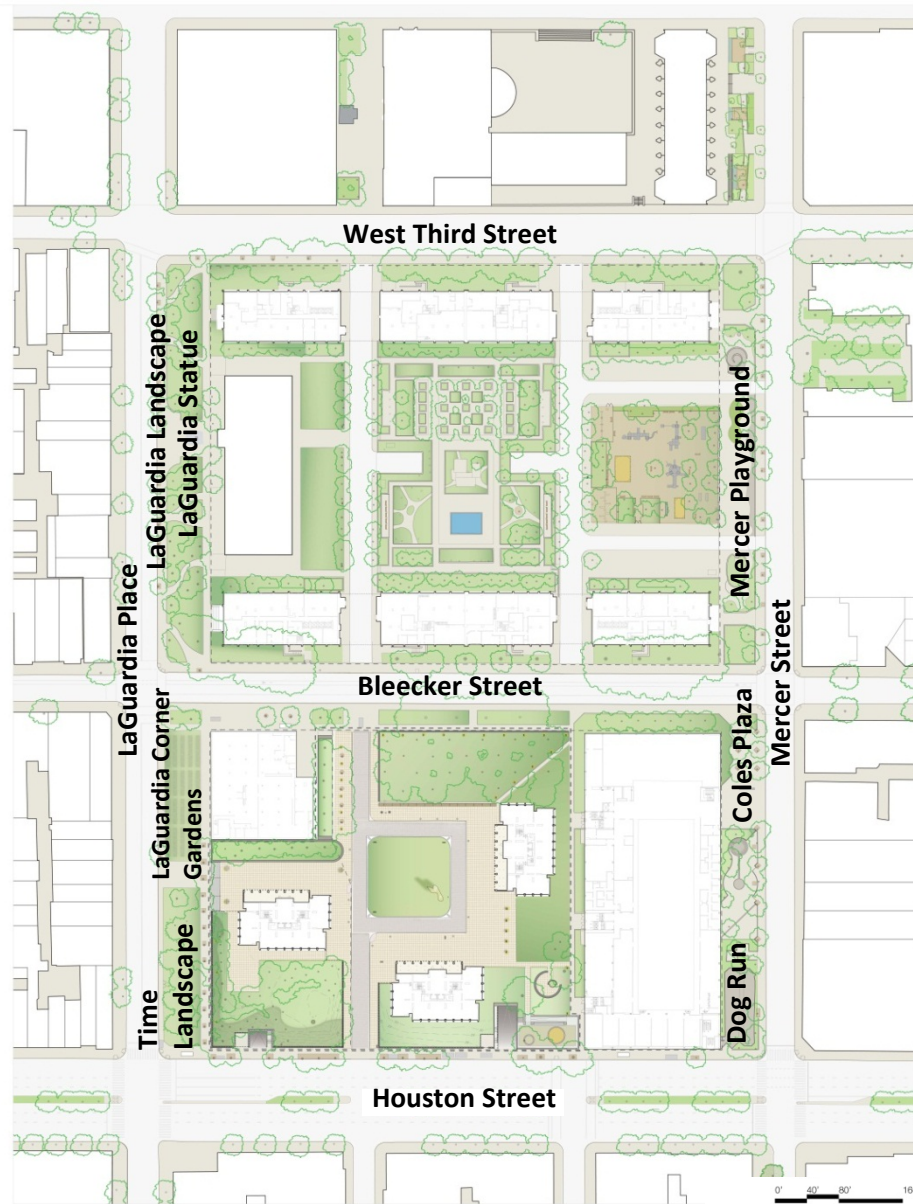


Future Conditions 2031 Full Build





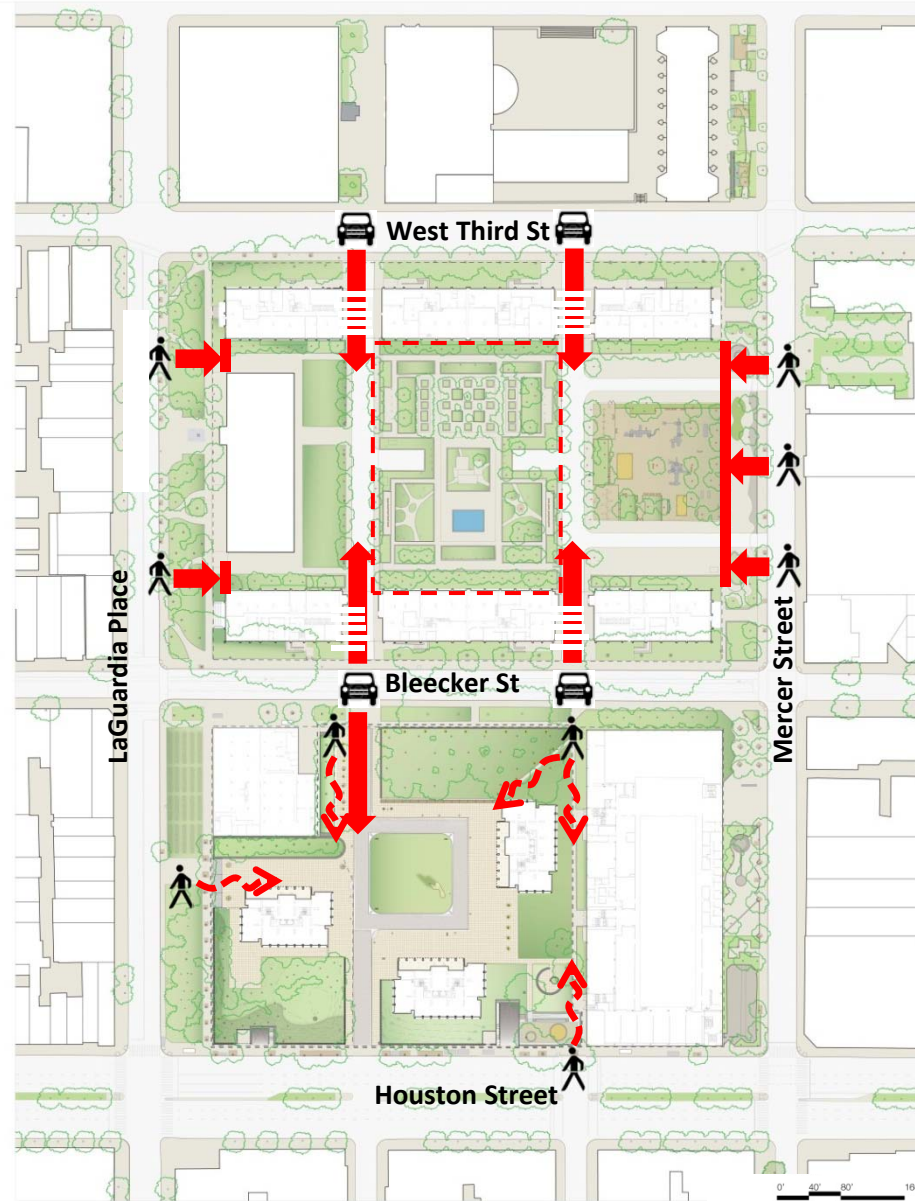
Existing Conditions





Existing Conditions

- Site Impenetrability



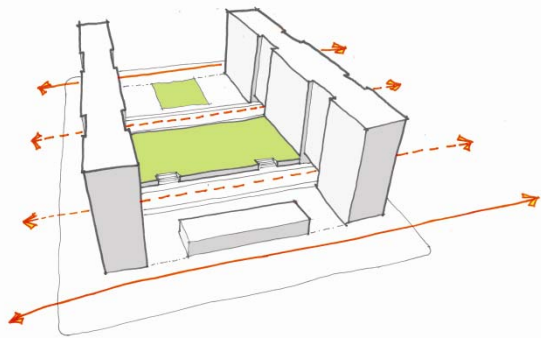


Urban Connector

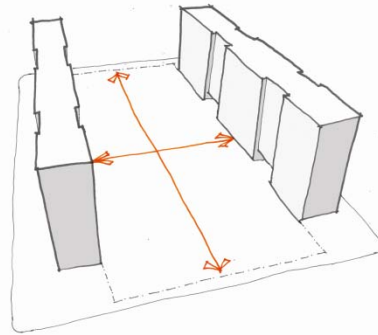




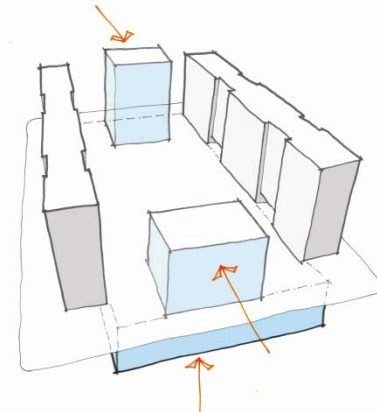
Concept Sketches – North Block



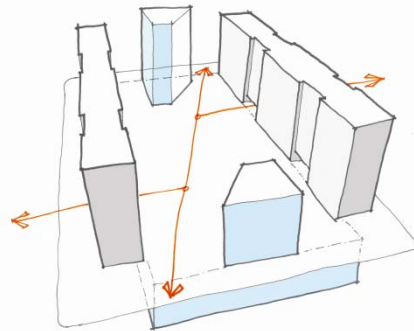
Existing Conditions



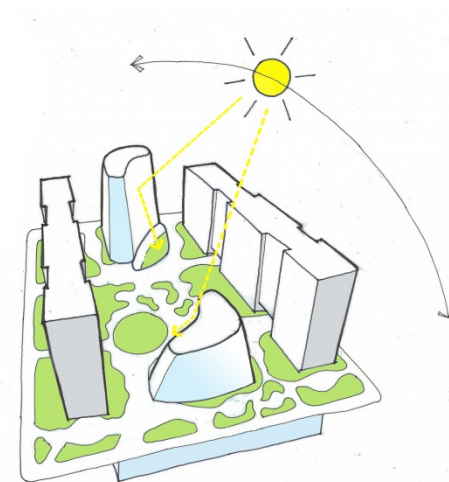
Create a single, publicly accessible ground plane



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



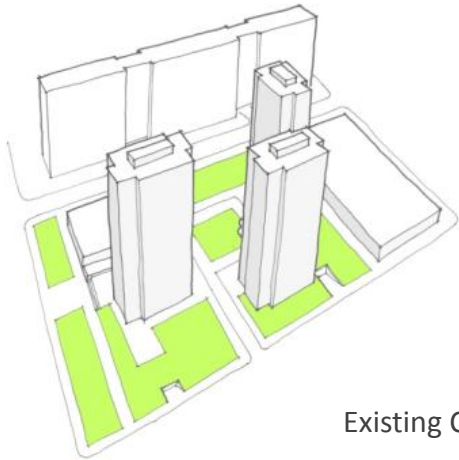
Shape buildings to animate the open space and frame pedestrian networks



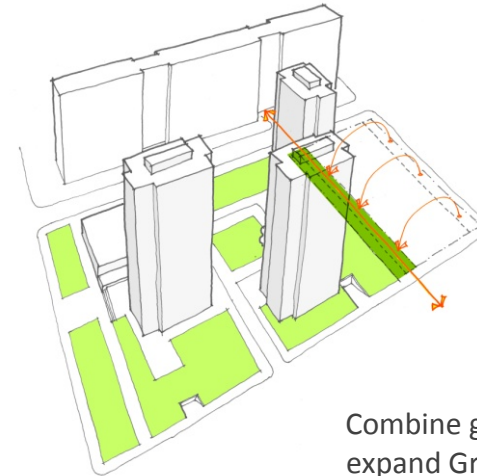
Tune the building forms to maximize access to light and air and bring light to the below grade spaces



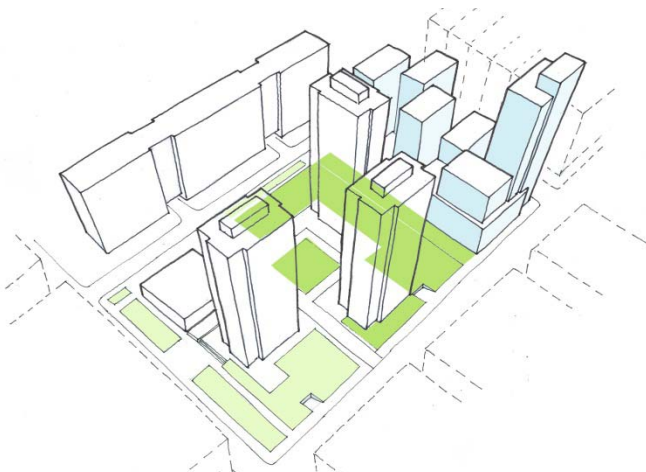
Concept Sketches – South Block



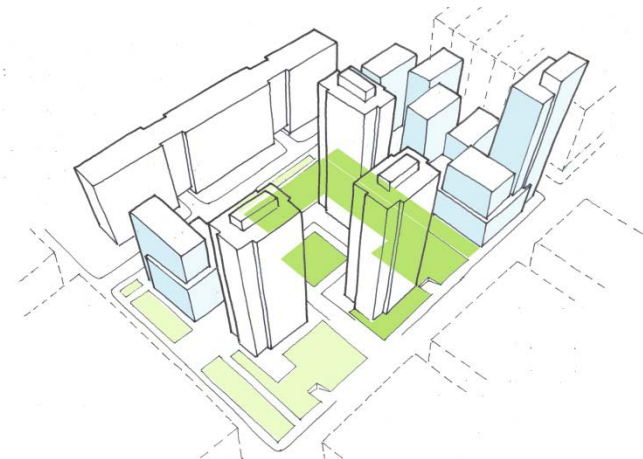
Existing Conditions



Combine green spaces and expand Greene Street Way



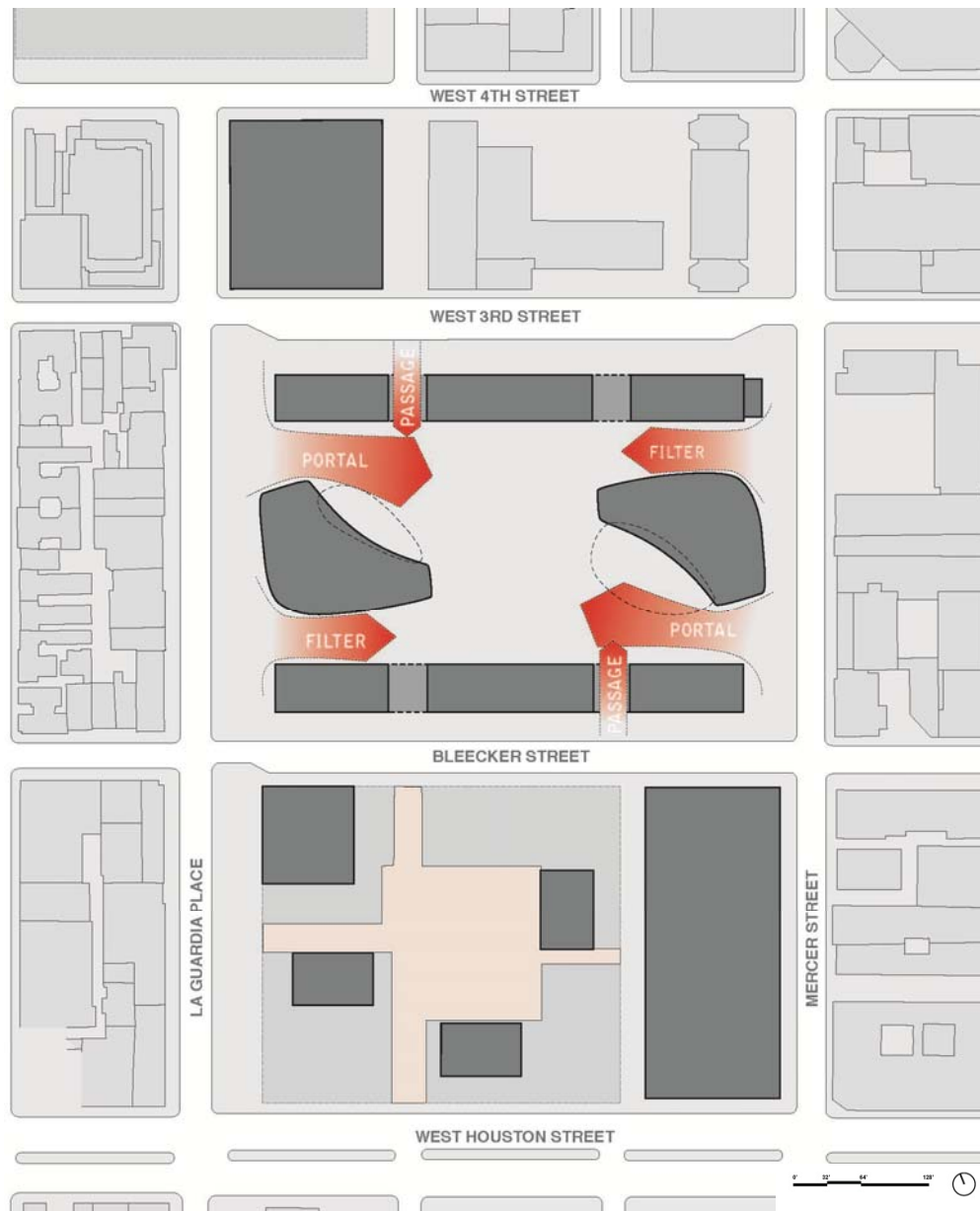
Add mixed-use building along Mercer that engages the street and use active and accessible landscape to frame the landmarked site



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

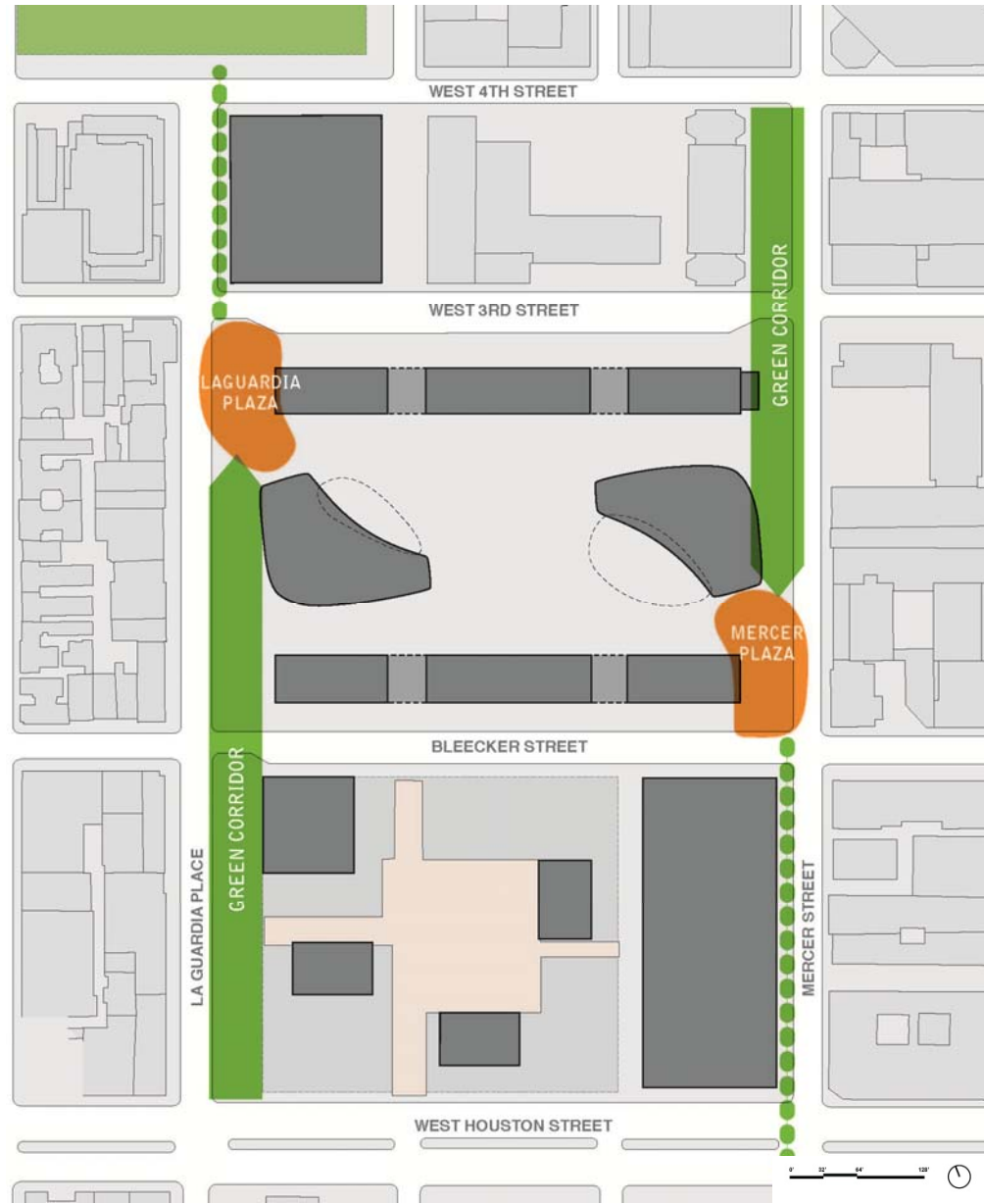


Site Access



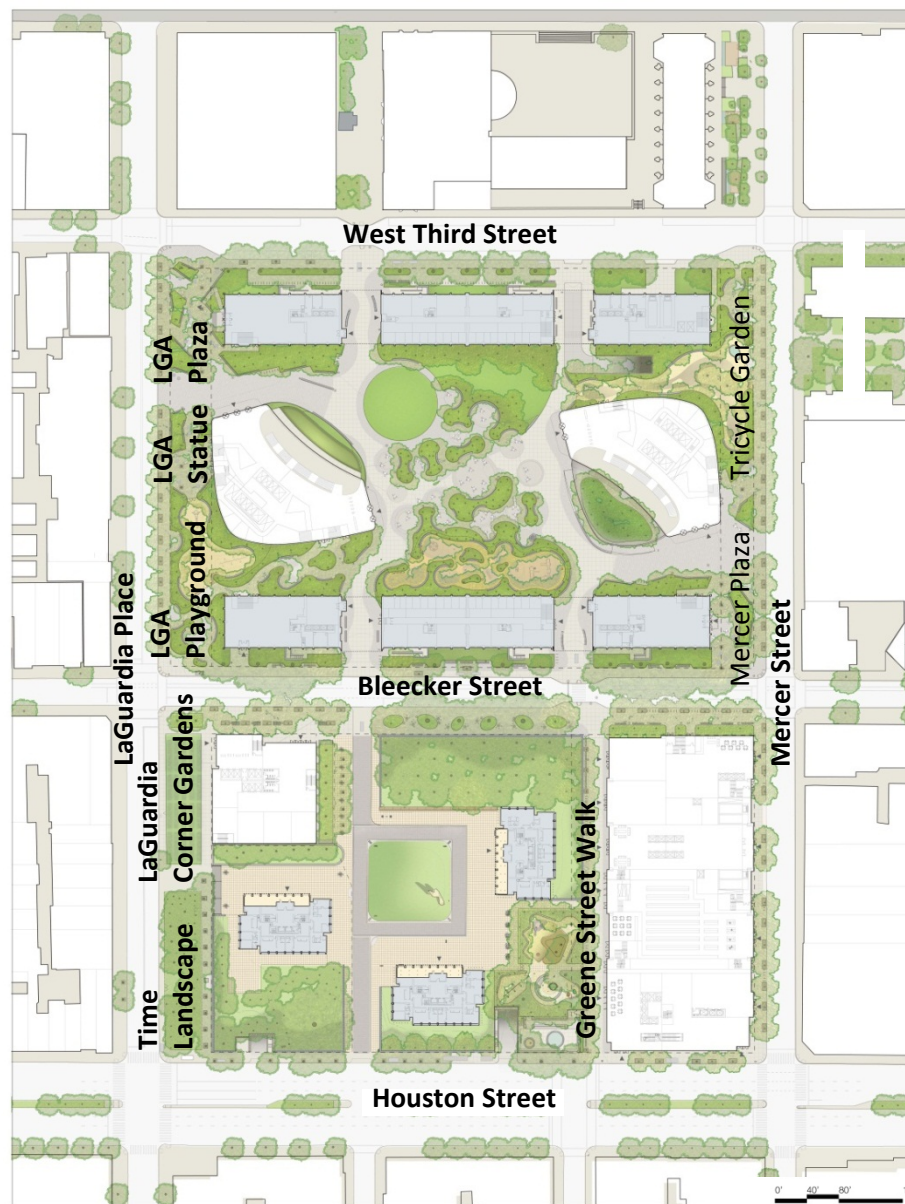


Green Corridors





Proposed Condition (2031)





Existing Condition – LaGuardia Landscape View south from LaGuardia Place





Illustrative Rendering – LaGuardia Entry Plaza View south from LaGuardia Place





Existing Condition – LaGuardia Entry Plaza View west from LaGuardia Place





Illustrative Rendering– LaGuardia Entry Plaza View west from LaGuardia Place





Existing Condition – LaGuardia Landscape View north from LaGuardia Place





Illustrative Rendering – LaGuardia Play Garden View north from LaGuardia Place





Existing Condition – Site of Proposed Philosophy Garden North Block





Illustrative Rendering – Philosophy Garden North Block





Existing Condition – Site of Proposed WSV Play Garden North Block





Illustrative Rendering – WSV Play Garden North Block





Existing Condition – Mercer Playground (site of proposed Tricycle Garden) View west from Mercer Street





Illustrative Rendering – Tricycle Garden View west from Mercer Street





Existing Condition – WSV 1 Entry View from West 3rd Street





Illustrative Rendering – WSV 1 Entry and Public Lawn View from West 3rd Street





Existing Condition – Site of Proposed Dog Run and Greene Street Walk View from West Houston Street





Illustrative Rendering – Relocated Dog Run and Greene Street Walk View from West Houston Street





Existing Condition – Site of Proposed Greene Street Walk View south from Bleecker Street





Illustrative Rendering – Greene Street Walk View south from Bleecker Street





Existing Condition – Oak Grove View west from Greene Street Walk





Illustrative Rendering – Oak Grove View west from Greene Street Walk





Existing Condition – Silver Tower Seating View northwest from West Houston Street



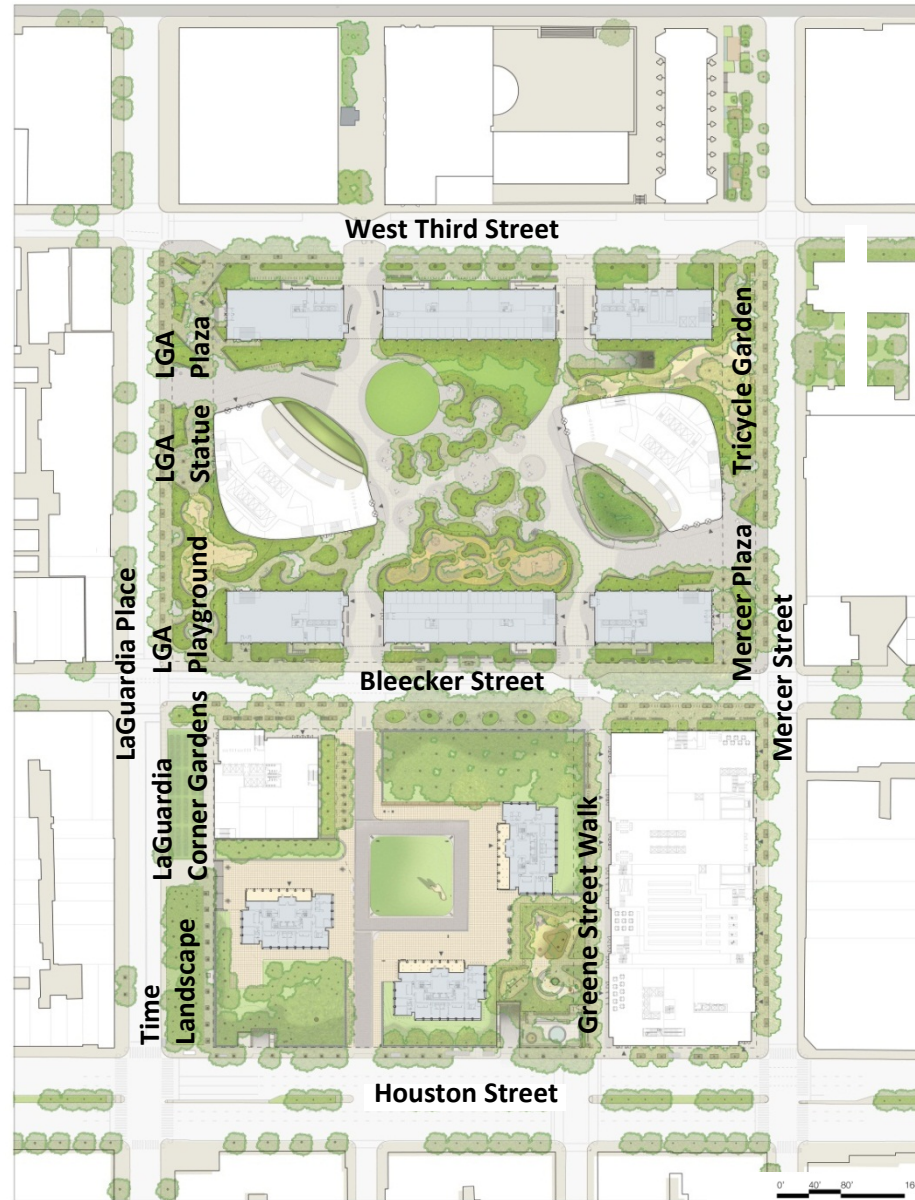


Illustrative Rendering – Toddler Playground View northwest from West Houston Street/Greene Street Walk



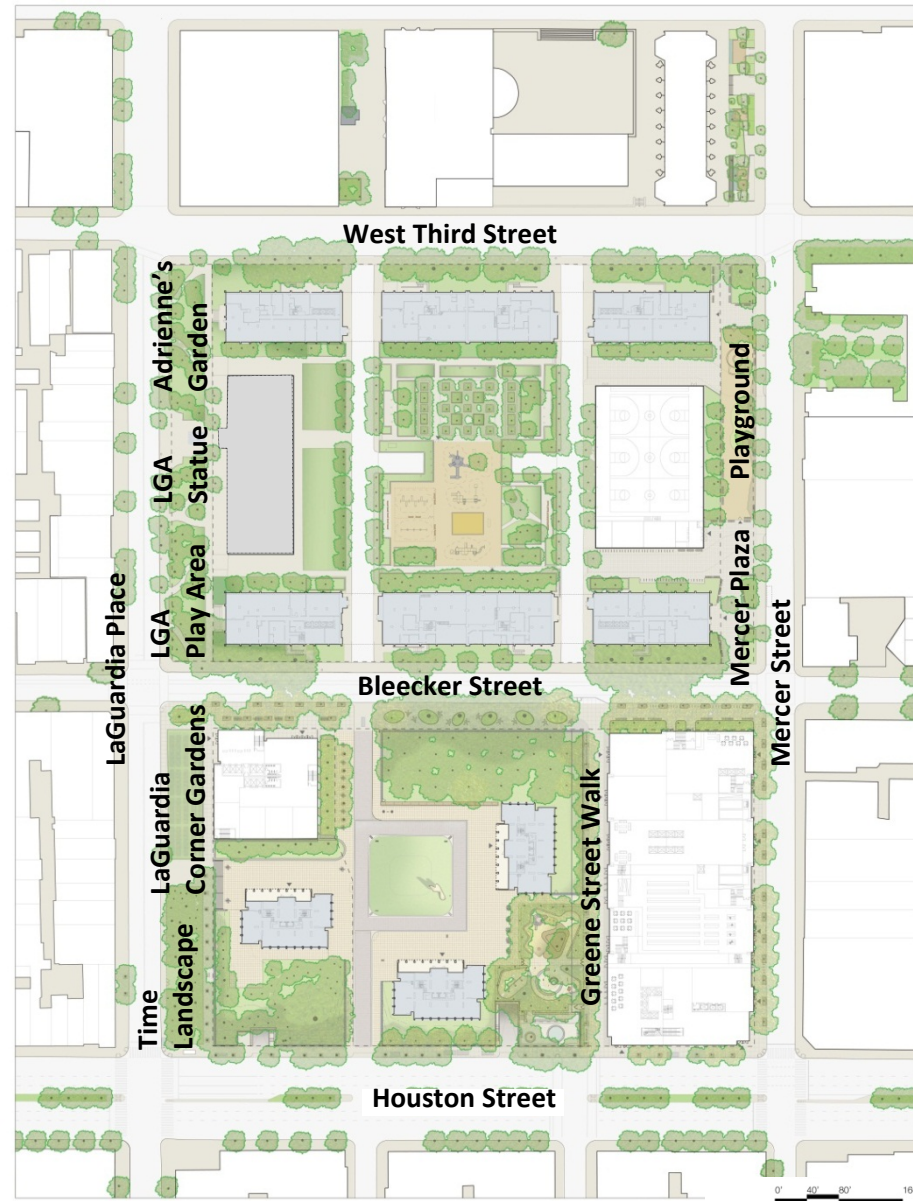


Proposed Condition (2031)





Interim Condition (2021)





CEQR Open Space Analyses

- Where to find analyses relating to open space in DEIS:
 - **Chapter 5: Open Space**
 - Direct and indirect effects in 2021 and 2031
 - **Chapter 6: Shadows**
 - Direct effects in 2021 and 2031
 - **Chapter 9: Natural Resources**
 - Direct effects on biodiversity and tree displacement/replacement
 - **Chapter 20: Construction Impacts**
 - Direct and indirect effects on open spaces during construction
 - **Chapter 21: Mitigation**
 - **Chapter 22: Alternatives**
 - **Appendix A: Alternative Quantified Open Space Assessment**



DEIS Chapter 5: Open Space Analysis

- Detailed Direct and Indirect Analyses
 - Direct Analysis focuses on Proposed Development Area
 - Indirect Analysis focuses on ½-Mile and ¼-Mile Study Areas
 - Quantified (ratios) consider “publicly accessible open spaces”
 - Qualitative assessment



Open Space Study Areas

½-MILE RESIDENTIAL AREA
Red Boundary
Passive and active open space

¼-MILE NON-RESIDENTIAL AREA
Green Boundary
Passive open space





DEIS Chapter 5: Open Space Analysis

- Compares future with and without the project in 2021 and 2031
 - Reasonable Worst-Case Development Scenarios (RWCDs)
 - Maximum residential population for ½-Mile Study Area
 - Maximum non-residential population for ¼-Mile Study Area

Reasonable Worst Case Development Scenarios (RWCDs) for the Proposed Development Area

Use	Illustrative Program	RWCDs 1 (Max Academic)	RWCDs 2 (Max Dormitory)	RWCDs 3 (Max Hotel)
Academic	1,071,583	1,636,583	1,156,895	1,021,895
Student Housing (Dormitory)	370,000	180,000	525,000	395,000
Faculty Housing	105,000	0	0	0
Athletic Center	146,000	156,000	146,000	146,000
Retail	64,312	49,312	94,000	94,000
Hotel	115,000	0	0	180,000
Academic/ Conference Space	50,000	0	0	85,000
Community Facility (Public Elementary School)	100,000	0	100,000	100,000
Parking	76,000	76,000	76,000	76,000
Mechanical/ Service Areas	376,814	376,814	376,814	376,814
TOTAL GSF	2,474,709	2,474,709	2,474,709	2,474,709

Note: RWCDs for the Proposed Development Area does not include the 23,236 square feet of ground-floor retail development projected for the Commercial Overlay Area.

Sources: New York University and AKRF, Inc.



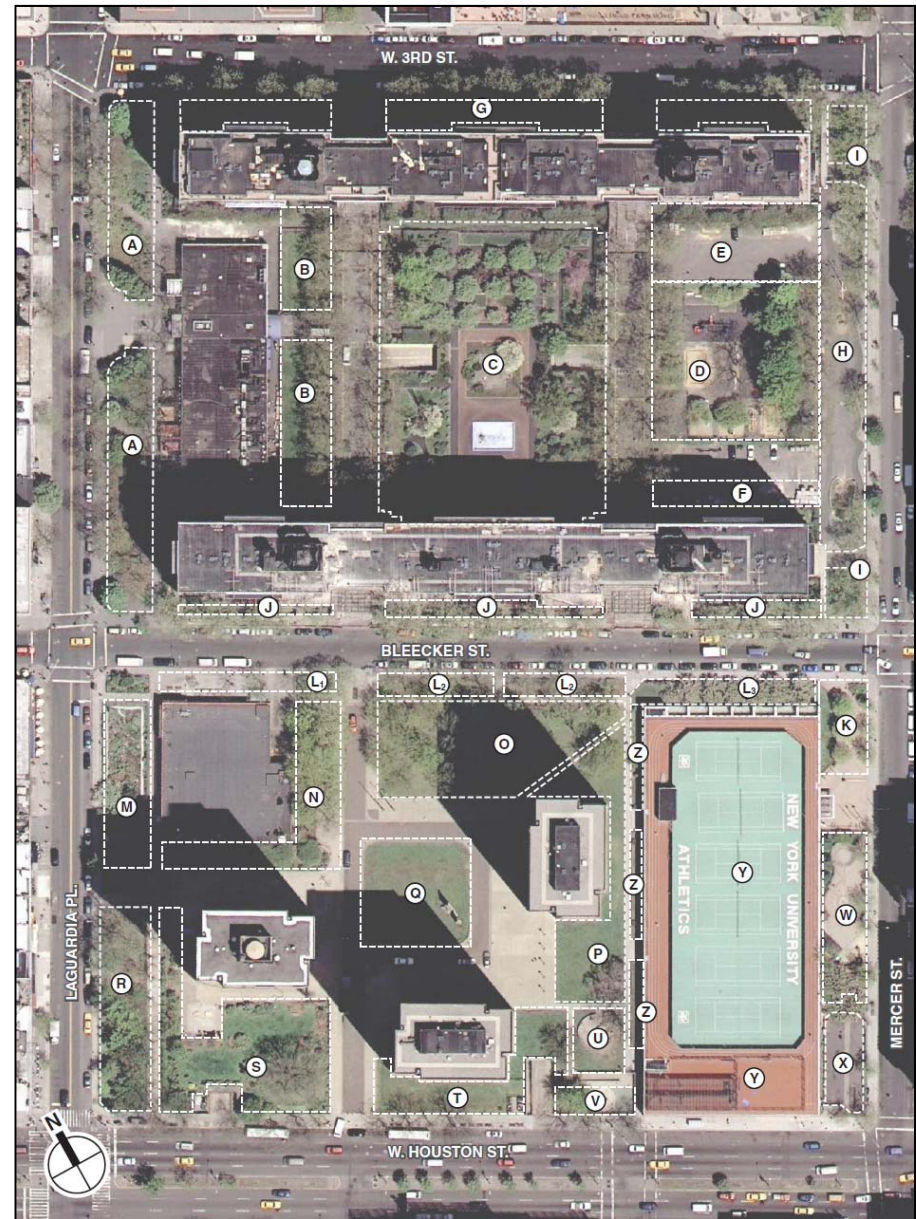
Proposed Development Area Open Space Characterization

0.58 ACRES OF PUBLICLY ACCESSIBLE OPEN SPACE

- Mercer Playground (H)
- Coles Plaza (K)
- Coles Playground (W)

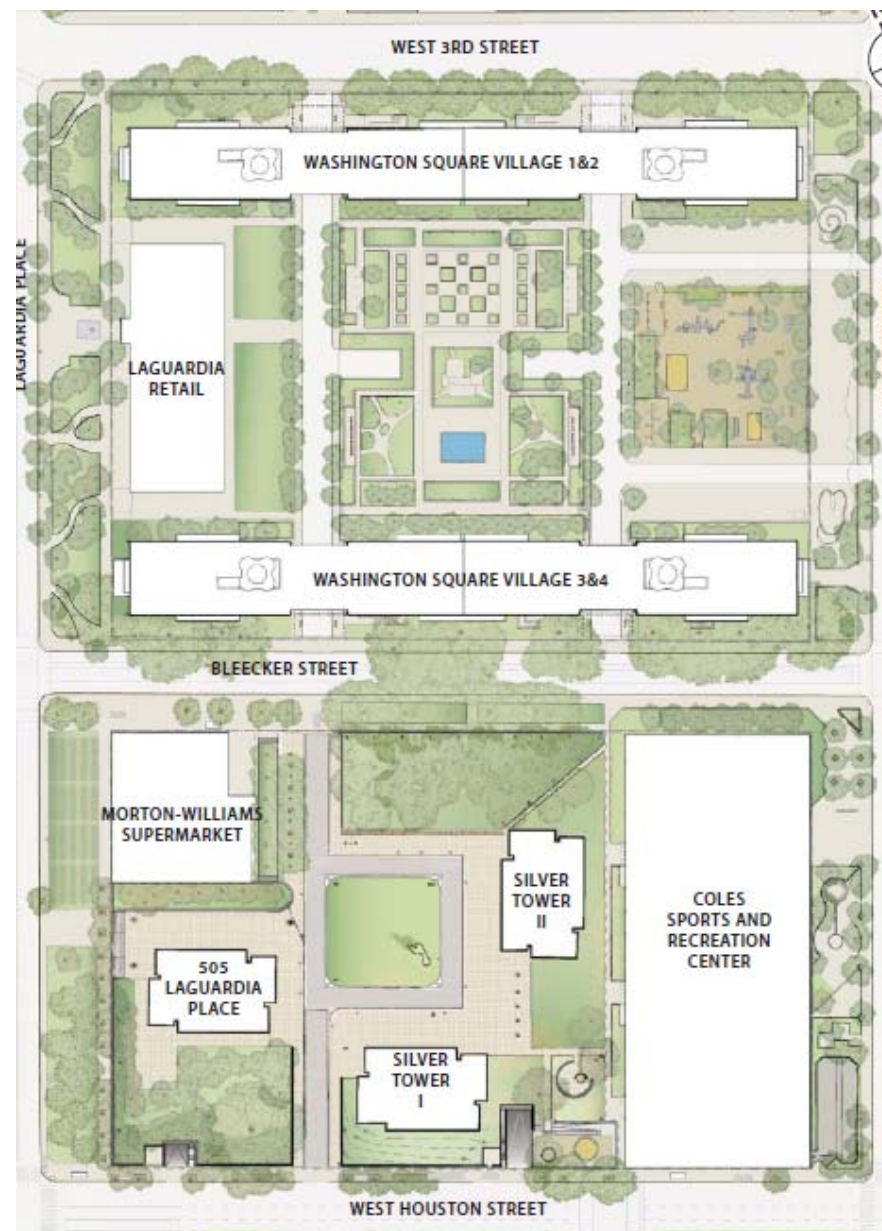
2.76 ACRES OF OTHER OPEN SPACES

- LaGuardia Landscape (A)
- WSV Elevated Garden (C)
- WSV Playground (D)
- Bleecker Street Strip (L)
- LaGuardia Corner Gardens (M)
- Silver Towers Oak Grove (O)
- Time Landscape (R)
- 505 LaGuardia Garden (S)
- Silver Towers Seating (U)
- Silver Towers Playground (V)
- Mercer-Houston Dog Run (X)
- Coles Gymnasium (Y)
- Other (B, E, F, G, I, J, N, P, Q, T, Z)





Direct Effects Assessment Proposed Development Area Existing Condition





Phase 1 (2021)

Direct Effects

DISPLACED OPEN SPACES (Public and Private)

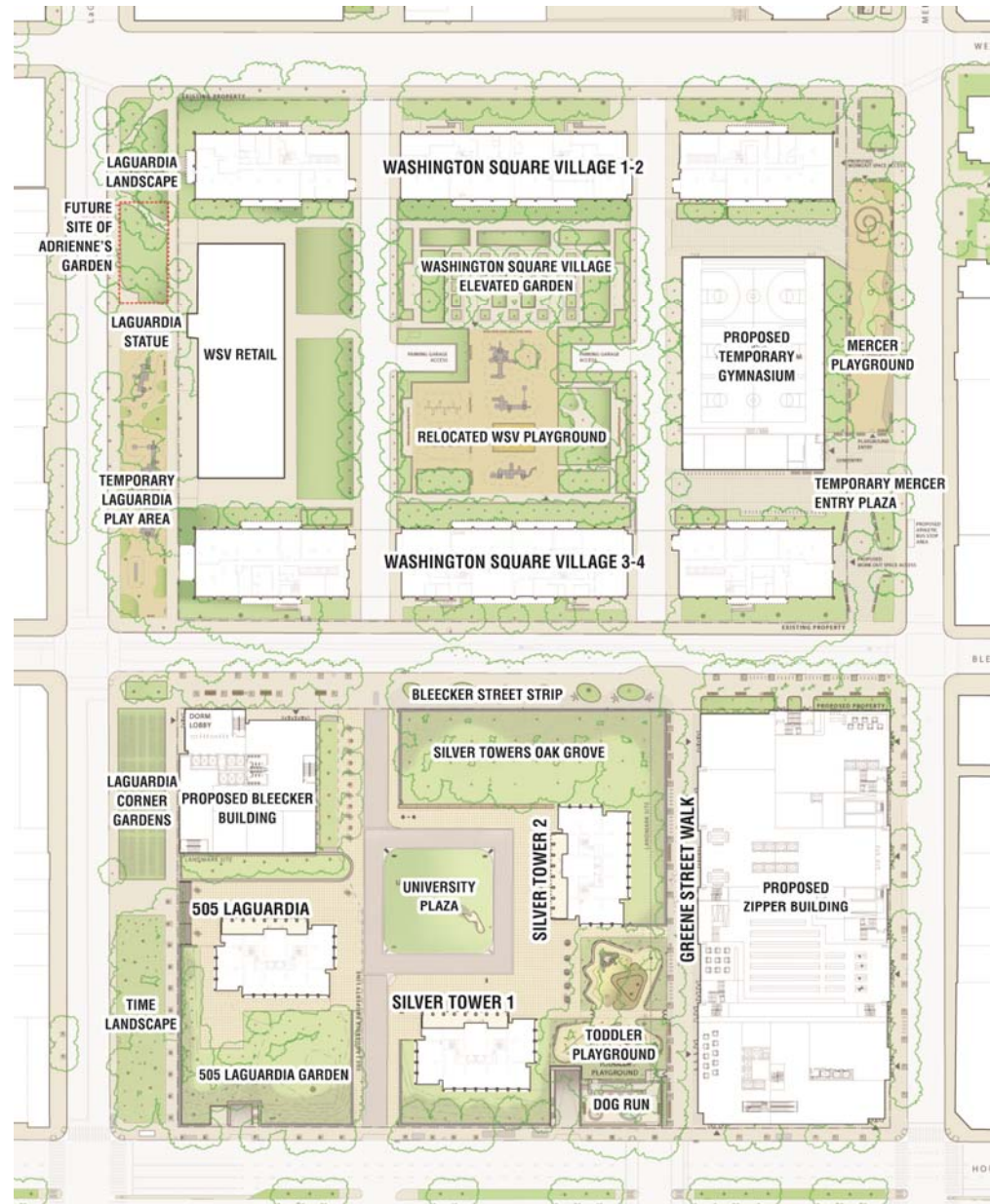
- Coles Plaza
- Coles Playground
- Mercer-Houston Dog Run
- Portion of Mercer Playground
- Silver Tower Seating
- WSV Playground
- Portion of WSV Elevated Garden
- Coles Gymnasium
- Portion of LaGuardia Landscape

NEW/REPLACEMENT OPEN SPACES (Public and Private)

- Toddler Playground
- Relocated Dog Run
- Greene Street Walk
- Relocated WSV Playground
- Temporary Mercer Entry Plaza
- Temporary LaGuardia Play Area
- Temporary Gymnasium
- NYU Athletic Facility in Zipper
- Adrienne’s Garden

NET CHANGE

+0.7 Acres of publicly accessible open space





Phase 2 (2031 Full Build) Direct Effects

DISPLACED OPEN SPACES (Public and Private)

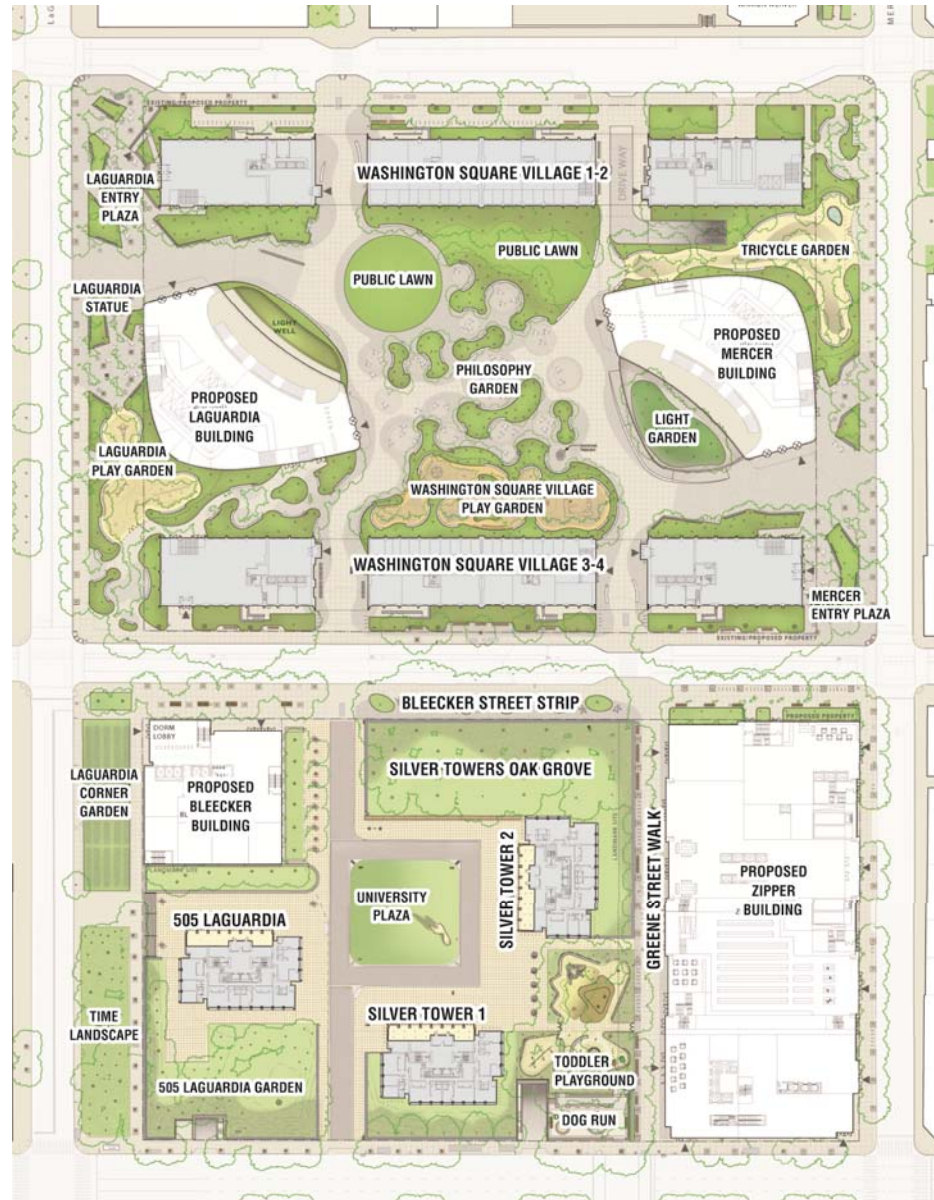
- Mercer Playground
- Temporary Mercer Entry Plaza
- Adrienne’s Garden
- Temporary LaGuardia Play Area
- WSV Elevated Garden/WSV Playground

NEW/REPLACEMENT OPEN SPACES (Public and Private)

- Tricycle Garden
- Mercer Entry Plaza
- LaGuardia Entry Plaza
- LaGuardia Play Garden
- Public Lawn
- Philosophy Garden
- WSV Play Garden

NET CHANGE

+3.1 Acres of publicly accessible open space





Phase 1 (2021)

Indirect Effects

Table 5-12
2021 Open Space Ratios Summary

Ratio	DCP Guideline	Existing Ratio	Future Without the Proposed Project	Future With the Proposed Project	Percent Change
			Ratio	Ratio	
1/4-Mile Non-Residential Study Area					
Passive/non-residents	0.15	0.101	0.097	0.099	2.9%
Passive/total population*	0.24	0.076	0.073	0.076	3.0%
1/2-Mile Residential Study Area					
Total/residents	2.5	0.243	0.229	0.232	1.4%
Passive/residents	0.5	0.138	0.129	0.132	2.0%
Active/residents	2	0.106	0.100	0.101	0.5%
Passive/total population*	0.27	0.048	0.046	0.047	2.3%
Note:					
* Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. Non-residents typically use passive spaces; therefore, for the non-residential study area, only passive open space ratios are calculated. For the residential study area, active, passive, and total park space ratios are calculated.					



Phase 2 (2031 Full Build) Indirect Effects

Table 5-15

2031 Open Space Ratios Summary

Ratio	DCP Guideline	Existing Ratio	Future Without the Proposed Project	Future With the Proposed Project	Percent Change
			Ratio	Ratio	
1/4-mile Study Area					
Passive/non-residents	0.15	0.101	0.094	0.114	21.2%
Passive/total population*	0.24	0.076	0.072	0.087	20.9%
1/2-mile Study Area					
Total/residents	2.5	0.243	0.229	0.256	11.6%
Passive/residents	0.5	0.138	0.129	0.151	17.0%
Active/residents	2	0.106	0.100	0.105	4.6%
Passive/total population*	0.27	0.048	0.046	0.054	17.5%
Note:					
* Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. Non-residents typically use passive spaces; therefore, for the non-residential study area, only passive open space ratios are calculated. For the residential study area, active, passive, and total park space ratios are calculated.					



DEIS Chapter 6: Shadows Analysis

DETAILED SHADOW ANALYSIS:

- Washington Square Park
- Time Landscape
- Bleecker Street Strip
- Schwartz Plaza
- University Village Facade
- Church of Saint Anthony of Padua
- LaGuardia Landscape
- Mercer Street Playground
- Oak Grove
- LaGuardia Corner Gardens



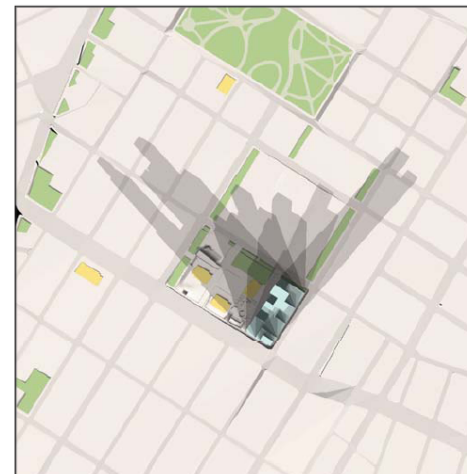
LaGuardia Building



Mercer Building



Bleecker Building



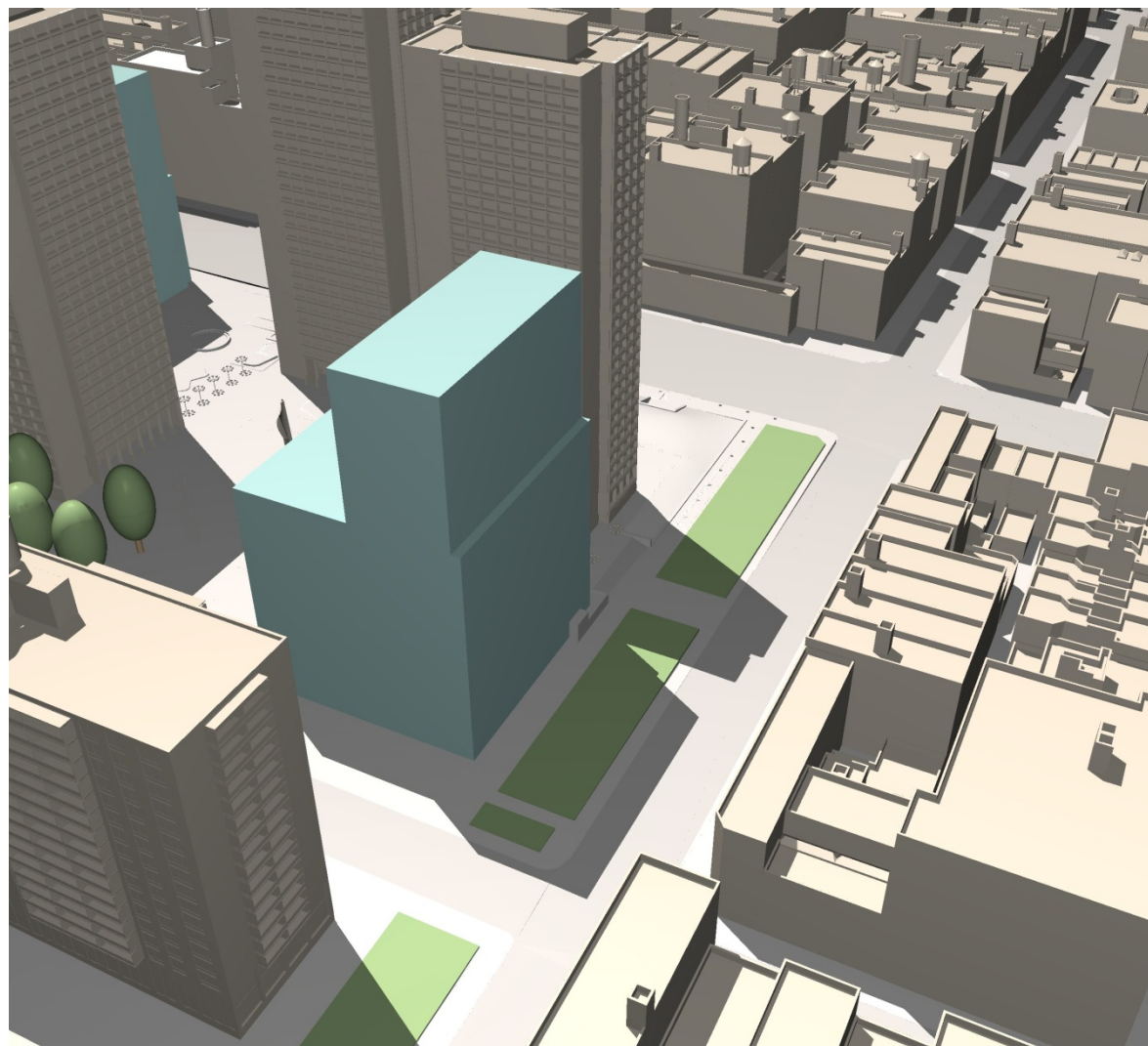
Zipper Building



DEIS Chapter 6: Shadows Analysis

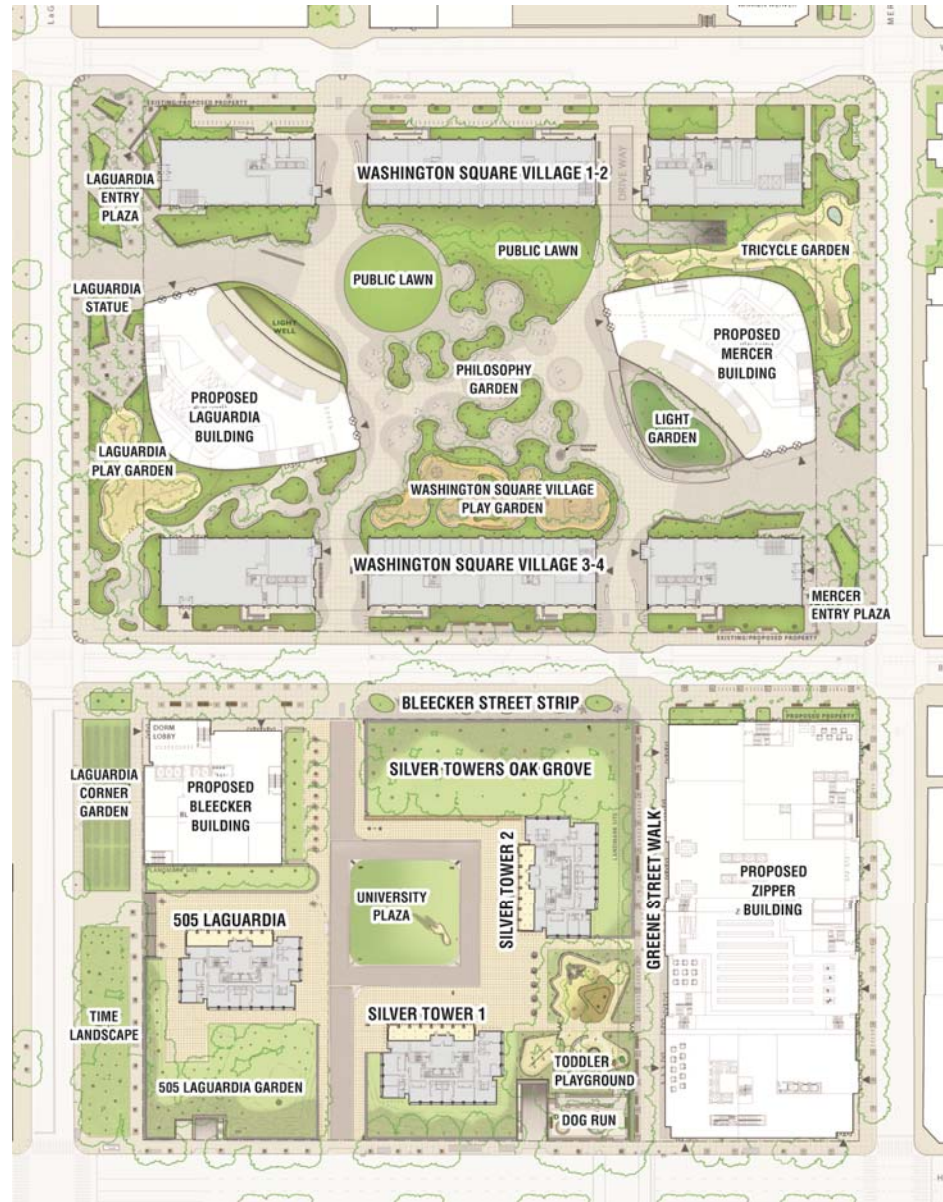
Phase 1 (2021)
May 6 / August 6
11:00 AM

Proposed Bleecker Building
from LaGuardia Place
View South





2031 Full Build Condition





<http://www.nyu.edu/nyu2031/nyuinny/>