



**NYU CORE PLAN OVERVIEW**  
**Modified for New York City Council Review**  
**July 17, 2012**



# Summary of Proposed Council Modifications

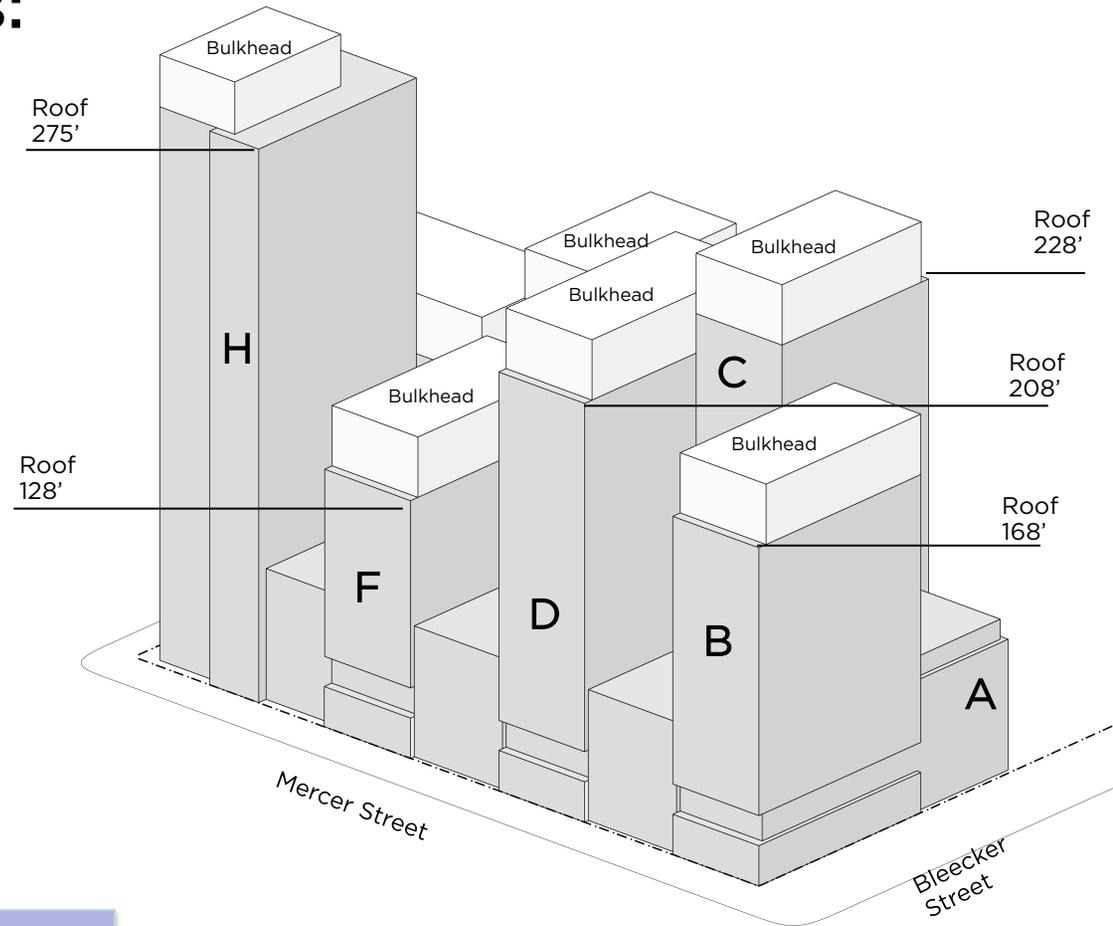
- Reduction of Density
  - Over 20% Reduction from Original Application (25% above-grade reduction)
- Community-Dedicated Spaces
- Increased Open Space
- Early Site-wide Improvements Required
- Community Consultation on Open Space & Construction
- NYU Commitment to Maintain the Newly Created City-owned Parks and Bleecker Street South Public Space



# Density Reductions:

## Zipper Building

### Before Council Modifications



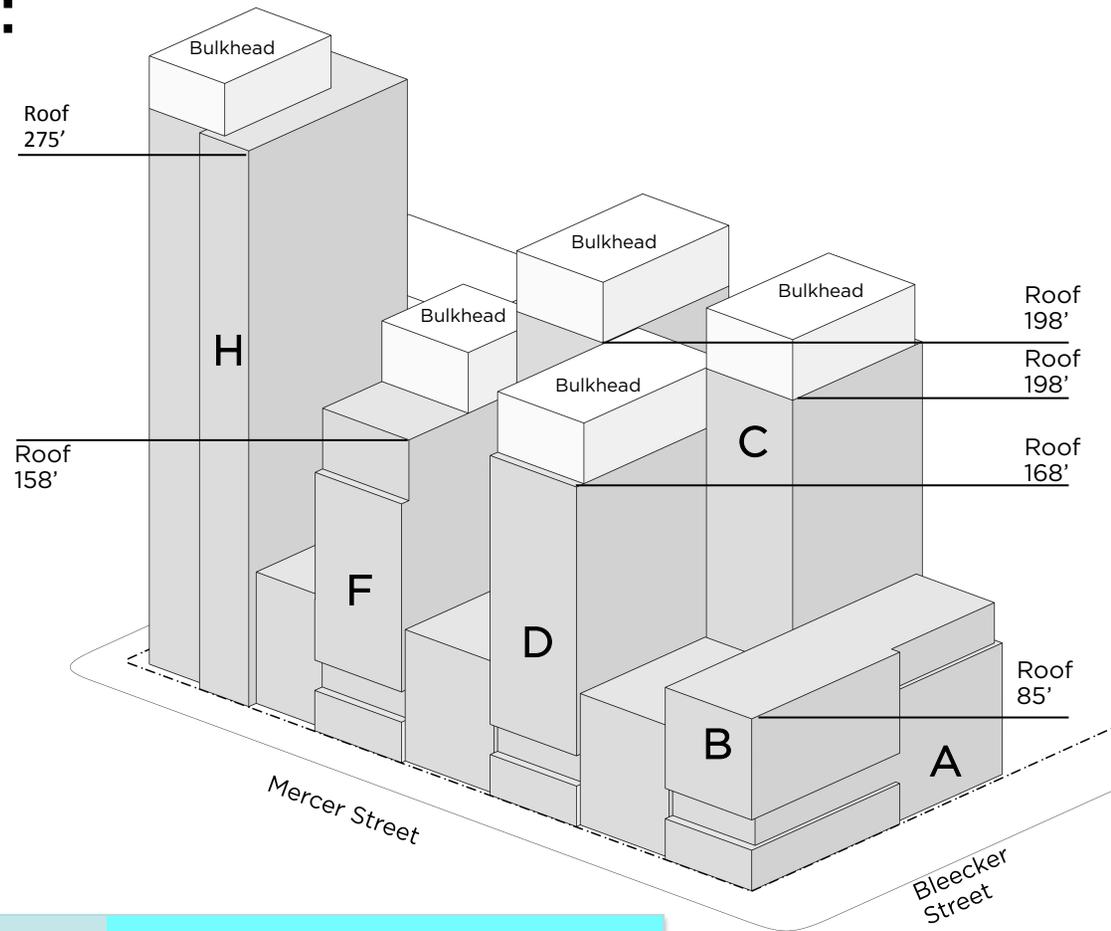
	Certified	City Planning
Total GSF	1,050,000 sq ft	1,050,000 sq ft
Above-Grade	790,000 sq ft	790,000 sq ft



# Density Reductions:

## Zipper Building

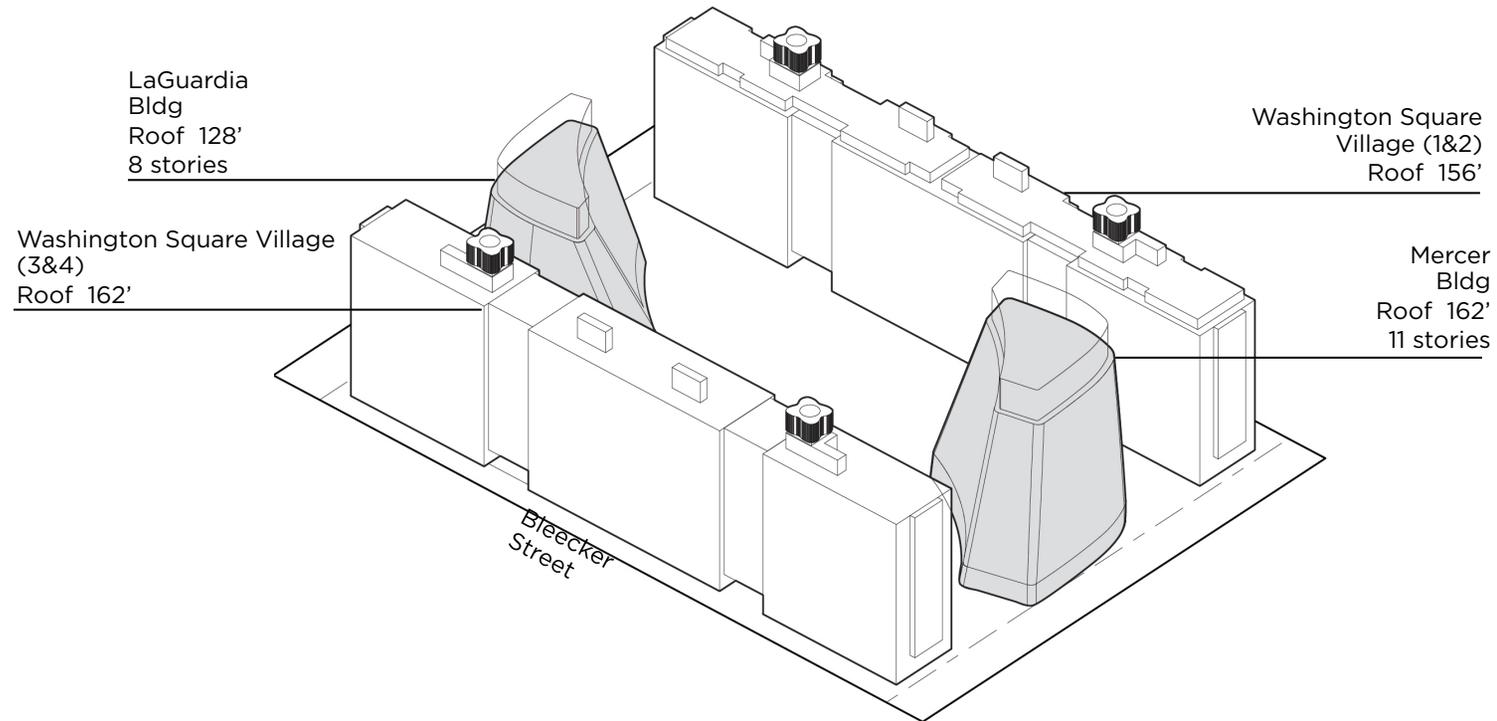
### Council Modifications



	Certified	City Planning	City Council	Reduction	Percent
Total GSF	1,050,000 sq ft	1,050,000 sq ft	980,000 sq ft	70,000 sq ft	-6.7%
Above-Grade	790,000 sq ft	790,000 sq ft	720,000 sq ft	70,000 sq ft	-8.9%



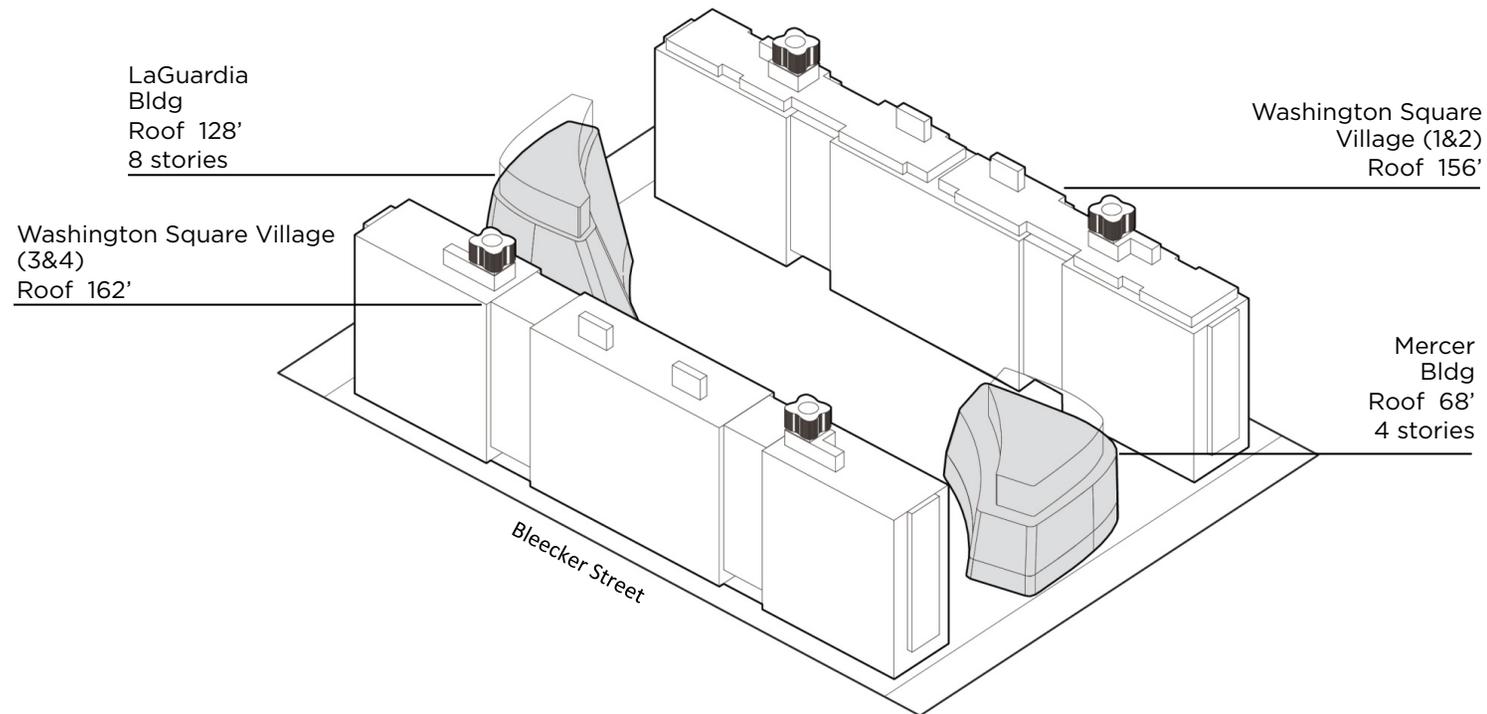
# Density Reductions: Mercer and LaGuardia Before Council Modifications



	Certified	City Planning
LaGuardia Total GSF	160,000 sq ft	135,000 sq ft
Mercer Total GSF	250,000 sq ft	190,000 sq ft



# Density Reductions: Mercer and LaGuardia Council Modifications



	Certified	City Planning	City Council	Reduction	Percent
LaGuardia Total GSF	160,000 sq ft	135,000 sq ft	114,000 sq ft	46,000 sq ft	-28.8%
Mercer Total GSF	250,000 sq ft	190,000 sq ft	69,000 sq ft	181,000 sq ft	-72.4%



# Density Reductions: Mercer and LaGuardia Buildings Slimmed to Create Ample Entrances to Open Space



	Certified	City Planning	City Council	Reduction	Percent
LaGuardia Total GSF	160,000 sq ft	135,000 sq ft	114,000 sq ft	46,000 sq ft	-28.8%
Mercer Total GSF	250,000 sq ft	190,000 sq ft	69,000 sq ft	181,000 sq ft	-72.4%



# Total Density Reductions

	Certified	City Planning	City Council	Sq Ft Reduction	Percent Change
Zipper Building Total GSF	1,050,000 sq ft	1,050,000 sq ft	980,000 sq ft	70,000 sq ft	- 6.7%
Bleecker Building Total GSF	225,000 sq ft	170,000 sq ft	170,000 sq ft	55,000 sq ft	- 24.4%
LaGuardia Building Total GSF	160,000 sq ft	135,000 sq ft	114,000 sq ft	46,000 sq ft	- 28.8%
Mercer Building Total GSF	250,000 sq ft	190,000 sq ft	69,000 sq ft	181,000 sq ft	- 72.4%
WSV North Block Below Grade	770,000 sq ft	585,000 sq ft	585,000 sq ft	185,000 sq ft	- 24.0%

<b>Total GSF</b>	2,455,000 sq ft	2,130,000 sq ft	1,918,000 sq ft	537,000 sq ft	- 21.9%
<b>Total Above Grade GSF</b>	1,355,000 sq ft	1,215,000 sq ft	1,003,000 sq ft	352,000 sq ft	- 26.0%



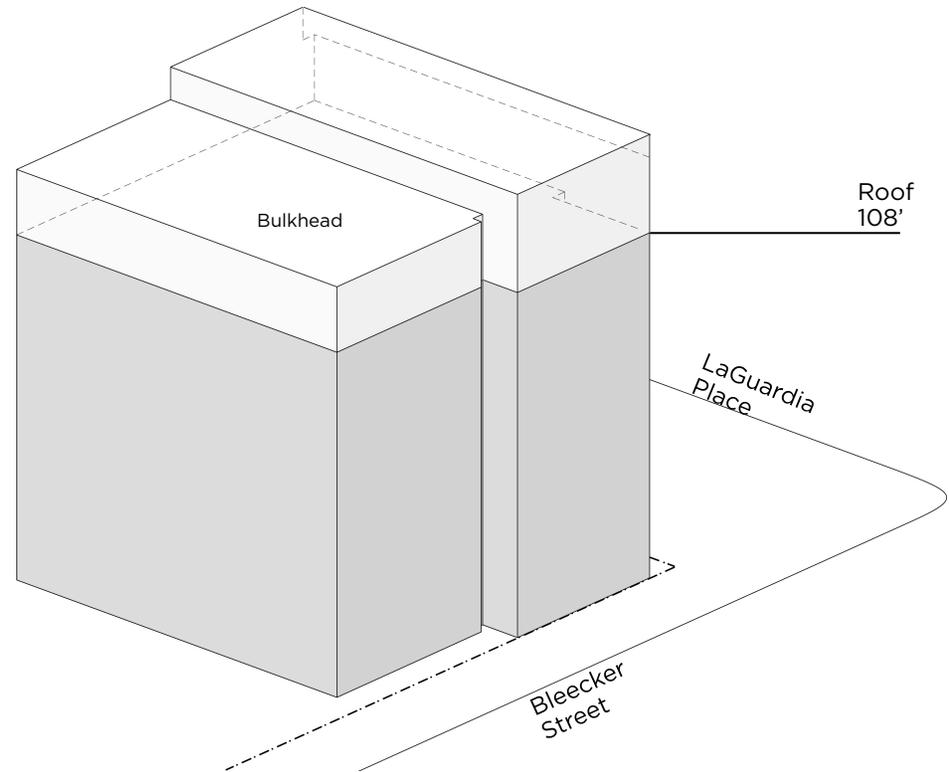
# Plans for the Bleecker Building

## Original Plan:

- SCA had until 2025 or the Site reverted to NYU

## Modified Plan:

- SCA has until 2014 to provide notice or NYU commits to building community use totaling 25,000 sq ft as part of its project



	Certified	City Planning	City Council
Total GSF	225,000 sq ft	170,000 sq ft	170,000 sq ft
Above-Grade	155,000 sq ft	100,000 sq ft	100,000 sq ft





## Further Modifications

- Revisions that reduce the building footprints by another 7,500 sq feet to enhance access ways and increase public space on the north block
- Funding commitments to ensure upkeep and maintenance of public spaces and parkland
- Expanded responsibilities for the Open Space Oversight Organization (OSOO) to include NYU owned, public areas and new parkland. The OSOO will provide input on design and monitor maintenance commitments.
- Creation of a Construction committee to liaise with the University on construction matters



## Additional Commitments

- Open Space enhancements, including making the Sasaki Garden accessible to the public, and early commitments to build out public spaces on Bleecker Street and LaGuardia Place
- An endowment managed by NYU, set aside so that it generates an annual maintenance fund of \$150,000, to ensure funding is available for the new public open spaces on the super blocks
- Community access to the future gym and academic facilities, as exists today
- Limitations on retail that can go into the super block retail areas (precluding bars/nightclubs)
- A commitment to convert 6,000 sq ft of existing space in Washington Square Village to accommodate a community use
- Established MWLBE goals for the project