# Chapter 1: Project Description

## A. INTRODUCTION

New York University (NYU) is seeking a number of discretionary actions (the "Proposed Actions") in connection with a proposed expansion of NYU facilities at NYU's academic core near Washington Square (see **Figure 1-1**). As illustrated in **Figure 1-2**, the project site for the Proposed Actions includes: a "Proposed Development Area," bounded by LaGuardia Place to the west, Mercer Street to the east, West Houston Street to the south, and West 3rd Street to the north,[1] where substantial new development is proposed on two superblocks; a "Commercial Overlay Area," bounded by Washington Square East and University Place to the west, Mercer Street to the east, West 4th Street to the south, and the northern boundary of the existing R7-2 zoning district near East Eighth Street to the north,[2] where the Proposed Actions would permit greater flexibility in ground-floor retail uses, and are expected to result in limited conversion of ground-floor uses in existing buildings to retail use; and the "Mercer Plaza Area," where no new development is proposed, but where NYU seeks to acquire the property that contains its 251 Mercer Street cogeneration facility (the "Cogeneration Plant")[3] below-grade.

Over a period of approximately 19 years, NYU is proposing to construct within the Proposed Development Area: four new buildings (including academic uses, residential units for NYU faculty and students, a new athletic facility, a University-affiliated hotel, and retail uses); below-grade academic uses; approximately 3.8 acres of parkland and publicly-accessible open spaces; and replacement below-grade accessory parking facilities. NYU also anticipates making space available to the New York City School Construction Authority (SCA) for the provision of an approximately 100,000-square-foot public school. By 2031, the Proposed Actions would result in the development of approximately 2.5 million gross square feet (gsf) of new uses in the Proposed Development Area. Within the Commercial Overlay Area, it is anticipated that NYU would develop up to approximately 24,000 gsf of neighborhood retail uses in the ground floors of six NYU buildings.

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[1] The Proposed Development Area includes: Block 524, Lots 1, 9, and 66; Block 533, Lots 1 and 10; and the portions of Mercer Street and LaGuardia Place that are currently not improved as streets and that are proposed to be demapped, either entirely or below a defined limiting plane. The unimproved portions of Mercer Street and LaGuardia Place owned by the City are under the jurisdiction of the New York City Department of Transportation (NYCDOT), and are referred to in this DEIS, respectively, as the "Mercer Street Strip" and the "LaGuardia Place Strip." The City-owned portion of Bleecker Street adjacent to the South Block (none of which is proposed to be demapped) is under the jurisdiction of the New York City Department of Parks and Recreation (NYCDPR), and is referred to herein as the "Bleecker Street Strip."

[2] The Commercial Overlay Area includes: Block 546, Lots 1, 5, 8, 10, 11, 15, 20, 21, 26, 30; Block 547, Lots 1, 4, 5, 8, 14, 15, 18, 19, 20, and 25; and Block 548, Lots 1, 4, 21, 24, 40, and 45.

[3] NYU operates a "Central Plant" that includes a Cogeneration Plant to provide energy for portions of NYU properties.

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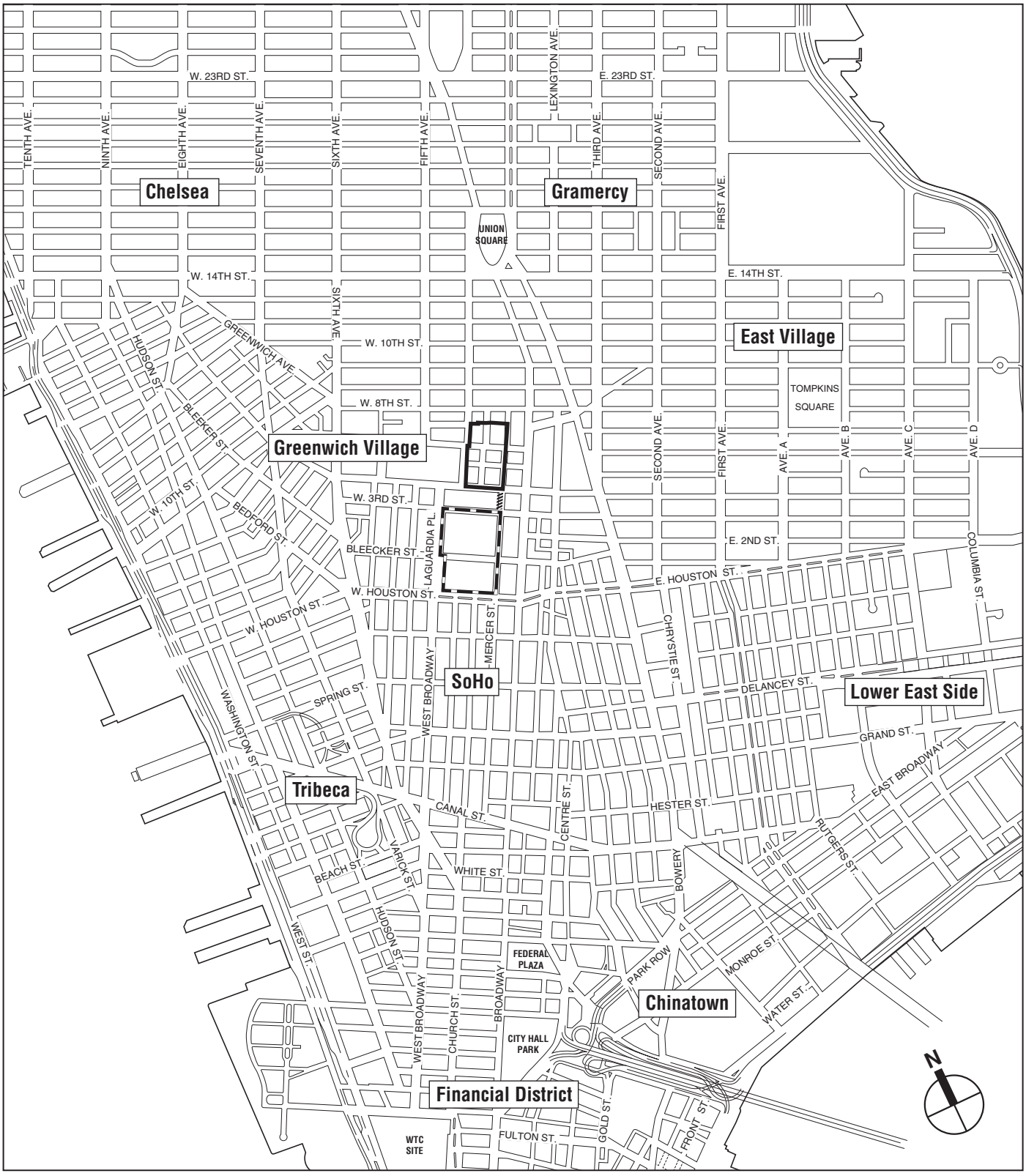



Proposed Development Area Boundary

Commercial Overlay Area Boundary

Mercer Plaza Area

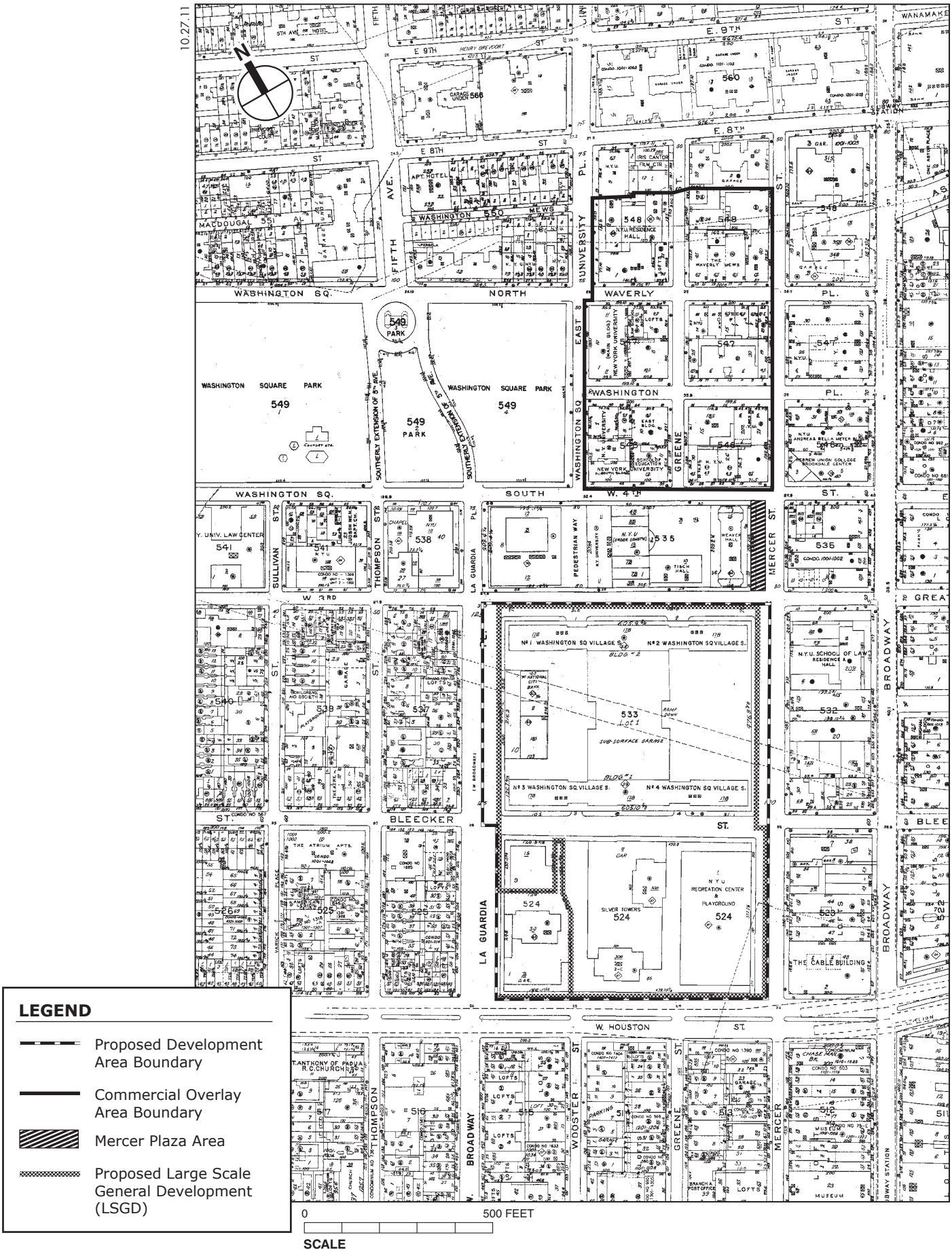
0 2000 FEET

SCALE

**NYU Core**

# Regional Context

Figure 1-1




**LEGEND**

- Proposed Development Area Boundary
- Commercial Overlay Area Boundary
- Mercer Plaza Area
- Proposed Large Scale General Development (LSGD)

**NYU Core**

# Project Site

Figure 1-2

The Proposed Actions require environmental review and the preparation of an Environmental Impact Statement (EIS) under the New York State Environmental Quality Review Act (SEQRA) and New York City Environmental Quality Review (CEQR). This EIS has been prepared in conformance with the SEQRA (Article 8 of the New York State Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City Executive Order No. 91 of 1977, as amended, and the Rules of Procedure for CEQR, found at Title 62, Chapter 5 of the Rules of the City of New York. The EIS follows the guidance of the 2010 *CEQR Technical Manual*, dated May 2010. The Department of City Planning (DCP)—acting on behalf of the City Planning Commission (CPC), which is the "lead agency"—has determined that the environmental issues have been adequately studied in the form of a Draft EIS (DEIS) in order to permit meaningful review by the public and decision-makers.

## B. PROJECT DESCRIPTION

### SITE CONDITIONS AND HISTORY

The project site is located within NYU's academic core near Washington Square Park. This area, together with the Union Square area, contains approximately 10.8 of the 15.0 million gsf of space NYU owns or leases in the City to accommodate its academic, administrative and residential needs. NYU owns all of the properties within the Proposed Development Area[1] (with the exception of City-owned mapped streets) and a majority of the properties within the Commercial Overlay Area. NYU does not own the property within the Mercer Plaza Area. The project site's existing uses comprise approximately 3.7 million of the 11.4 million gsf of space owned or leased by NYU in the Washington Square Park area.

The Proposed Development Area—bounded by LaGuardia Place to the west, Mercer Street to the east, West Houston Street to the south, and West 3rd Street to the north—is comprised of two superblocks separated by Bleecker Street. The superblock north of Bleecker Street in the Proposed Development Area is referred to in this document as the "North Block," while the superblock south of Bleecker Street is referred to as the "South Block." Collectively, the North and South Blocks are largely residential in character, with mid- to high-rise apartment buildings, a number of private and public open spaces, and the Coles Sports and Recreation Center, which is a gymnasium/recreational facility for NYU students, faculty, and alumni. The Proposed Development Area also contains retail uses located along LaGuardia Place. **Figure 1-3** shows land uses in the area, and **Figure 1-4** shows the existing site plan in the Proposed Development Area.

The Commercial Overlay Area—bounded by Washington Square East and University Place to the west, Mercer Street to the east, West 4th Street to the south, and the northern boundary of the existing R7-2 zoning district near East Eighth Street to the north—is generally characterized by NYU academic buildings, as well as four non-NYU residential buildings. There are several buildings in the Commercial Overlay Area that include ground floor retail, either as accessory to community facility (NYU) uses, or as non-conforming uses under existing zoning.

The Mercer Plaza Area—bounded by the western sidewalk of Mercer Street to the east, the existing NYU property line east of Weaver Hall to the west, West 3rd Street to the south, and West 4th Street to the north—contains a renovated public space above-grade (Mercer Plaza) and

[1] The 505 LaGuardia Place building is not owned by NYU; the building is on property under a 99-year lease from NYU.

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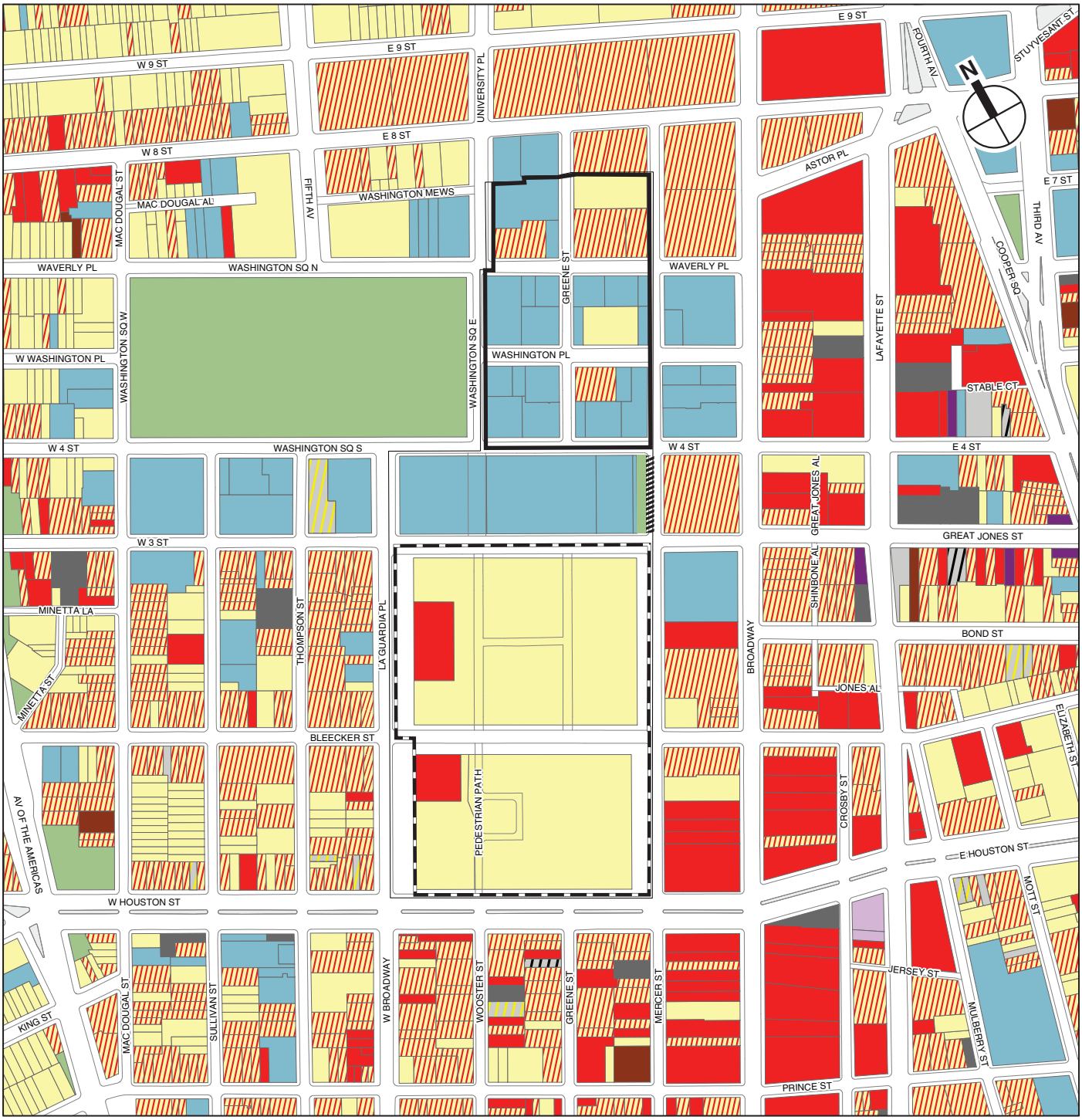


- Proposed Development Area Boundary
- Commercial Overlay Area Boundary
- Mercer Plaza Area
- Residential
- Residential with Commercial Below
- Hotels
- Commercial and Office Buildings
- Industrial and Manufacturing
- Transportation and Utility
- Public Facilities and Institutions
- Open Space and Outdoor Recreation
- Parking Facilities
- Vacant Land
- Vacant Building
- Under Construction

**Note:** Each color indicates the dominant land use on each lot

0 200 500 FEET

**SCALE**

**NYU Core**

# Land Use

Figure 1-3

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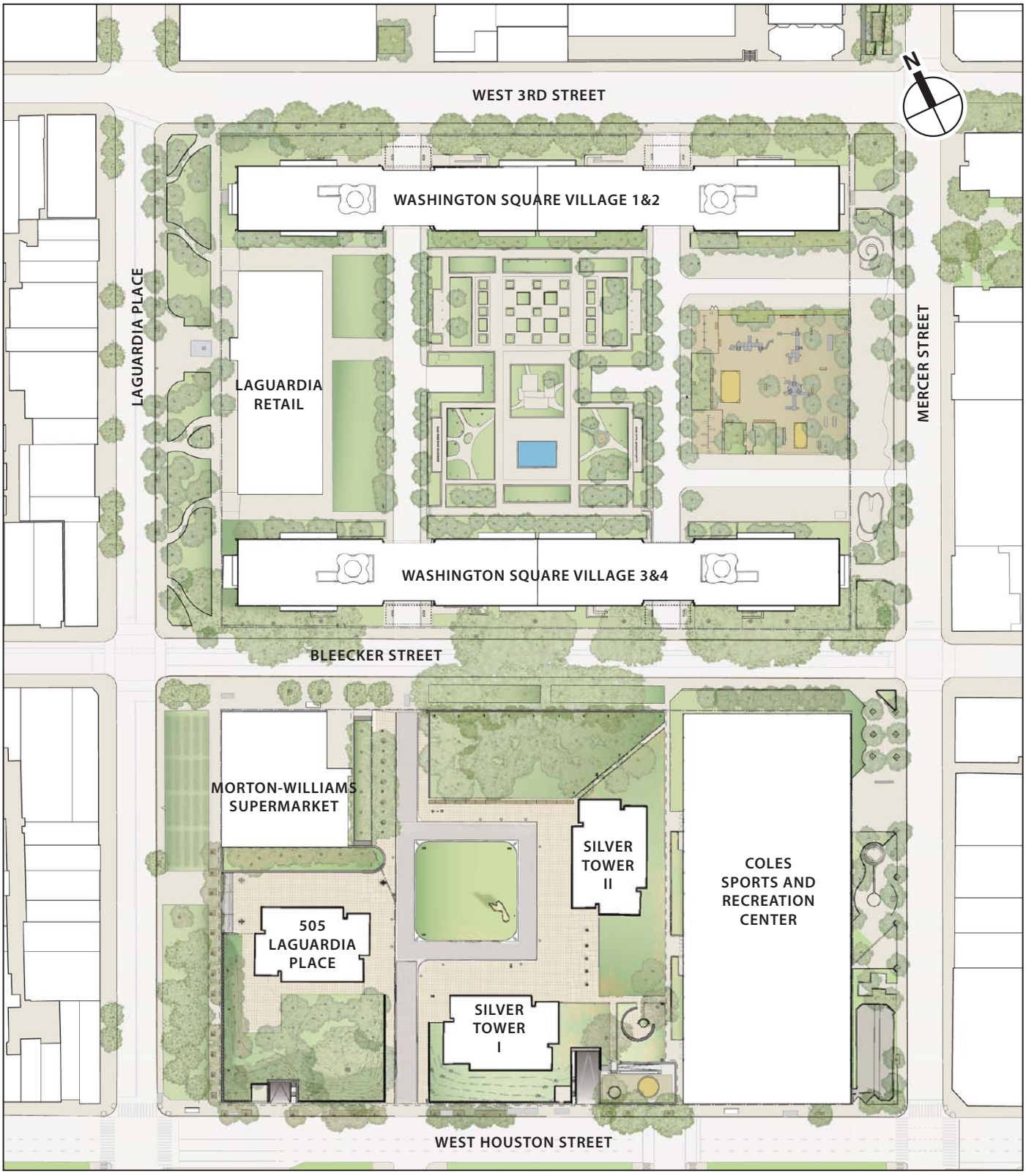


Existing Site Plan in Proposed Development Area

Figure 1-4

NYU's 251 Mercer Street Cogeneration Plant below-grade. There is no proposed development within this approximately 4,500-sf area.

**Table 1-1** provides details on existing buildings in the project area. The Proposed Development Area contains 10 buildings, as well as a variety of public and private open spaces and landscaped areas. The Commercial Overlay Area includes 26 individual buildings, of which 22 are owned and occupied by NYU.

**Table 1-1**
**Existing Buildings in the Project Site**

| Building | Block/Lot | Lot Area (sf) | Address | Height | Current Use | Building Area (gsf) |
|---|---|---|---|---|---|---|
| **PROPOSED DEVELOPMENT AREA** | | | | | | |
| **Block 524 (the "South Block" of the Proposed Development Area)** | | | | | | |
| 505 LaGuardia Place/Mitchell Lama | Lot 1 | 43,595 | 505 LaGuardia Place | 275' | Residential | 227,147 |
| Morton Williams Associated Supermarket | Lot 9 | 16,189 | 130 Bleecker Street | 16' | Supermarket | 29,005 |
| Silver Tower II | Lot 66 | 169,132 | 100 Bleecker Street | 275' | Residential | 227,147 |
| Silver Tower I | | | 110 Bleecker Street | 275' | Residential | 227,147 |
| Coles Athletic Facility | | | 181 Mercer Street | 23' | Gymnasium/Athletic Facility | 136,296 |
| **Block 533 (the "North Block" of the Proposed Development Area)** | | | | | | |
| Washington Square Village 1 | Lot 1 | 270,492 | 1 Washington Square Village | 159' | Residential | 1,236,672 |
| Washington Square Village 2 | | | 2 Washington Square Village | 159' | Residential | |
| Washington Square Village 3 | | | 3 Washington Square Village | 159' | Residential | |
| Washington Square Village 4 | | | 4 Washington Square Village | 159' | Residential | |
| LaGuardia Retail | Lot 10 | 17,575 | 543 LaGuardia Place | 23' | Retail | 33,902 |
| **Building** | **Block/Lot** | **Lot Area (sf)** | **Address** | **Height*** | **Current Use** | **Building Area (gsf)** |
| **COMMERCIAL OVERLAY AREA** | | | | | | |
| **Block 546** | | | | | | |
| Goddard Hall | Lot 1 | 11,242 | 79 Wash. Sq. East | 84' | NYU Dormitory | 73,871 |
| Pless Hall | Lot 5 | 5,960 | 82 Wash. Sq. East | 85' | NYU Academic | 46,829 |
| Pless Hall Annex | Lot 8 | 2,787 | 26 Washington Place | 86' | NYU Academic | 23,520 |
| East Building | Lot 10 | 8,779 | 239 Greene Street | 116' | NYU Academic | 91,268 |
| Education Building | Lot 11 | 6,750 | 35 West 4th Street | 189' | NYU Academic | 127,456 |
| 14 Washington Place | Lot 15 | 10,997 | 14 Washington Place | 142' | Residential/ NYU Academic | 129,070 |
| Carter Hall | Lot 20 | 4,080 | 10 Washington Place | 82' | NYU Academic | 29,563 |
| 269 Mercer Street | Lot 21 | 11,047 | 269 Mercer Street | 107' | NYU Academic | 116,436 |
| 25 West 4th Street | Lot 26 | 9,900 | 25 West 4th Street | 80' | NYU Academic | 74,786 |
| 240 Greene Street | Lot 30 | 2,497 | 240 Greene Street | 46' | NYU Academic | 16,164 |
| **Block 547** | | | | | | |
| Silver Center | Lot 1,4 | 17,859 | 100 Wash. Sq. East | 163' | NYU Academic | 252,114 |
| Waverly Building | Lot 5 | 5,104 | 24 Waverly Place | 162' | NYU Academic | 59,538 |
| Brown Building | Lot 8 | 10,067 | 29 Washington Place | 143' | NYU Academic | 122,607 |

**Table 1-1 (cont'd)**
**Existing Buildings in the Project Site**

| Building | Block/Lot | Lot Area (sf) | Address | Height* | Current Use | Building Area (gsf) |
|---|---|---|---|---|---|---|
| **COMMERCIAL OVERLAY AREA (cont'd)** | | | | | | |
| **Block 546 (cont'd)** | | | | | | |
| Kimball Hall | Lot 14 | 6,791 | 246 Greene Street | 117' | NYU meeting space | 64,499 |
| Torch Club | | | 18 Waverly Place | 100' | NYU Alumni Lounge | - |
| Life Science Project | Lot 15 | 7,542 | 12 Waverly Place | 80' | NYU Academic | 52,810 |
| 285 Mercer Street | Lot 18 | 2,068 | 285 Mercer Street | 125' | NYU Academic | 22,927 |
| 7 Washington Place | Lot 19 | 2,706 | 7 Washington Place | 56' | NYU Academic | 14,099 |
| 15 Washington Place | Lot 20 | 15,000 | 15 Washington Place | 63' | Residential | 69,053 |
| 244 Greene Street | Lot 25 | 2,500 | 244 Greene Street | 106' | NYU Academic | 24,261 |
| **Block 548** | | | | | | |
| 1 University Place** | Lot 1 | 12,527 | 1 University Place | 212' | Residential and Retail | 218,985 |
| Weinstein Hall | Lot 4 | 22,220 | 5 University Place | 88' | NYU Dormitory | 161,589 |
| Rufus Smith | Lot 21 | 3,300 | 25 Waverly Place | 119' | NYU Academic | 38,942 |
| 303 Mercer Street** | Lot 24 | 20,000 | 303 Mercer Street | 78' | Residential | 86,332 |
| 11 Waverly Place** | Lot 40 | 7,590 | 11Waverly Place | 159' | Residential, Retail, Office | 80,895 |
| 15 Waverly Place** | Lot 45 | 18,995 | 15 Waverly Place | 87' | Residential and Retail | 102,024 |

**Note:** * Building heights for the Commercial Overlay Area are from NYC DoITT's planimetric basemap layer containing elevation points, which were collected on an orthophotography flight in June 2006 and presented in feet above sea level. Building heights were calculated by subtracting the nearest street spot elevation to each building heights elevation, which in some cases may include rooftop mechanicals. Building heights for the Proposed Development Area are from Grimshaw Architects.
** The four Block 548 properties indicated with an asterisk (1 University Place, 303 Mercer Street, 11 Waverly Place, and 15 Waverly Place) are not owned by NYU; all other properties listed are owned by NYU.
**Sources:** Lot Area and Building Area in the Proposed Development Area; Lot area and building area in Commercial Overlay Area from Lot Area and Building Area from Department of Finance via DCP MapPLUTO 09v1.

The entire project site is currently zoned R7-2 (see **Figure 1-5**). There is a C1-5 overlay along LaGuardia Place on the two superblocks in the Proposed Development Area (this overlay area contains the Morton Williams Associated Supermarket and the LaGuardia Retail building).

A portion of the South Block of the Proposed Development Area (Block 524) is also part of a Large Scale Residential Development (LSRD) designated in 1964. The New York City Zoning Resolution provides for the creation of LSRDs "... to deal with certain types of problems which arise only in connection with large-scale residential developments and to promote and facilitate better site planning and community planning through modified application of the district regulations in such developments." The LSRD allowed the development of the three residential buildings within the LSRD, by permitting the distribution of floor area, open space, rooms and parking spaces without regard to zoning lot lines. The LSRD was modified by special permit and authorization in 1979 to permit the development of Coles Athletic Facility, and special permits relating to minor modifications to the design of the Coles rooftop open space and the minimum spacing between buildings were approved by CPC in 1999.

The Proposed Development Area is located immediately adjacent to three historic districts: the NoHo Historic District (State and National Register-eligible [S/NR-eligible], New York City Landmark [NYCL]) is located east of Mercer Street; the South Village Historic District (S/NR-eligible, NYCL-eligible) is located west of La Guardia Place; and the SoHo Cast-Iron Historic District (National Historic Landmark [NHL], S/NR, NYCL) and Extension (NYCL) are located

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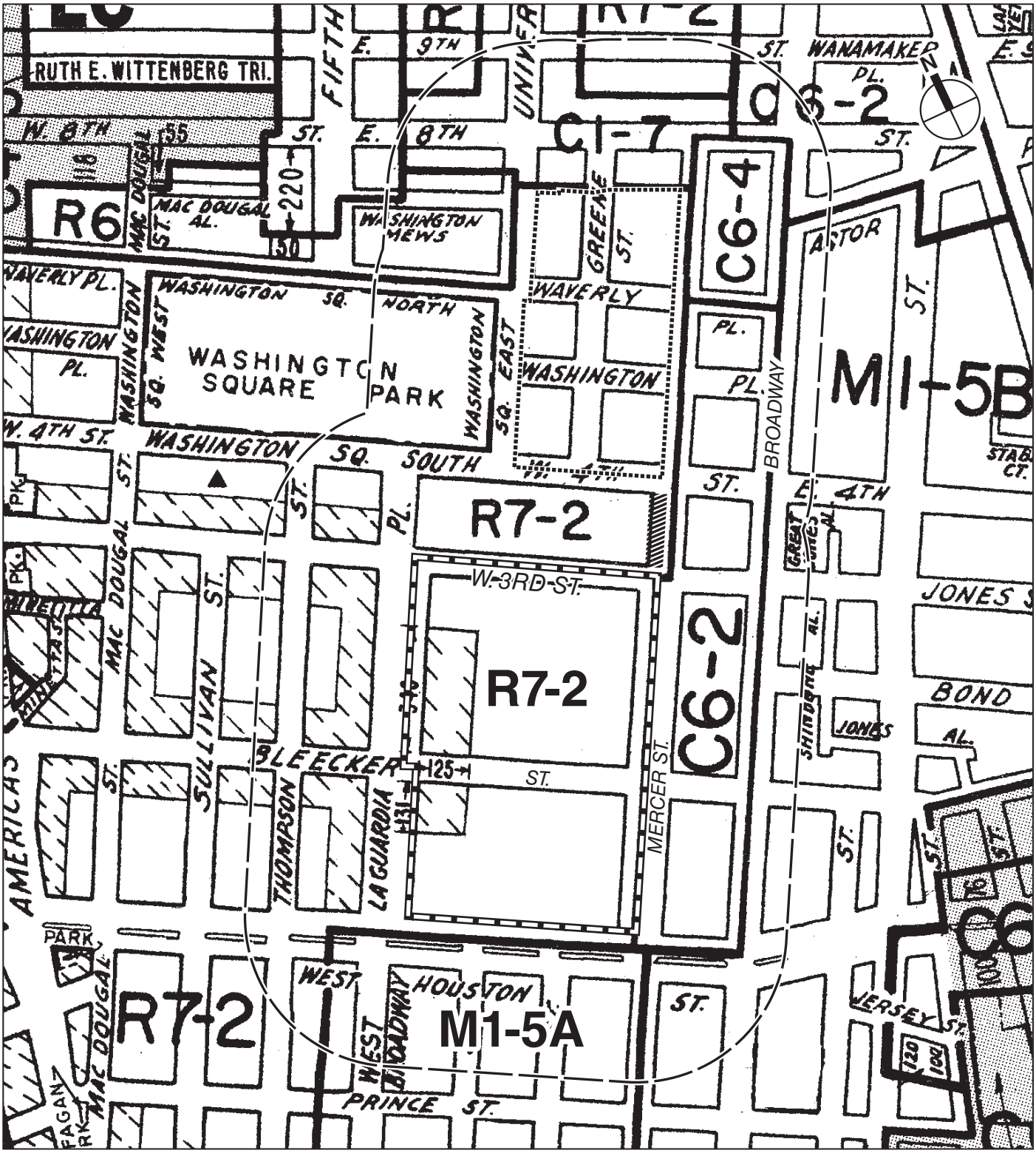



Proposed Development Area Boundary

Commercial Overlay Area Boundary

Study Area Boundary (400-Foot Perimeter)

Mercer Plaza Area

Zoning District Boundary

C1-5 Overlay

0 500 FEET

SCALE

**NYU Core**

Existing Zoning
Figure 1-5

south of West Houston Street. The Greenwich Village Historic District (S/NR, NYCL) is located north of West 4th Street, and incorporates Washington Square Park and areas to the north and west of the park. University Village (aka Silver Towers and 505 LaGuardia Place) is S/NR-eligible and is a NYCL. Additionally, Washington Square Village is S/NR-eligible.

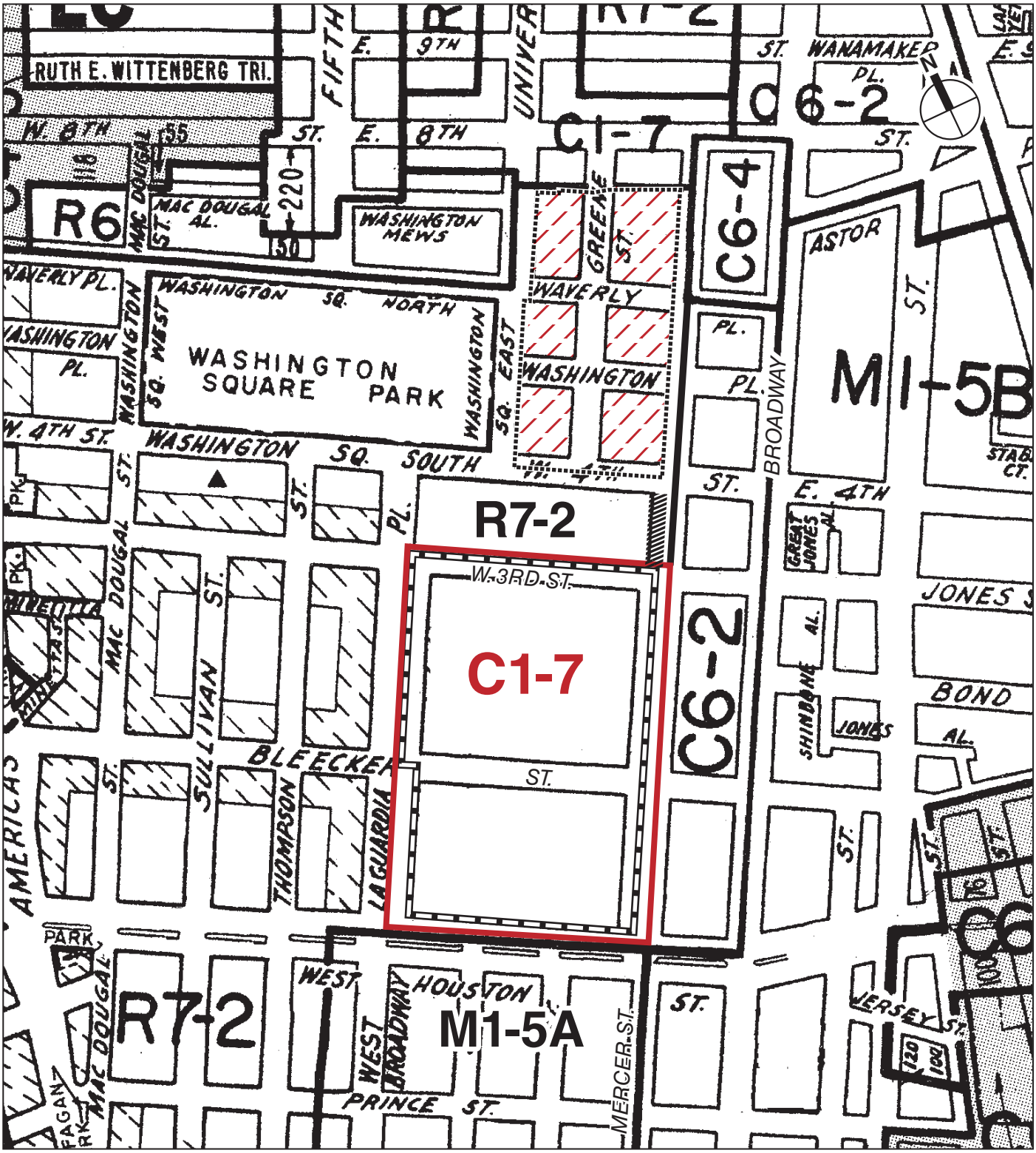
The Commercial Overlay Area contains a number of designated and eligible historic resources. These include: the Brown Building at 23-29 Washington Place (NHL, S/NR, NYCL); Silver Center/Hemmerdinger Hall at 100 Washington Square East (NR-eligible); and the 20-story apartment building at One University Place/27 Waverly Place (NR-eligible). In addition, a potential NoHo Historic District Expansion has been determined S/NR-eligible by OPRHP. The NoHo Historic District Expansion is bounded by West 4th Street, Washington Square East/University Place, mid-block between Waverly Place and East Eighth Street, and Mercer Street. The Commercial Overlay Area is located adjacent to 13-19 University Place (NR-eligible); across Washington Square East/University Place from the Greenwich Village Historic District; and across Mercer Street from the NoHo Historic District.

## PROPOSED ACTIONS

NYU's application requests a rezoning, two zoning text amendments, and a large-scale general development (LSGD) special permit to facilitate the development of four buildings in the Proposed Development Area. On the North Block, the requested actions would facilitate the development of two primarily academic buildings of 8 and 14 stories in height, and associated publicly accessible open spaces. On the South Block, the requested actions would allow for the development of a mixed-use building of varying heights up to 25 stories containing academic, dormitory, hotel, residential and retail uses, and a 14-story building containing a public school, academic and dormitory uses. The application would also map a commercial overlay within the Commercial Overlay Area, an approximately six-block area just east of Washington Square Park, to allow for new ground floor retail uses. A concurrently submitted related application requests a change to the City Map demapping four areas within the mapped rights-of-way of Mercer Street, LaGuardia Place, West 3rd Street and West 4th Street, and the subsequent disposition of portions of those demapped areas along with easements in other portions to NYU, and the mapping of portions of two of the demapped areas as a public park.

More specifically, the Proposed Actions required to facilitate the proposed project are as follows:

- **Zoning map change (see Figure 1-6)**:
  - Rezone the Proposed Development Area from R7-2 and R7-2/C1-5 to C1-7;
  - Rezone the Commercial Overlay Area from R7-2 to R7-2/C1-5;
  - Rezone a 19.5-foot-wide strip within the bed of Mercer Street between West Houston Street and West 3rd Street from C6-2 to C1-7 in order to keep the zoning district boundary line coincident with the center of the street; and
  - Rezone a 10.5-foot-wide strip within the bed of Mercer Street between West 3rd Street and West 4th Street from C6-2 to R7-2 in order to keep the zoning district boundary line coincident with the center of the street.
- **Zoning Text Amendment to Sections 74-742 and 74-743:**
  - Allow applications for LSGD special permits within the former Washington Square Southeast Urban Renewal Area to be submitted without meeting normally-applicable ownership requirements (Sec 74-742); and




**NYU Core**

Proposed Zoning
Figure 1-6

- Allow public parks in the former Washington Square Southeast Urban Renewal Area to be treated as a street for all zoning purposes (Sec 74-743).

- **LSGD Special Permit (ZR Section 74-74):**
  - Permit the transfer of 19,214 sf of zoning floor area between two areas of the South Block;
  - Waiver of height and setback regulations to allow portions of the proposed Zipper, Bleecker, Mercer, and LaGuardia buildings, as well as the existing Silver Tower I and Washington Square Village buildings to penetrate the required setback and sky exposure plane (ZR Sections 23-632, 33-432 and 35-23);
  - Waiver of rear yard equivalent regulations for the proposed Zipper Building (ZR Section 23-532, 33-283);
  - Waiver of rear yard regulations for the proposed Bleecker Building (ZR Section 33-26); and
  - Waiver of minimum distance between buildings regulation for existing Silver Tower II and Coles Gymnasium buildings (ZR Section 23-711); and

  The existing Large Scale Residential Development (LSRD) special permit would be dissolved as a consequence of the Proposed Action.

- **Concurrent NYU City Map Change Application (see Figure 1-7):**
  - Narrow, by elimination, discontinuance and closing, the western 39 feet of Mercer Street between West Houston and Bleecker Streets and authorize its disposition to NYU;
  - The elimination, discontinuance and closing of the western 21 feet of Mercer Street between West 3rd and 4th Streets, and a slightly larger area encompassing the existing co-generation plant below an upper limiting plane at 30 feet above the Manhattan datum, and authorize disposition to NYU;
  - Narrow, by elimination, discontinuance and closing, below an upper limiting plane located at 28 feet above the Manhattan datum, the western 39 feet of Mercer Street between Bleecker and West 3rd Streets and authorize its disposition to NYU;
  - Map the western 39 feet of Mercer Street between Bleecker and West 3rd Streets above a lower limiting plane located at 28 feet above the Manhattan datum as parkland subject to certain easements to be disposed of to NYU;
  - Narrow, by elimination, discontinuance and closing, below an upper limiting plane located at 22 feet above the Manhattan datum, the eastern 50 feet of LaGuardia Place between Bleecker and West 3rd Streets and authorize disposition to NYU; and
  - Map the eastern 50 feet of LaGuardia Place between Bleecker and West 3rd Streets above a lower limiting plane located at 22 feet above the Manhattan datum as parkland subject to certain easements to be disposed of to NYU.

  With respect to the mapping actions for LaGuardia Place and Mercer Street between Bleecker and West 3rd Street, the planes in Manhattan datum referenced above would be located several feet below grade level to allow for the development of the proposed below-grade floor area while allowing for continued public ownership of the above grade areas and the mapping of these areas as parkland. Locating the limiting plane along LaGuardia Place

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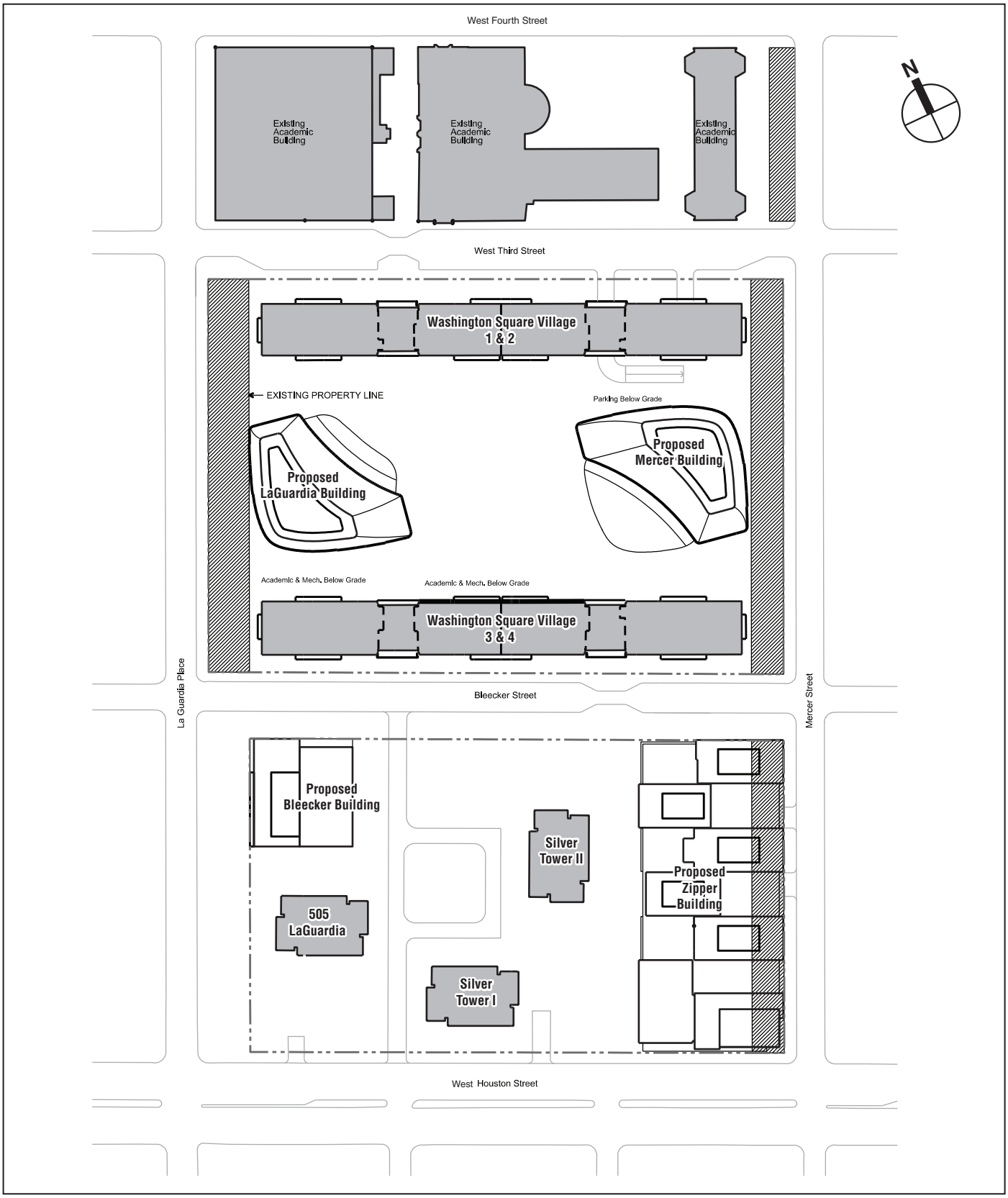



Proposed Street Demapping Areas

Existing Buildings

Proposed Buildings

# Proposed Street Demapping Areas

Figure 1-7

would also ensure that there is adequate soil depth for at-grade plantings.[1] The easements granted to NYU would allow for, among other things, construction, maintenance, and access to the block across the park strips to and from Mercer Street and LaGuardia Place. The easements are necessary to allow the demapped areas to be mapped as a public park instead of a street while allowing for access to and construction and maintenance of the proposed NYU facilities and existing Washington Square Village buildings.

- **Elimination of New York City Department of Housing Preservation and Development (HPD) Deed Restrictions on Blocks 524 and 533**
- **Potential funding or financing approvals from the Dormitory Authority of the State of New York (DASNY)**
- **Site Selection by the New York City School Construction Authority**
- **New York City Department of Transportation revocable consent for utility lines beneath City streets**

In addition to the above-described Proposed Actions, on March 3, 2011 NYU submitted an application to the New York City Landmark Preservation Commission (LPC) for a Certificate of Appropriateness (CofA) for proposed changes to landscaping at University Village, which is a New York City Landmark (NYCL). At a public hearing on April 5, 2011, LPC approved the proposed landscape changes. On July 27, 2011, LPC approved the proposed landscape changes and issued a CofA. The CofA has not yet been issued in its final form. This is contingent upon LPC's review and approval of the final New York City Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by LPC with a perforated seal.

## RESTRICTIVE DECLARATION

In connection with the proposed project, a Restrictive Declaration would be recorded for the Proposed Development Area at the time all land use-related actions required to authorize the proposed project's development are approved. The Restrictive Declaration would, among other things:

- Require development in substantial accordance with the approved plans, which establish an envelope within which the buildings must be constructed, including limitations on floor area;
- Require that the proposed project's development program be within the scope of the reasonable worst case development scenarios (RWCDS) analyzed in the EIS;
- Ensure the provision of publicly accessible open space and that it is provided in accordance with the phasing schedule proposed by NYU and analyzed in the EIS; and
- Provide for the implementation of "Project Components Related to the Environment" (i.e., certain project components which were material to the analysis of environmental impacts in the EIS) and mitigation measures, substantially consistent with the EIS.

[1] The limiting plane along LaGuardia Place would accommodate a soil depth of between 7.5 and 8.5 feet below grade across most of the park with additional depth in planting beds. The limiting plane along Mercer Street would accommodate a soil depth of between 6.5 and 7.5 feet below grade across most of the park with additional depth in planting beds.

## PROPOSED DEVELOPMENT PROGRAM

*PROPOSED DEVELOPMENT AREA*

Beginning in 2013, over a period of approximately 19 years NYU is proposing to build the following within the Proposed Development Area:

- Four new buildings that would include NYU academic uses, residential units for NYU faculty and students, a new NYU athletic facility, a possible University-oriented hotel with ancillary conference/academic space, and retail uses;
- A below-grade NYU academic use on the North Block spanning the distance between LaGuardia Place and Mercer Street (i.e., beneath and between the two proposed buildings on the North Block and extending below-grade in demapped areas of LaGuardia Place and Mercer Street between Bleecker and West 3rd Streets);
- Approximately 3.8 acres of publicly accessible open space, including the creation of new City-owned public parks on the above-grade portions of the demapped areas of LaGuardia Place and Mercer Street between Bleecker and West 3rd Streets;
- An approximately 30,000-gsf temporary gymnasium, which would be constructed on the North Block and which would operate until the opening of the proposed new athletic center on the South Block; and
- Below-grade replacement parking facilities on the North Block. The existing North Block garage contains 389 required accessory parking spaces and 281 additional, non-required spaces. The new parking facilities on the North Block would accommodate the relocation of the 389 existing required accessory parking spaces, and would be accessed from one of the existing driveways on West 3rd Street. The remaining 281 existing spaces would be permanently displaced by the proposed project, resulting in a net loss of 281 below-grade parking spaces with the Proposed Actions.

NYU also anticipates making space available to SCA for the provision of an approximately 100,000-square-foot public school. The rooftop above the seven-story public school is expected to contain a play area that would be utilized exclusively by the students of the public school. If by 2025 SCA does not exercise its option to build the public school, NYU would build and utilize the 100,000-square-foot space for its own academic purposes.

The above-described development would require the demolition of three NYU-owned buildings within the Proposed Development Area: 1) the Coles Sports and Recreation Center; 2) a retail building containing the Morton Williams Associated Supermarket; and 3) a retail building with seven storefronts (LaGuardia Retail).[1] The proposed below-grade academic space on the North Block would require the displacement of the existing, approximately 670-space below-grade parking garage on the North Block. As described above, the project would develop new below-grade parking to accommodate the relocation of the existing 389 required accessory spaces, resulting in an overall reduction of approximately 281 parking spaces within the Proposed Development Area. The demolition of the three NYU-owned buildings would result in the loss of approximately 200,000 gsf of space.

[1] The LaGuardia Retail building is occupied by Citibank; NYU Mail Services and Copy Central; Wine Barrel; Favela Cubana; and Bare Burger. It contains two vacant retail spaces.

A goal of the proposed project is to enhance public recreational opportunities in the Proposed Development Area by providing new and replacement publicly accessible open spaces in place of the private and publicly accessible open spaces to be removed. Overall, by 2031 the proposed project intends to provide an improvement in the quality, and a net increase in the quantity, of publicly accessible open spaces on the project site.

The proposed project would incorporate a number of sustainable design measures that would reduce energy consumption, and GHG emissions, including measures to be incorporated in order to achieve at least the LEED Silver certification required by the *NYU Sustainable Design Standards and Guidelines.* In addition, NYU plans to utilize energy produced by the existing Cogeneration Plant operating at 251 Mercer Street, which would service the heating and cooling needs of several project buildings.

NYU's proposal within the Proposed Development Area also includes the re-cladding of the ground floor of the Washington Square Village apartment buildings, as well as potential reprogramming and reconfiguring of the ground floors and the basements. Re-cladding is intended to activate the ground floor and complement the new publicly accessible landscaping on the North Block adjacent to these buildings. Reprogramming would enable ground floor uses that are compatible with the ground floor uses envisioned for the LaGuardia and Mercer Buildings and surrounding streets, and the gardens, lawns, and play areas connecting the development. With the proposed project, the reprogrammed ground floors at Washington Square Village could contain an estimated 4,583 square feet of new academic uses, 9,312 square feet of university-related retail, and a 5,814-square-foot loading bay east of the garage entry on West 3rd Street. Together with separate emergency egress stairs for the subsurface development, certain areas within the Washington Square Village ground floor would require reconfiguration to accommodate the new program (the existing lobbies would remain). Immediately north and south of the apartment buildings between LaGuardia Place and Mercer Street, proposed improvements to West 3rd and Bleecker Streets include enhanced pedestrian crossings.

**Table 1-2** shows the minimum and maximum density by use expected to be developed in the Proposed Development Area by 2031. Overall by 2031, the Proposed Actions would result in the development of approximately 2.5 million gsf of new uses. **Figure 1-8** illustrates the site plan for the Proposed Development Area.

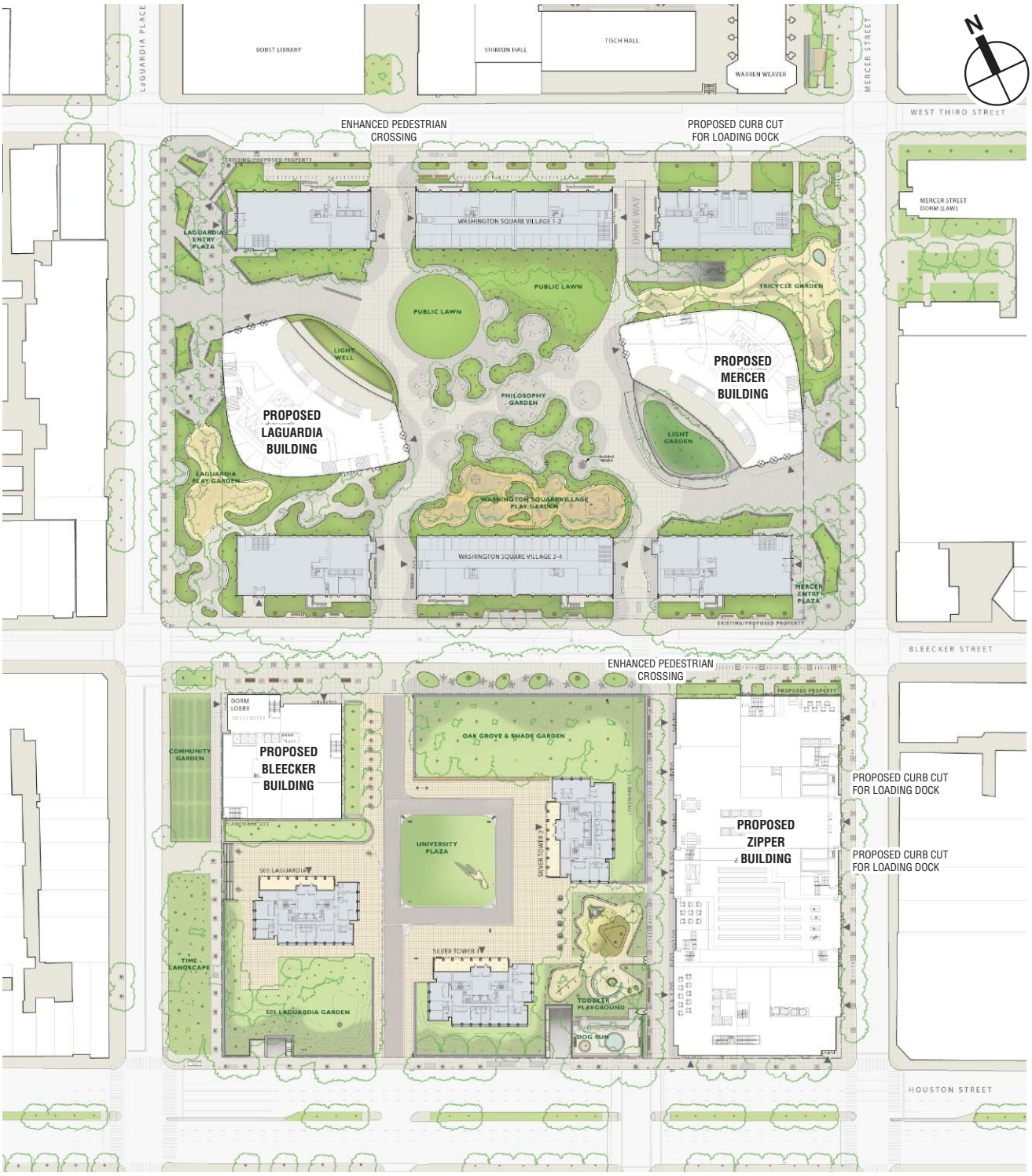
**Table 1-2**
**Minimum and Maximum Density of New Development in the Proposed Development Area**

| Use | Minimum Amount[1] (gsf) | Maximum Amount[1] (gsf) |
|---|---|---|
| Academic | 982,985 | 1,636,583 |
| Student Housing (Dormitory) | 180,000 | 525,000 |
| Faculty Housing | 0 | 220,000 |
| Athletic Center | 146,000 | 200,000 |
| Retail | 49,312 | 94,000 |
| Hotel | 0 | 180,000 |
| Academic/Conference Space | 0 | 85,000 |
| Public School (PS/IS) | 0 | 100,000 |
| Replacement Parking | 76,000 | 115,000 |
| Mechanical/Service Areas | 376,814 | 376,814 |

**Notes:**
1. The minimum and maximum gsf of new development anticipated for the Proposed Development Area are not calculated by summing the minimum and maximum anticipated gsf for each use, as maximizing certain uses would require minimizing other uses. Therefore, the approximately 2.5 million gsf of total development planned under all development scenarios is less than the total of maximum amounts by use, because the overall square footage would not allow for maximizing all proposed uses.

**Source:** New York University

11.2.11

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**SCALE**

# 2031 Site Plan for Proposed Development Area

Figure 1-8

The new uses are presented as a range for the Proposed Development Area in order to allow NYU a degree of flexibility in meeting its future programming needs. Specifically, there are a number of potential uses, and a variety of densities for those uses, primarily for the proposed Zipper Building, which is expected to be developed by 2021.[1] The potential use variations for the Zipper Building include: maximizing academic uses instead of providing faculty housing; maximizing student dormitories instead of providing faculty housing; the exclusion of a hotel use in order to maximize academic, dormitory, or housing uses; and variation in the size of the proposed hotel relative to faculty housing and academic uses. Within these contemplated use ranges, **Table 1-3** presents an "Illustrative Program" that reflects the scale and uses currently anticipated for the new project buildings.

**Table 1-3**
**Illustrative Program for New Development in the Proposed Development Area**

| Use (gsf) | Zipper Building | Bleecker Building | North Block Below-Grade | Mercer Building | LaGuardia Building | Washington Square Village Apartments | TOTAL GSF |
|---|---|---|---|---|---|---|---|
| Academic | 135,000 | 38,000 | 484,000 | 250,000 | 160,000 | 4,583 | **1,071,583** |
| Student Housing (Dormitory) | 315,000 | 55,000 | 0 | 0 | 0 | 0 | **370,000** |
| Faculty Housing | 105,000 | 0 | 0 | 0 | 0 | 0 | **105,000** |
| Athletic Center | 146,000 | 0 | 0 | 0 | 0 | 0 | **146,000** |
| Retail | 55,000 | 0 | 0 | 0 | 0 | 9,312 | **64,312** |
| Hotel | 115,000 | 0 | 0 | 0 | 0 | 0 | **115,000** |
| Academic/Conference Space | 50,000 | 0 | 0 | 0 | 0 | 0 | **50,000** |
| Public School (PS/IS) | 0 | 100,000 | 0 | 0 | 0 | 0 | **100,000** |
| Replacement Parking | 0 | 0 | 76,000 | 0 | 0 | 0 | **76,000** |
| Mechanical/Service Areas | 129,000 | 32,000 | 210,000 | 0 | 0 | 5,814 | **376,814** |
| **TOTAL GSF** | **1,050,000** | **225,000** | **770,000** | **250,000** | **160,000** | **19,709** | **2,474,709** |

**Source:** New York University

*COMMERCIAL OVERLAY AREA*

The Commercial Overlay Area contains some non-complying ground-floor retail uses. The Proposed Actions, through a new C1-5 commercial overlay zoning designation, would serve to bring the existing retail uses into compliance, and would allow for the development of some additional ground-floor retail uses. As detailed below in the discussion of the Reasonable Worst-Case Development Scenario for the Commercial Overlay Area, the maximum amount of additional retail space expected to be developed in the Commercial Overlay Area is projected to be 23,236 gsf, and would be comprised of neighborhood retail uses at the ground floor of six NYU buildings (five existing buildings and one building that is being redeveloped in the future without the Proposed Actions). The projected new retail uses are intended to activate underutilized ground-floor uses and introduce new street level activity.

[1] Separate from the Zipper Building, the potential for variation in programming is limited to a total of approximately 25,000 square feet of above-grade space in the proposed North Block buildings that could be either ground-floor retail or additional academic space; and a total of 39,000 square feet of below-grade space on the North Block that could be used for academic uses or additional space to accommodate valet and self-parking services (the amount of proposed parking would still be limited to 389 accessory spaces).

*MERCER PLAZA AREA*

There is no proposed development within this approximately 4,500-sf area. The Proposed Actions would enable NYU to purchase the land in which its recently-completed, below-grade, state-of-the-art Cogeneration Plant is located. NYU entered into revocable vault license agreement with the New York City Department of Transportation (NYCDOT) to enable the Cogeneration Plant to be located and maintained on City property. The license agreement can be unconditionally revoked at any time. NYU seeks to purchase and own the vault space in which the Cogeneration Plant is located to ensure its continuing right to operate and maintain the facility.

## C. PROJECT DESIGN

### PROPOSED DEVELOPMENT AREA

*BUILDINGS*

As described above, the proposed project would develop four new buildings in the Proposed Development Area, with two new buildings located on the North Block and two new buildings on the South Block (see **Figures 1-8 through 1-17**).

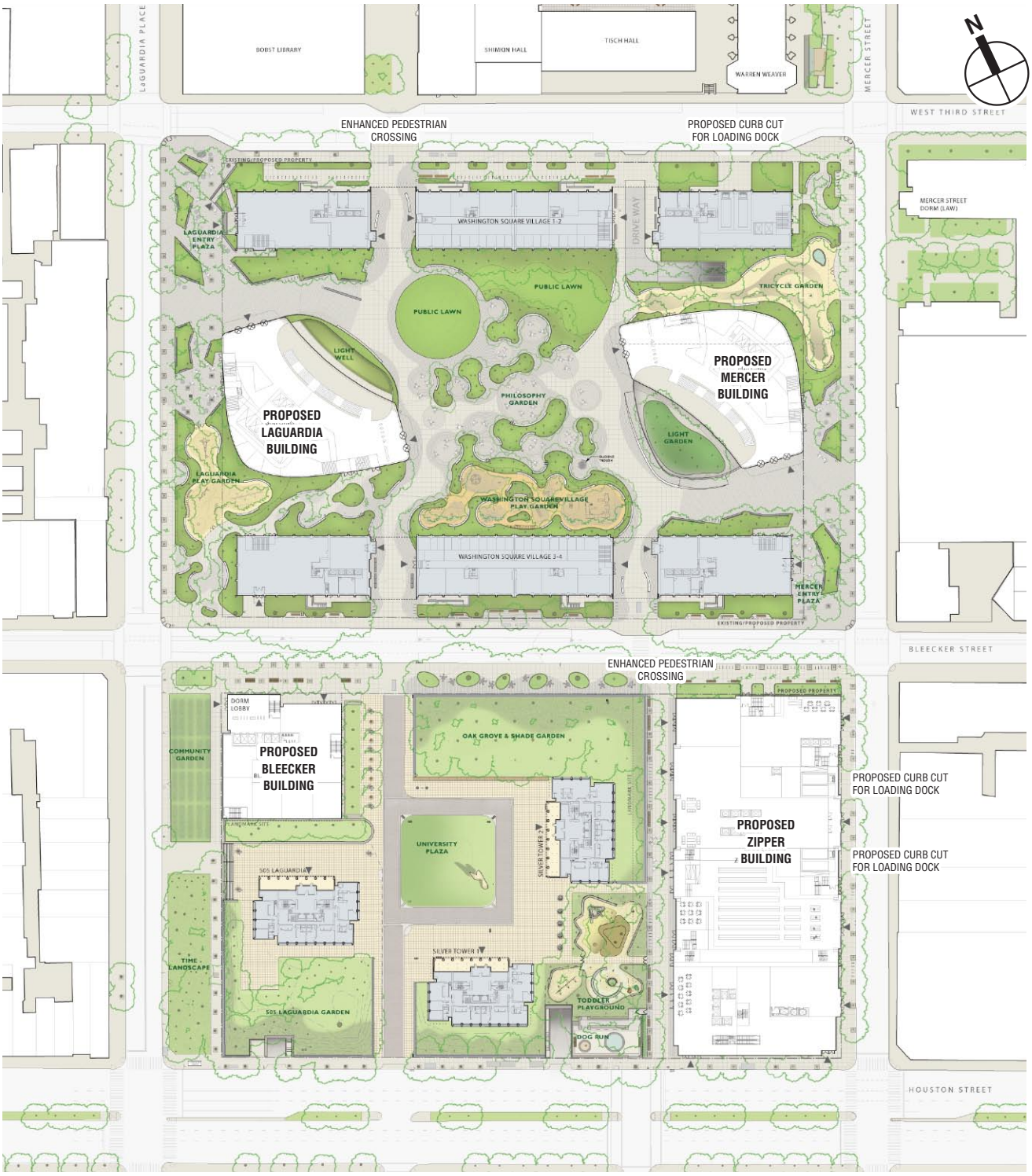
*South Block*

The Zipper Building would be built primarily on the site of the Coles Sports and Recreation Center, replacing the one-story building with a larger, multi-story building containing academic space, student and faculty housing, a new athletic center, ground-floor retail, a University-oriented hotel, and academic/conference space. The building has been designed with a low 4- to 5-story plinth that has a series of narrow, staggered volumes above the plinth that range in height from 10 to 26 stories, the largest of which is oriented to the northwest corner of Mercer and West Houston Streets. The building is anticipated to have a panelized rainscreen and glass curtain wall. The building's varied heights would be similar to the range of building heights of existing nearby buildings, including the warehouse and loft buildings on the east side of Mercer Street, the three 30-story University Village buildings to the west, and the southern Washington Square Village apartment building on the north side of Bleecker Street.

Unlike the existing Coles building, the new Zipper Building would be built to the Mercer Street sidewalk, and would have residential, commercial, and/or academic entrances on its Mercer and West Houston Street frontages, and on the building's west façade which would face a widened and landscaped north-south pedestrian walkway (the proposed Greene Street Walk, described below) between the Zipper Building and the easternmost University Village building (Silver Tower II).

The proposed Bleecker Building would be located at the northwest corner of the South Block on the site of the existing Morton Williams grocery store. The new 14-story building would contain academic space, dormitories, and a public school. Its taller, 14-story portion would face LaGuardia Place and is expected to be faced in panelized rainscreen and glass. The building's shorter, seven-story section facing the interior of the South Block would contain the public school, and is anticipated to have a largely glass curtain wall with louver screens. The rooftop above the seven-story public school would contain a play area that would be utilized exclusively by the students of the public school.

11.2.11

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**SCALE**

# 2031 Site Plan for Proposed Development Area

Figure 1-8

10.27.11



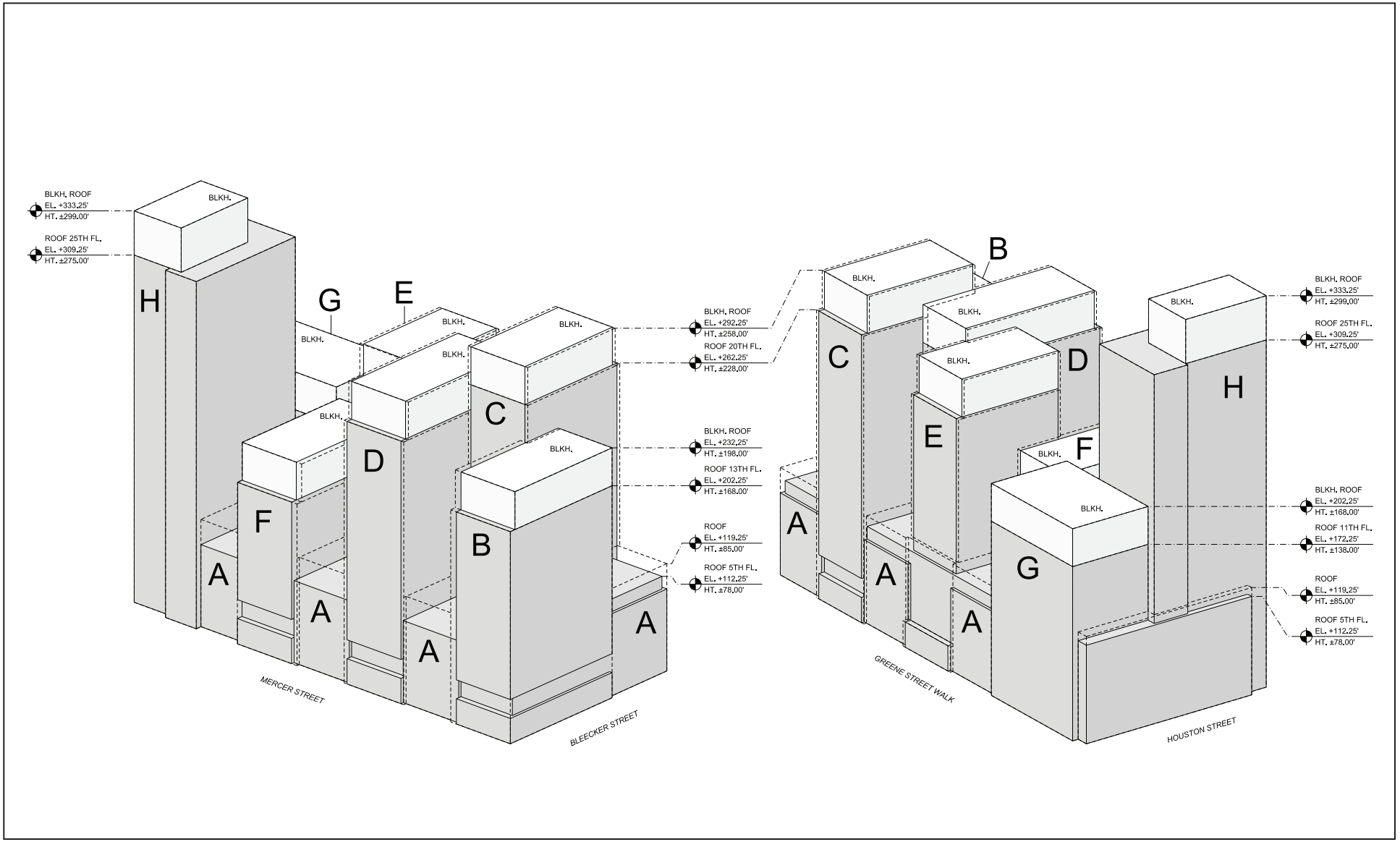
Source: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Aerial View of Proposed Development Area

Figure 1-9

**NYU Core**

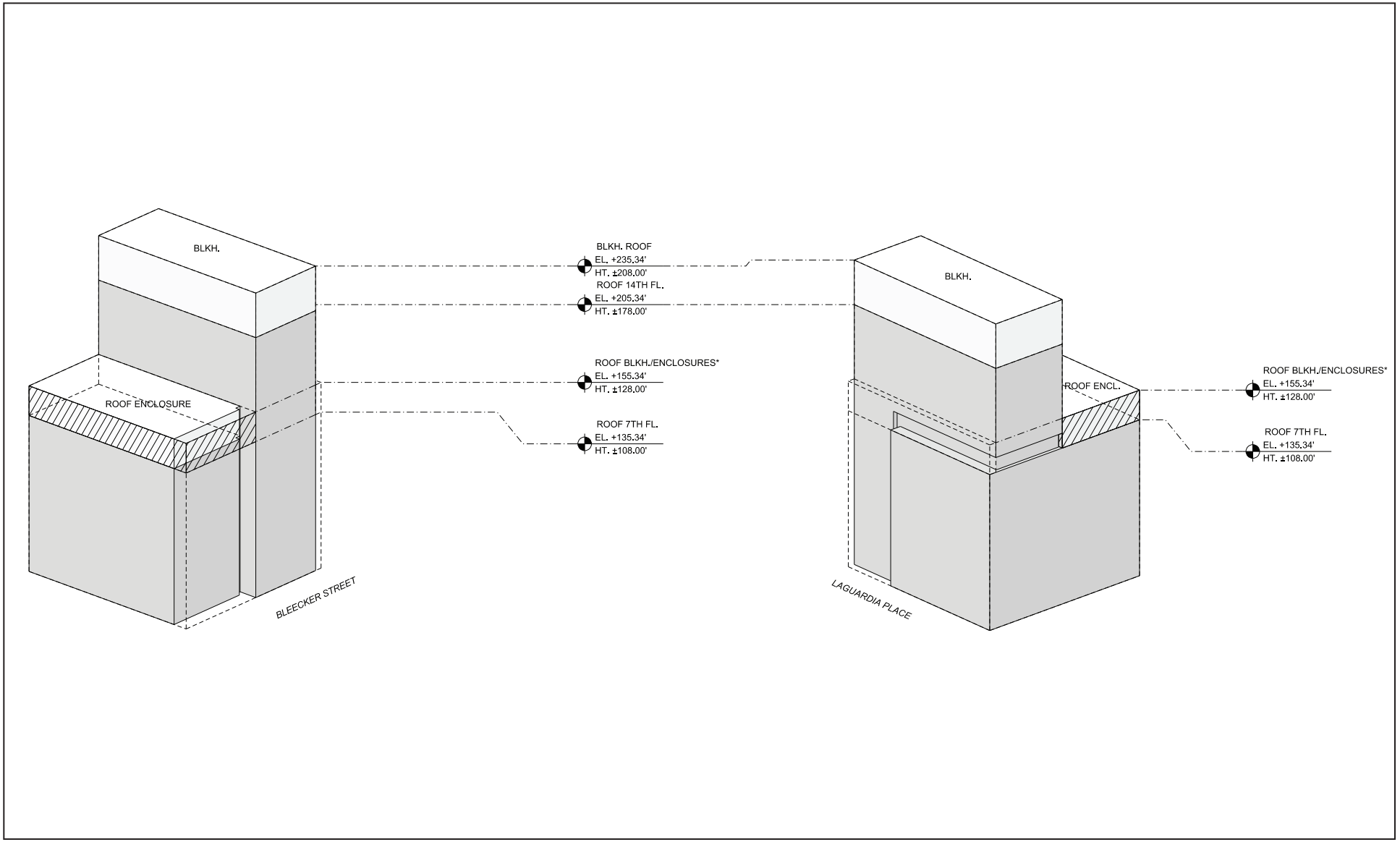



Maximum Building Envelope

Illustrative Building Line

# Proposed Zipper Building - Maximum Building Envelope

Figure 1-10



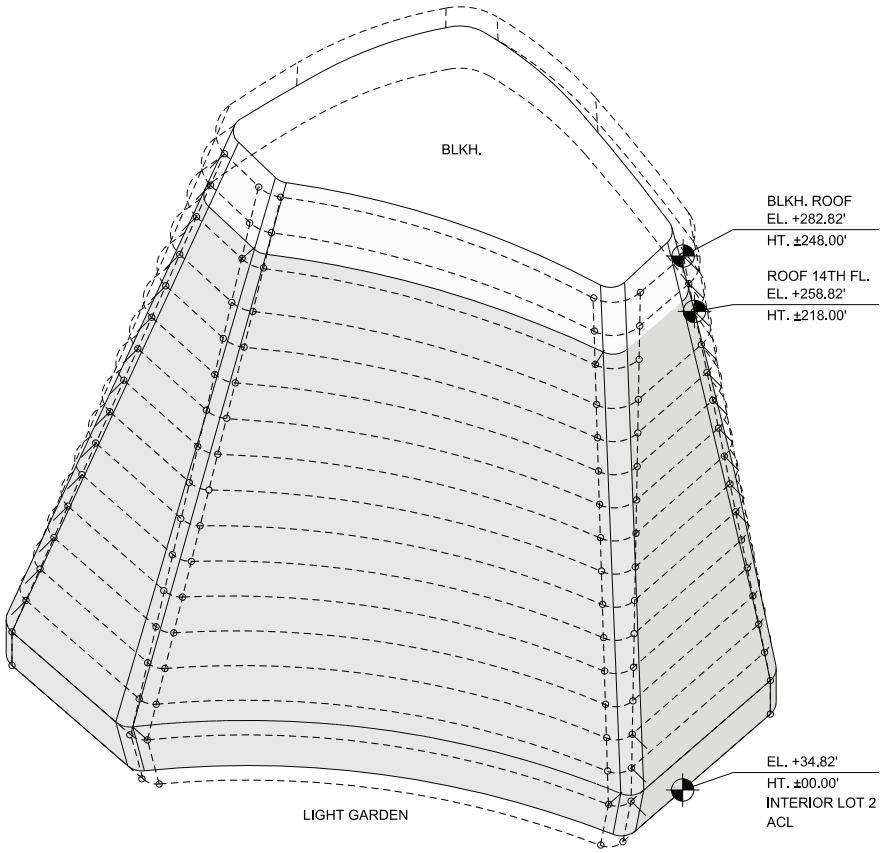

Maximum Building Envelope

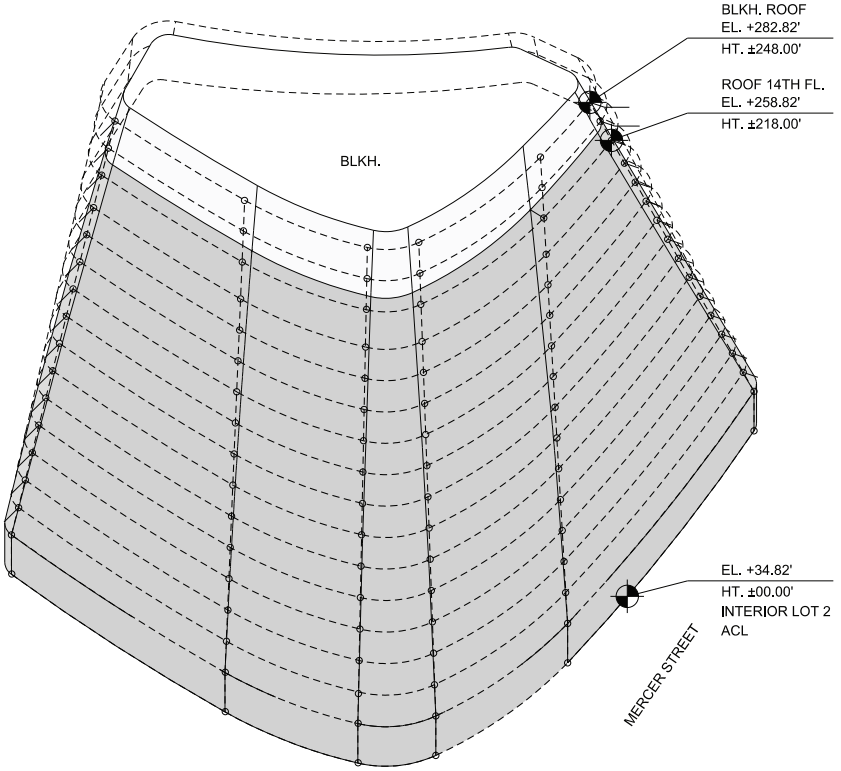
Illustrative Building Line

Roof Enclosure

# Proposed Bleecker Building - Maximum Building Envelope

Figure 1-11



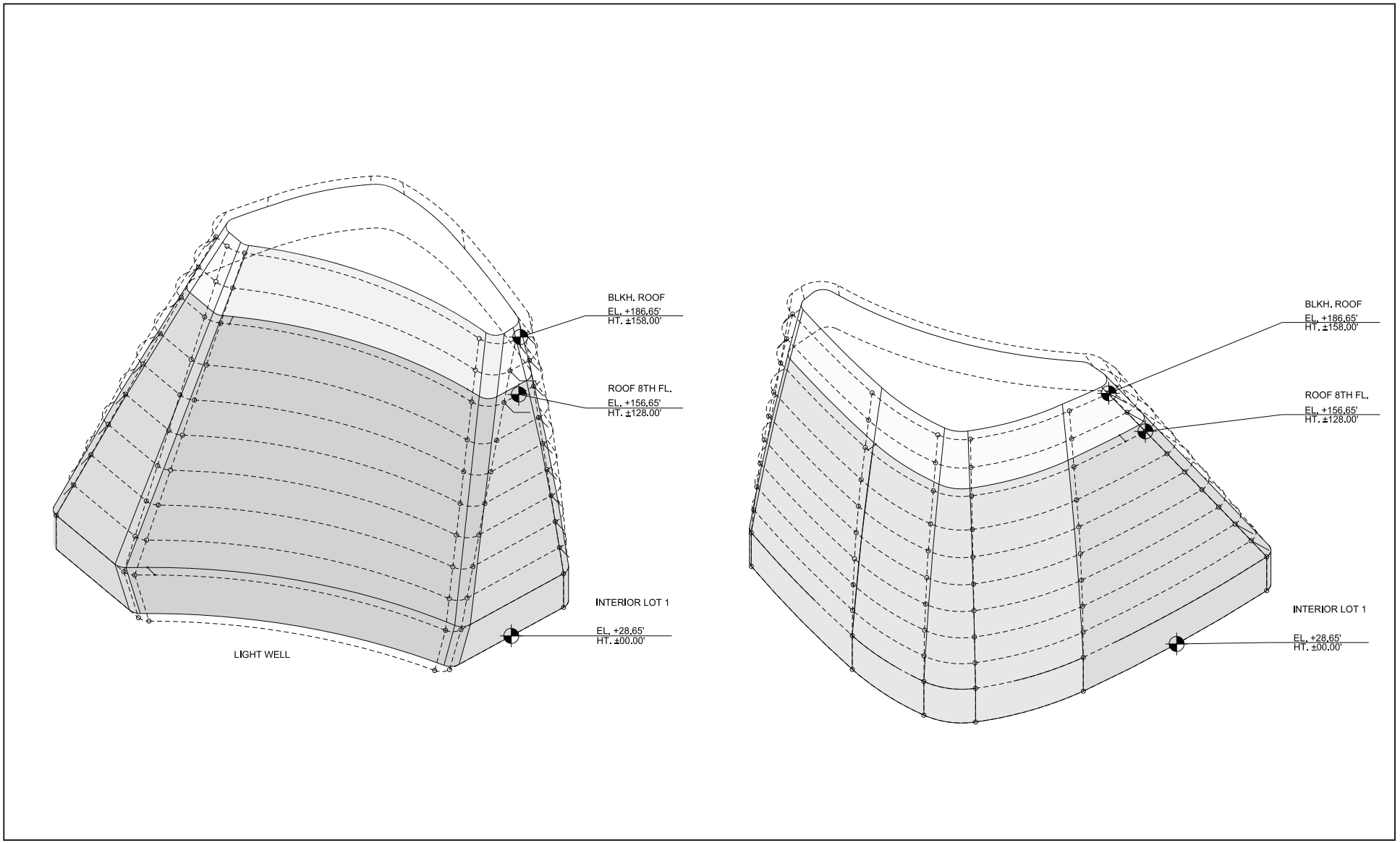

Maximum Building Envelope

Illustrative Building Line

# Proposed Mercer Building - Maximum Building Envelope

Figure 1-12

12.23.11



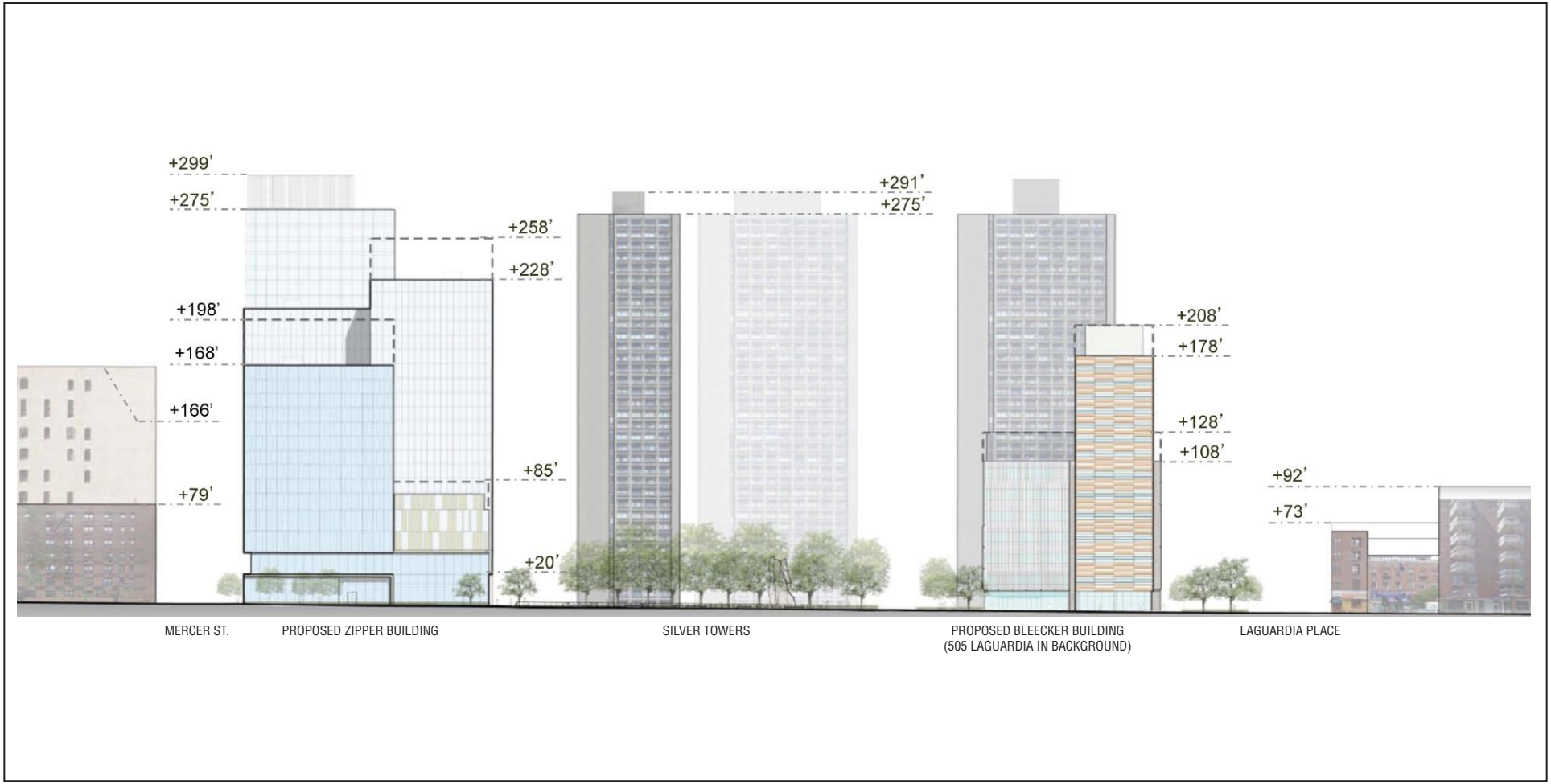

Maximum Building Envelope

Illustrative Building Line

# Proposed LaGuardia Building - Maximum Building Envelope

Figure 1-13

**NYU Core**

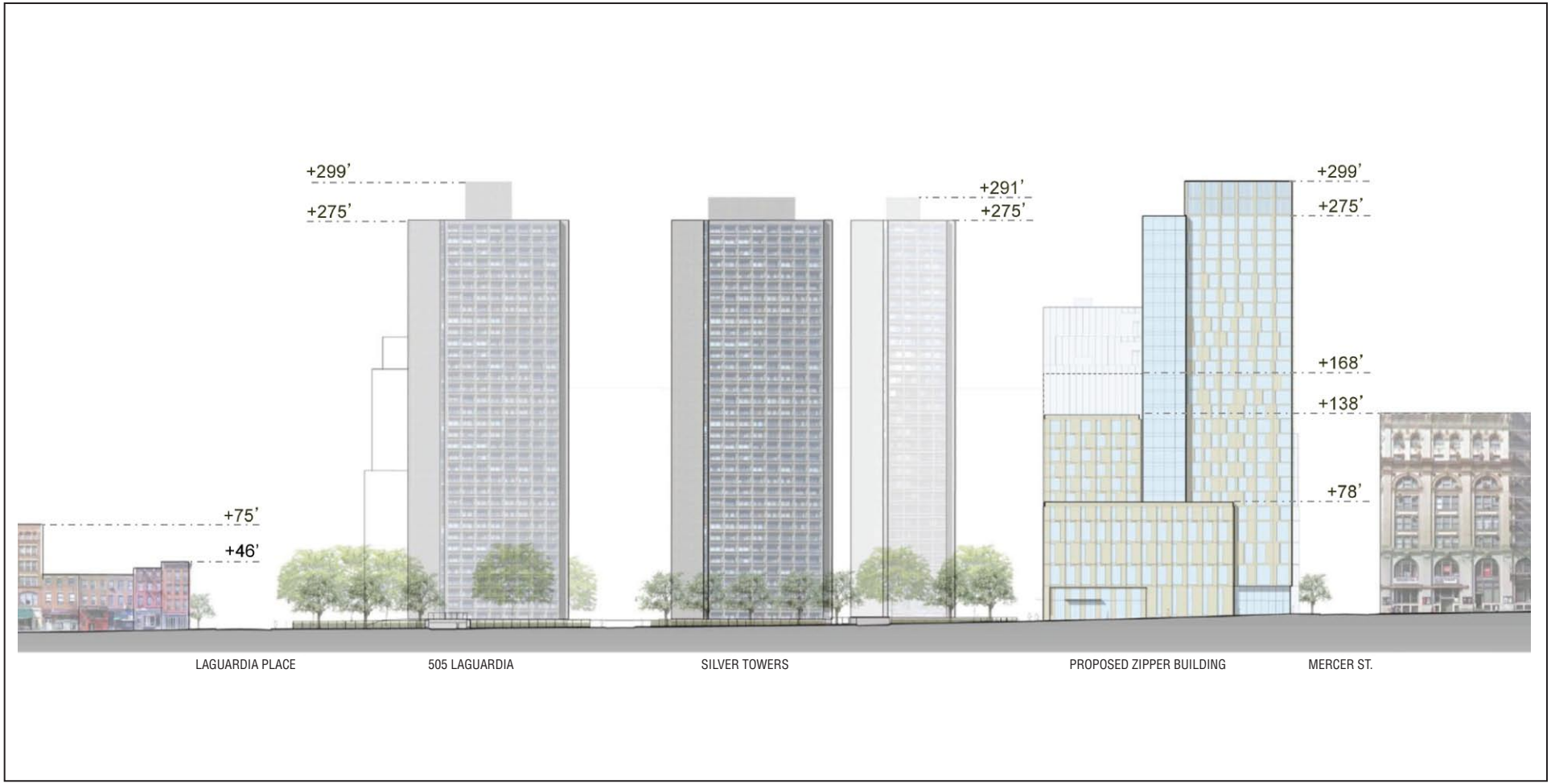



Source: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

# Bleecker Street - South Elevation

Figure 1-14



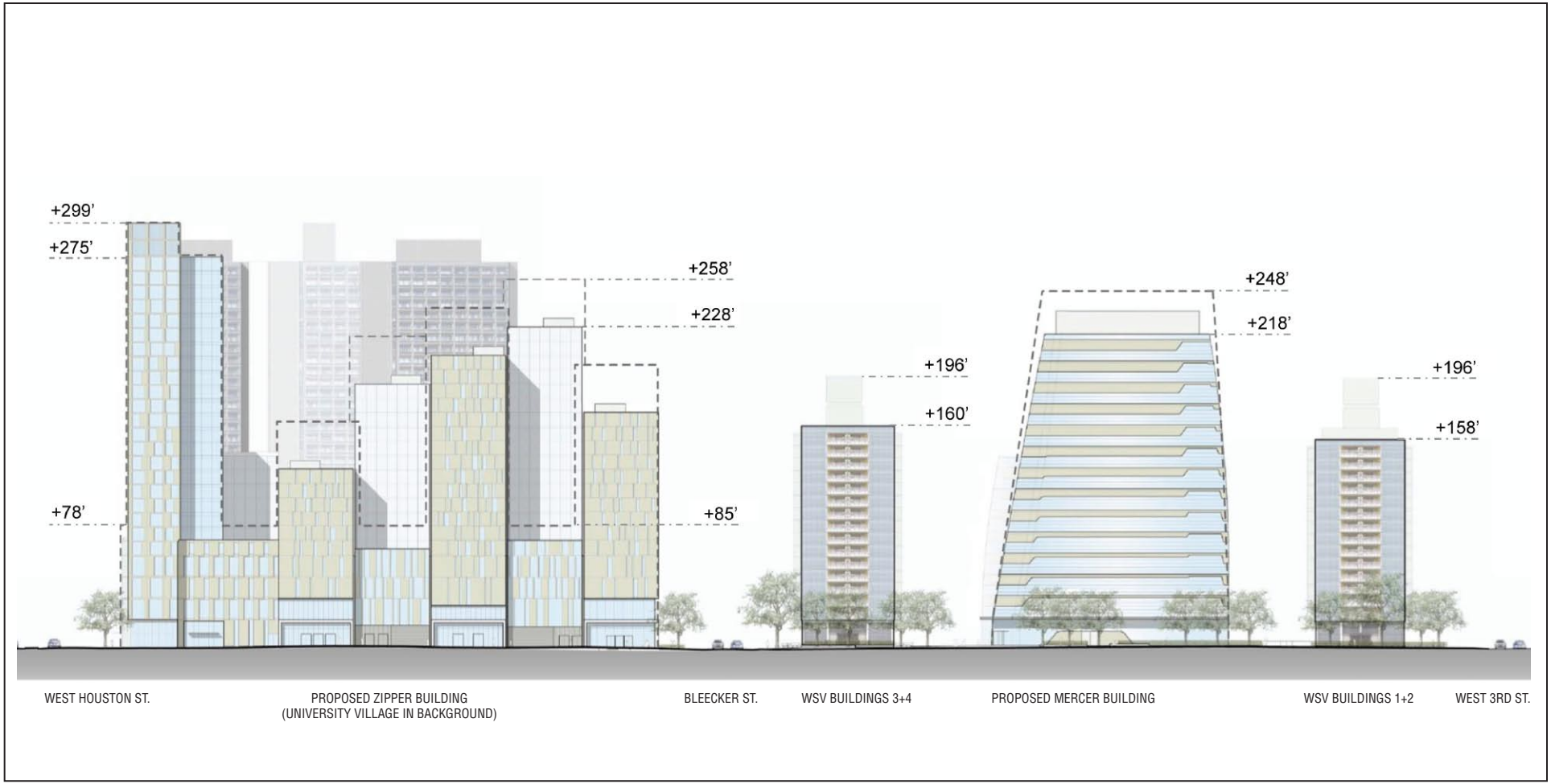

Source: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



# West Houston Street - North Elevation

Figure 1-15

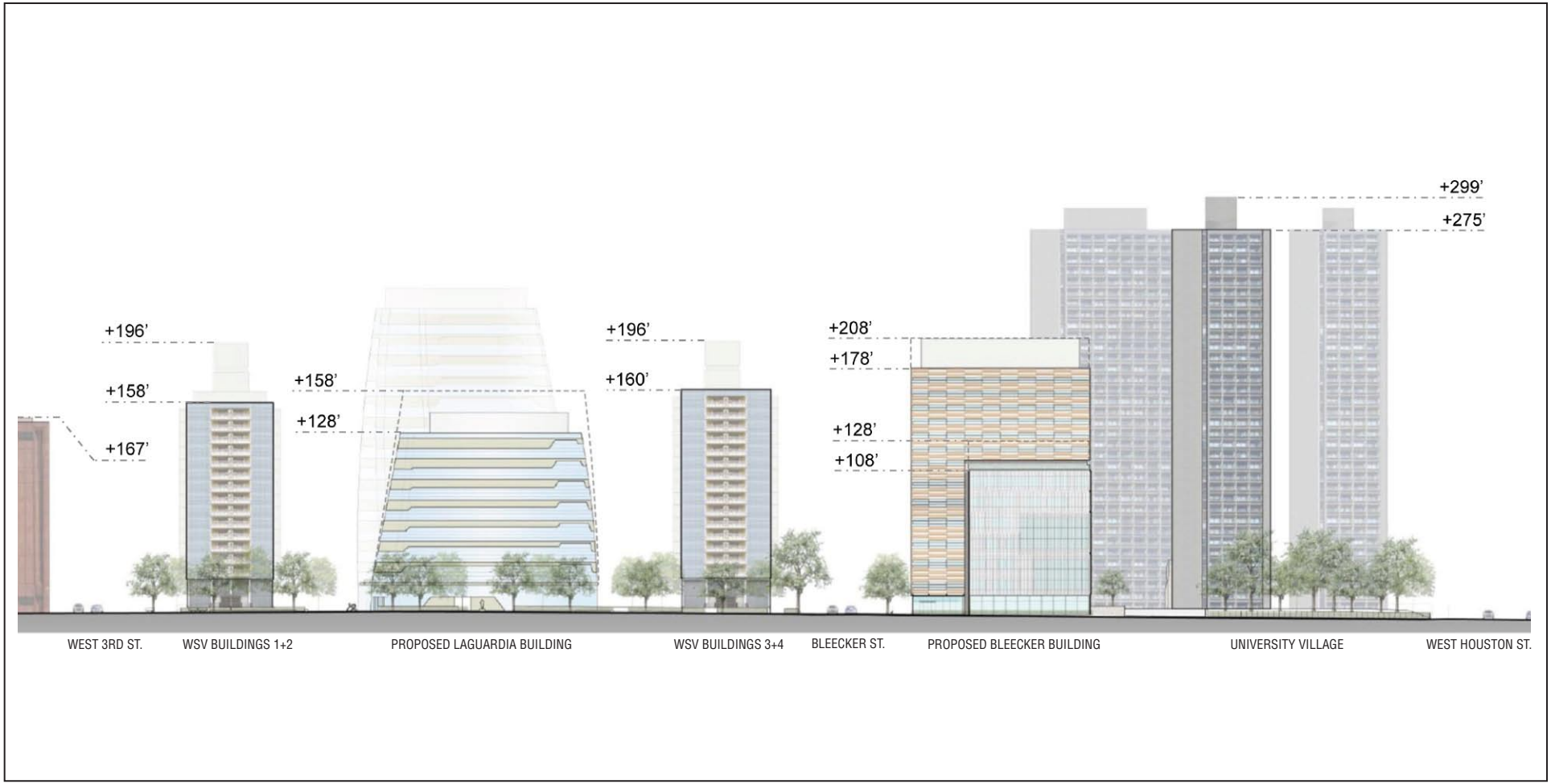



Source: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

# Mercer Street - West Elevation

Figure 1-16




Source: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

LaGuardia Place - East Elevation

Figure 1-17

*North Block*

The two buildings to be developed on the North Block would be sited at the east and west ends of the block between the two existing Washington Square Village apartment buildings. The proposed new buildings and open spaces would be located in areas currently occupied by a children's playground, landscaped open space, paved driveways, and a one-story commercial building.

Both new buildings are anticipated to have curved forms designed to maximize access to light and air, and to enhance physical and visual access to the new street level open space that would be created in the middle section of the North Block, as described below. The building forms would lean away from the adjacent streets and buildings, establishing a diagonal view corridor across the North Block's open space. The proposed Mercer Building would be a 14-story curved building. The LaGuardia Building would have a similar form and massing but would be lower in height at eight stories. The Mercer Building would be the same height as the University Village buildings on the South Block, and the LaGuardia Building would not be as tall as the Washington Square Village apartment buildings. The varied heights of the proposed Mercer and LaGuardia buildings would reflect the transition of building heights in the areas east and west of the North Block: the taller Mercer Building would be positioned closer to tall buildings east of the North Block, while the shorter LaGuardia Building would be positioned closer to shorter buildings west of the North Block. Both buildings are expected to have a primarily glass curtain wall and would contain academic uses, potentially with some retail on the ground floor. Both buildings would also have below-grade elements extending between them and into below-grade portions of the demapped areas of LaGuardia Place and Mercer Street. The buildings would be served by a proposed new loading dock within the Washington Square Village apartment building on West 3rd Street.

*LANDSCAPE*

*South Block*

The proposed project would modify certain landscaping components of University Village (aka Silver Towers and 505 LaGuardia Place). Because University Village is a NYCL, the proposed modifications to University Village are subject to the review and approval of the New York City Landmarks Preservation Commission (LPC).[1] With the proposed modifications, the existing approximately six-foot-tall fencing along Bleecker Street and part of West Houston Street would be replaced with an edge defined by low fencing and low perimeter plantings, allowing for better views into the site. (The six-foot-tall fencing for 505 LaGuardia Place, along LaGuardia Place and part of West Houston Street, would remain.) The Oak Grove, located in the northern area of the South Block, would be extended to the east to align with the western boundary of the north-south pedestrian walkway. New low plantings would also be added to the Oak Grove, and a new pedestrian path would be created immediately south of University Village's existing eastern tower (Silver Tower II), connecting the interior of the site (University Plaza) with the north-south pedestrian walkway between Silver Tower II and the site of the proposed Zipper Building. The proposed project would substantially widen and landscape the north-south pedestrian walkway from approximately six feet to approximately 30 feet, providing a notable pedestrian circulation and an open space element. The widened walkway would be demarcated by trees,

[1] At a public hearing on April 5, 2011, LPC approved the proposed landscape changes. On July 27. 2011, LPC approved the proposed landscape changes and issued a CofA.

low shrubs, and seating. The redevelopment of the Coles gymnasium building site with the new Zipper Building would move the building footprint to the east to allow for the widening of the pedestrian walkway, and is intended to engage the Mercer streetscape, which would be improved with street trees and a 15-foot-wide sidewalk.

The approximately 3,175-sf dog run currently located east of the Coles gymnasium building (at the northwest corner of Mercer and West Houston Streets) would be relocated to the site of the existing University Village children's playground, approximately 50 feet east of Silver Tower I and 150 feet south of Silver Tower II. The new, approximately 3,195-sf dog run would be located along West Houston Street and adjacent to the Greene Street Walk, and would be entered from the Greene Street Walk. The existing 4'10" wall along West Houston would remain, but the expansion of the north-south walkway would add to the prominence of this location, and it would be visible from both West Houston and the Greene Street Walk. The dog run would be separated by a wall from the new children's playground (described below).

A new, approximately 11,000-sf children's playground would be created on the University Village site between the relocated dog run and the eastern University Towers building (Silver Tower II). The new playground would incorporate the existing sculptural concrete components in this area of the University Towers site.

Landscaping changes along the north sidewalk along Bleecker Street would be limited to trees, low plantings, and possibly benches. No landscaping changes would be made to the 505 LaGuardia Garden, the Time Landscape, or the Community Garden.

Bleecker Street improvements include re-landscaping from Mercer Street to the north-south pedestrian walkway (along the Zipper Building). The remainder of the south side of Bleecker Street would include new benches in a similar design to the proposed benches on the North Block, and an upgrade of the planting areas with native plants to complement plantings on the North and South blocks.

*North Block*

Approximately 147,000 sf/3.4 acres of new parkland and publicly accessible open space would be created on the North Block. The proposed landscape design has been formulated as a site-specific response to the existing site plan. It would replace the existing automobile-oriented plan that incorporates private open space with a new, inviting pedestrian-focused landscape plan that incorporates publicly accessible open space.

The proposed project would replace: two demapped streets serving as driveways (the Greene and Wooster Street driveways); unlandscaped blacktops; a partially underground parking garage; a one-story commercial building; fenced in grassy areas; two existing children's playgrounds (one on the interior of the block and one on the linear Mercer Street Strip); and one planned children's playground on the linear LaGuardia Place Strip. The central, raised landscaped Plaza (the Elevated Garden) of the existing open space is private open space; currently, the Elevated Garden is not readily visible or easily accessible from the street. In the existing condition, access to the interior of the North Block is available only by entering the Washington Square Village site from the demapped Greene and Wooster Street driveways through above-ground passageways beneath the Washington Square Village apartment buildings. The Elevated Garden in the interior of the North Block is approximately five feet above street level, is bounded by a concrete wall, and has gates providing access to steps leading up to the open space.

The proposed public park and landscape plan have been designed to substantially enhance visible and physical access from the surrounding streets. The park land and publicly accessible open space would be at street level. It would incorporate the same types of uses that currently exist on the site but would reconfigure the open space to improve circulation and access to and through the site. Unlike the existing raised landscaped plaza, the proposed open space would be accessible from clearly defined pedestrian entrances at the northwest, northeast, southwest and southeast corners of the North Block. Additional north-south pedestrian access points would be established from the demapped Greene and Wooster Street driveways, three of which would be reprogrammed as pedestrian walkways. (The eastern driveway on West 3rd Street would remain a driveway and would provide vehicular access to a new, entirely below grade parking garage to be located in the northeast area of the North Block.) The pedestrian entrances would provide views and physical access to the new publicly accessible open space. The open space itself would be developed with varied new landscaping components, including amenities such as public lawns for active and passive uses, fixed and moveable seating, and three children's playgrounds for different age groups. Paving materials would be varied and would be used to distinguish different pathways and uses on the North Block. A variety of plantings of different heights, colors, and densities would be used throughout the open space. Although some trees would be removed from the site, the number of new trees to be planted would exceed the number of tree losses. In comparison to the existing landscaping on the North Block that includes approximately 50 percent paved surfaces, the North Block's proposed landscape design would include approximately 40 percent paved surfaces, and would increase the overall amount of vegetated areas on the North Block even when accounting for the addition of the two proposed buildings.

The proposed open space on the LaGuardia Place and Mercer Street Strips adjacent to the North Block (along LaGuardia Place between Bleecker and West 3rd Streets, and along Mercer Street between Bleecker and West 3rd Streets) would be mapped as City parkland above-grade. The below-grade volumes of these strips would be owned by NYU, and would contain below-grade portions of the proposed LaGuardia Building and proposed Mercer Building.

Proposed improvements along the Bleecker Street Strip include replacing the 4-foot-high fence with a lower 18-inch rail, and installing benches to create a passive sitting area along the street. The planting beds in front of the buildings would contain native plants similar to those used to landscape the center of the North Block.

## COMMERCIAL OVERLAY AREA

It is anticipated that with the Proposed Actions, new ground floor neighborhood retail uses would be developed in six NYU buildings in the Commercial Overlay Area. These changes in use could result in alterations to the ground floor treatments of these six buildings, to provide for neighborhood retail uses.

## MERCER PLAZA AREA

The Proposed Actions would not result in any physical changes to the Mercer Plaza Area.

# D. PURPOSE AND NEED OF THE PROPOSED ACTIONS[1]

## BACKGROUND

NYU was founded in 1831 in leased space in Lower Manhattan by Albert Gallatin, Secretary of Treasury under Thomas Jefferson and James Madison, who sought to establish "a system of rational and practical education fitting for all and graciously opened to all." Several years later, the University purchased and developed its first building on the east side of Washington Square Park. As the University expanded its educational offerings, its space needs grew, resulting in the growth of facilities around the park for both the undergraduate and professional schools. In 1894, as part of a cultural shift of universities towards campus settings, NYU moved its undergraduate programs to a campus in the University Heights section of in the Bronx. The graduate and professional programs remained in the Washington Square Park area.

In the 1970s, NYU—at the time a good regional university—faced two key challenges: externally, key CUNY campuses had changed their admission and enrollment practices that put at risk NYU's enrollment; internally, NYU confronted significant budget shortfalls. These led to two key decisions: 1) NYU sold its Bronx campus to CUNY (it is now Bronx Community College) and consolidated its undergraduate college operations at its Washington Square campus; and 2) it made a conscious and affirmative decision to transform itself from a regional university serving a largely commuter population into a major research university that recruited students from around the nation and the world. Over the course of ten years, a capital campaign was launched to improve facilities and create additional student residential housing.

As a result, today NYU continues to serve a commuter population but also is a prominent, internationally-recognized research university. New York University is the largest private research university in the United States, with approximately 55,000 students. NYU is also one of the largest employers in New York City, with over 16,000 employees.

NYU's Washington Square campus in Greenwich Village is the center of the University. It is the home of NYU's College of Arts and Science (founded 1831); School of Law (1835); Graduate School of Arts and Science (1886); Steinhardt School of Culture, Education, and Human Development (1890); Leonard N. Stern School of Business (1900); Courant Institute of Mathematical Sciences (1934); School of Continuing and Professional Studies (1934); Robert F. Wagner Graduate School of Public Service (1938); School of Social Work (1960); Tisch School of the Arts (1965); and Gallatin School of Individualized Study (1972). It is also the home of NYU's main library—the Elmer Holmes Bobst Library and Study Center, which holds more than 3.3 million volumes.

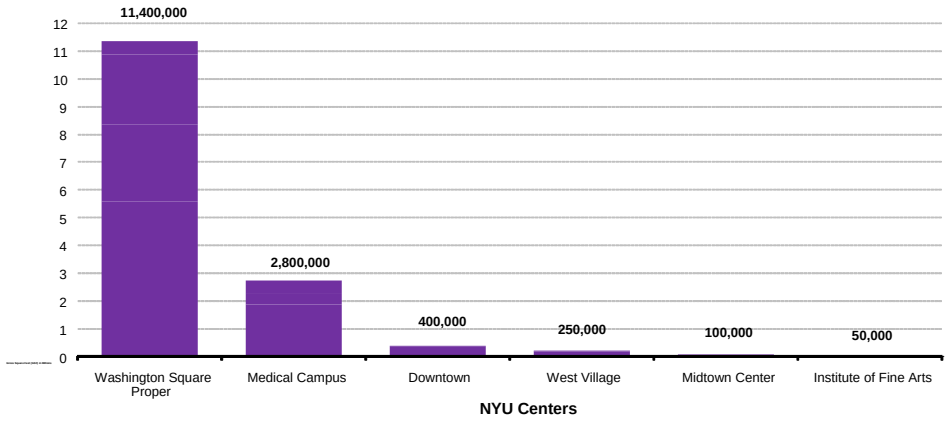
NYU has concentrated certain facilities in the Core with other supporting facilities located further away. NYU currently has several locations outside of the Core area, including other academic posts in Manhattan: the NYU School of Medicine at 550 First Avenue; the College of Dentistry at 324 East 24th Street; the Institute of Fine Arts at 1 East 78th Street; the Institute for the Study of the Ancient World at 15 East 84th Street; and the School of Continuing and Professional Studies at 11 West 42nd Street as well as the Woolworth building.

In addition to its Manhattan locations, NYU is formally affiliated with the Polytechnic Institute of NYU in Brooklyn, the second oldest school of engineering and technology in the country.

[1] Portions of Section D are statements provided by New York University.

NYU also has a research facility—the Nelson Institute of Environmental Medicine—near Tuxedo, New York. Throughout the City, NYU owns or leases approximately 15 million gross square feet of space to accommodate its academic, administrative and residential needs (see **Table 1-4** for a breakdown of NYU-owned or leased spaces throughout the City).

**Table 1-4**
**Total Gross Square Feet for all NYU Centers in New York City** [1]




NYU is also a global network university, with a comprehensive degree-granting liberal arts and sciences campus in Abu Dhabi and sites for study and research in Accra, Ghana; Berlin, Germany; Buenos Aires, Argentina; Florence, Italy; London, England; Madrid, Spain; Paris, France; Prague, the Czech Republic; Shanghai, China; and Tel Aviv, Israel, and another in development in Sydney, Australia. The School of Law and the Tisch School of the Arts also have degree-granting programs in Singapore. NYU recently announced plans to create another degree-granting portal campus—in addition to its campuses in New York and Abu Dhabi—in Shanghai, the first American university with independent legal status approved by the Chinese Ministry of Education.

During the last several decades, NYU has experienced rapid growth in its student body—crucial, to an institution with tuition-driven finances, to achieve its academic aspirations—but its physical facilities have not kept pace with the rate of the growth of its educational offerings. In 2006, NYU launched a comprehensive planning effort, which took a long-term view toward 2031, the year the University will celebrate its bicentennial. NYU's planning has been rooted in its belief that in order to continue to thrive academically, it needs additional space, and in order to be respectful of its neighbors' concerns, NYU believes it must find a more thoughtful and transparent approach to its future development and growth. It also recognized the primacy of the Washington Square area as campus anchor while devising a citywide strategy for providing the physical space needed for NYU's long-range academic goals. The strategic plan, known as "NYU 2031," had the following objectives:

- Ensure that NYU has the appropriate infrastructure and facilities to maintain its academic excellence well into the future;
- Create a roadmap for NYU so that it can better plan for its further needs;

[1] Based on 2010 data provided by NYU.

- Provide NYU neighbors with a level of predictability and transparency about NYU's projects; and
- Allow NYU to maximize use of its current footprint within the Washington Square area, thus relieving some pressure for growth into surrounding properties in the area.

With these guidelines, NYU planners and their design team conducted extensive community outreach, holding open houses and scores of smaller meetings with community, civic, faculty, and student organizations. The University presented plans in progress over five open houses between June 2007 and April 2008, each attracting hundreds of people from the neighborhood and NYU community. These events provided the planners with valuable feedback, which helped to shape NYU's 2031 vision. NYU's planning has been rooted in the understanding that in order to continue to thrive academically, it needs additional space, and in order to be respectful of its neighbors, it must find a thoughtful and transparent approach to its future growth and development.

The NYU 2031 plan also identified three areas outside of NYU's Core campus that have the potential to accommodate a significant portion of this growth, including the Health Corridor in Kips Bay, Downtown Brooklyn and, potentially, Governor's Island. The Health Corridor currently houses NYU's medical and dental schools, and within two years it will house its nursing school. A combination of redevelopment and strategic acquisitions is expected to provide for the expansion of those facilities. In Downtown Brooklyn, NYU has recently affiliated with Polytechnic University, and has embarked on a program of improvements that focus on renovation, redevelopment, and potential acquisition. The University continues to have a strong interest in Governor's Island, though NYU recognizes that development opportunities on the Island are not likely in the immediate future.

The proposed project—"NYU Core"—is a key element in NYU's plan to meet its long-term needs with respect to academic space, housing for faculty and students, campus and neighborhood amenities, and recreational facilities. It is located within the existing boundaries of NYU's central Washington Square campus. Its key components—the four new buildings over 19 years proposed to be located on the two superblocks bounded by West 3rd Street, Mercer Street, West Houston Street and LaGuardia Place—are on two NYU-owned blocks that have been part of the campus since the 1960s.

By proposing to locate the four new buildings in this location, NYU would be able to enhance its facilities significantly while minimizing its need to expand the footprint of its campus into the Greenwich Village neighborhood. The four new buildings proposed for these two blocks would serve the expansion needs of the existing NYU schools and divisions that are already located at the Washington Square campus and which cannot be as well served by facilities in remote locations of New York City.

NYU has stated that it developed the NYU Core project proposal with several planning objectives in mind:

- Locate the new buildings within the footprint of NYU's existing Washington Square campus to integrate the new buildings into the existing campus and minimize impacts to the character of the neighboring communities.
- Design the new buildings to accommodate program below grade and thus limit the size, height, and bulk of buildings above grade. This strategy is possible because below-grade spaces are well-suited for certain academic program needs such as classrooms, study areas, rehearsal spaces, lounges, computer rooms, and student activity areas. Similar spaces have

been successful in other Washington Square locations—for example, the law school library under Sullivan Street, the business school's classroom concourse under Gould Plaza, and the Bobst Library's lower levels—are all vibrant and heavily-used spaces. By accommodating these uses below grade, the above-grade building component can accommodate academic program elements that require windows such as departmental and research space. With a substantial below-grade building program, the height and bulk of above-grade buildings are reduced, thus maximizing open space and circulation at grade level.

- Design the publicly accessible open space to be an integrated network of attractive spaces that are welcoming to the general public.
- Design the ground floors of all buildings to activate street frontages (and open space frontages) to enhance the public realm.
- Include a variety of uses in the new buildings—including academic space, dormitories, student services and other uses—to create a vibrant campus environment.
- Meet NYU's need for additional facilities in a manner that engages the public and allows for public input.

## EXISTING ACADEMIC FACILITIES AND GROWTH CONSTRAINTS

NYU has over 11 million gross square feet of academic, administrative, student and faculty housing, student service spaces at its Washington Square campus. Approximately 5.4 million gross square feet is academic space including classrooms, laboratories, and offices for faculty and administrators. Close proximity of these uses allows efficiencies, and according to NYU, it helps maximize the quality of the conduct of research and the experience of learning when faculty and students can collaborate with other schools and departments.

As a result of the constraints of New York City's real estate market, NYU's history and the land use regulations in the Washington Square area, most of NYU's academic, administrative and student service space is located in former manufacturing or commercial buildings that the University has acquired and renovated over the years for academic use. The configuration of these buildings – many of which have relatively small floor plates and include internal columns that preclude large class rooms, laboratories and other specialty academic spaces—is atypical for a major university, even for a university in an urban setting. Classes are held in the upper floors of a number of buildings without escalators, resulting in severe crowding of elevators before and after class.

The shortage of NYU's physical space—due to the large size of its faculty and student body as compared to its existing academic facilities—is the product of its history, and the constraints of the real estate market and land use regulations. As noted above, faced with severe financial pressures that threatened NYU's solvency in the early 1970s, NYU sold its campus in the Heights Section of the Bronx to the City in 1973 and relocated its undergraduate college to its Washington Square campus. Unlike some neighborhoods of the City that were (or are) characterized by abandoned or deteriorated buildings, this area of Manhattan was already largely built and occupied. Moreover, due to the strength of the New York City real estate market and the nature of the Washington Square area, real estate in the vicinity of the Washington Square campus is very expensive and most blocks have been subdivided into numerous lots owned by different parties (and often leased to a variety of commercial and residential tenants), posing severe financial and logistical obstacles to NYU's acquisition of contiguous properties in the area. A further constraint is posed by New York City's zoning and historic preservation laws, which include zoning regulations that prohibit most university uses (classrooms, teaching

laboratories and dormitories) in the areas zoned for manufacturing use east of Broadway, south of West Houston Street and west of Sixth Avenue, and historic preservation regulations that prohibit or severely restrict significant new construction in the several historic districts that surround the Washington Square area. These historic districts include: the Greenwich Village, Soho, and NoHo districts (see **Figure 1-18**).

The majority of NYU-owned property in and around the Washington Square campus has little or no remaining development potential (floor area). Only three sites (15 Washington Place, 25 West 4th Street, and Cantor Film Center at 36 East Eighth Street) have development potential greater than 20,000 square feet. In total, those three sites would yield approximately 180,000 additional gross square feet, but each building is currently well utilized and would require swing space or permanent relocation in order to be developed. A further challenge is presented by the fact that approximately 16 percent of NYU's academic, administrative and student service spaces at the Washington Square Campus has been leased by NYU to meet its space needs; leased space is not considered as permanent as space owned by the University and subjects the University to real estate market risks and uncertainties.

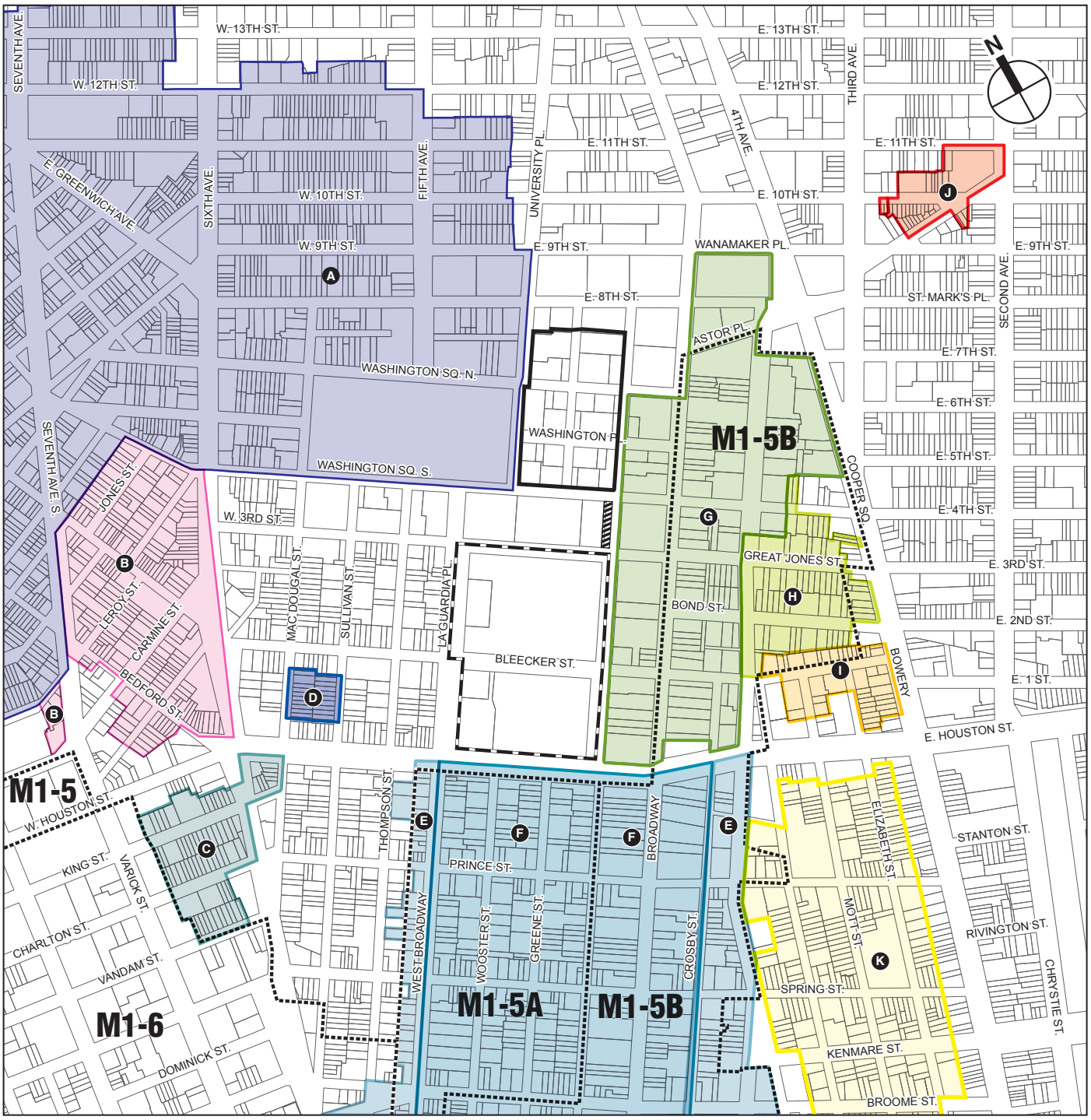
The constraints noted above severely limit the potential for significant new buildings with large footprints in the Washington Square area, making the two superblocks on the NYU campus that are already owned by NYU and that have been part of its campus for decades a unique resource for the new academic buildings that NYU needs to meet its space needs.

*NYU HOUSING*

NYU houses approximately 50 percent of its undergraduates and 10 percent of its graduate students in approximately 12,000 beds. While many of these units are owned by the University, NYU currently leases approximately 20 percent of all these units. NYU believes that it is desirable for students at its schools and divisions located at the Washington Square Campus—particularly freshman, the majority of whom now come from outside the New York metropolitan area—to have the opportunity to live in student housing within the core campus to create a strong academic community and become acclimated to the City.

NYU owns over 2,000 faculty housing units; approximately 15 percent of these units are rented to people who are not affiliated with the University, most or all of whom are protected by New York State tenant protections. Similar to its student population, NYU seeks to house faculty associated with the Washington Square campus within the Core area. NYU's past as a "commuter" school applied not only to its students but its faculty, most of whom did not live in the area. NYU believes that its success as a residential campus requires both providing housing to students and attracting a critical mass of faculty to live in the area. The provision of local housing is a significant factor in faculty recruitment (faculty often want to live near other faculty and near work), and in creating a residential academic community that has faculty nearby not only for formal classes and instruction but also for advising and engaging with students outside the classroom. It is NYU's belief that the nexus of academic buildings, student housing, faculty housing, and buildings dedicated to student activities enhances University life and the overall campus experience.

12.23.11




Proposed Development Area Boundary

Commercial Overlay Area Boundary

Mercer Plaza Area

Manufacturing District Boundary

0 500 1000 FEET

SCALE

- A Greenwich Village Historic District (S/NR, NYCL)
- B Greenwich Village Historic District Extension II (NYCL)
- C Charlton-King-Vandam Historic District (S/NR, NYCL)
- D MacDougal-Sullivan Gardens Historic District (S/NR, NYCL)
- E SoHo-Cast Iron Historic District Extension (NYCL)
- F SoHo-Cast Iron Historic District (NHL, S/NR, NYCL)
- G NoHo Historic District (NYCL)
- H NoHo Historic District Extension (NYCL)
- I NoHo East Historic District Extension (NYCL)
- J St. Mark's Historic District and Extension (S/NR, NYCL)
- K Chinatown and Little Italy Historic District (S/NR)

# Historic Districts and Manufacturing Zoning Districts

Figure 1-18

**NYU Core**

*CURRENT ENROLLMENT*

NYU has an enrollment of approximately 52,200 undergraduate, graduate, and professional students, representing every state in the country and 133 countries.[1] Approximately 41,200 students comprise the undergraduate, graduate, and professional programs, and there are approximately 11,000 non-credit students enrolled. The students attending the University are economically diverse with three-quarters receiving financial aid. NYU also has one of the highest percentage of needy students (i.e., eligible for federal Pell Grants) among the leading private research universities.

*CURRENT FACULTY AND STAFF*

NYU is one of New York City's largest employers with approximately 8,300 faculty members, half of whom are fulltime. In addition, it employs approximately 9,300 administrators and staff, including professional, clerical, custodial and security staff.[2]

*NYU'S ECONOMIC CONTRIBUTION TO NEW YORK CITY*

NYU employs over 17,000 people, consistently placing it in the top 10 employers in New York City. Each year, approximately two-thirds of graduating students remain and work in New York City, and well over half of all alumni (240,000 out of 360,000) live in the New York City metro area. Between $100 and $150 million is spent annually on new construction and renovation projects completed by NYU, and discretionary undergraduate spending is calculated at approximately $14.9 million per month. In total, taking into account direct and indirect multiplier effects, NYU's Washington Square campus accounted for more than 24,000 jobs and $2.25 billion in economic output to the city. NYU generated both directly and indirectly, over $77 million in New York City tax revenues and over $64 million in New York State tax revenues in 2009.

## NYU GROWTH PROJECTIONS AND SPACE NEEDS

Over the last 20 years, NYU elevated its academic programs, increasing its student body by 24.5 percent between 1990 and 2005 even as it became a more selective school. Consistent with its plans to reduce its rate of student growth, NYU anticipates its undergraduate and graduate/professional growth in New York City will lessen over the next several decades, to a 0.5 percent average annual growth rate over a 25-year period. Fluctuations in admissions rates may occur from year to year.

According to NYU, despite the increase in enrollment during the past two decades, the requisite increase in maintenance, physical plant, faculty, and administrative support did not occur due to limited financial resources and the constraints on growth in the Washington Square area discussed above. The result today is that many of NYU's facilities are severely overburdened. Even though enrollment increases have subsided and NYU expects only a modest increase of students at Washington Square by 2031, an adjustment needs to occur now or academic quality will suffer. NYU has already begun to reduce its student-to-faculty ratio (which now stands at 12:1) by hiring additional faculty. But with facilities for existing faculty already limited, there is currently a major shortage of office and academic space. NYU has concluded that without a

[1] Based on 2010 enrollment numbers provided by NYU.

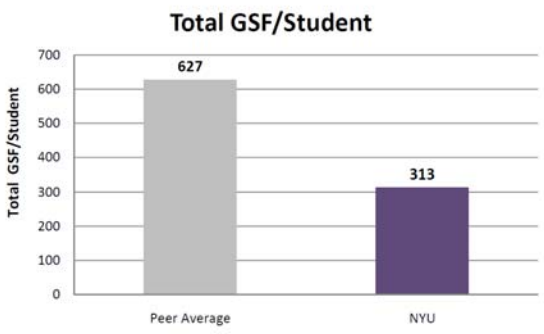
[2] Based on 2010 faculty and staff numbers provided by NYU.

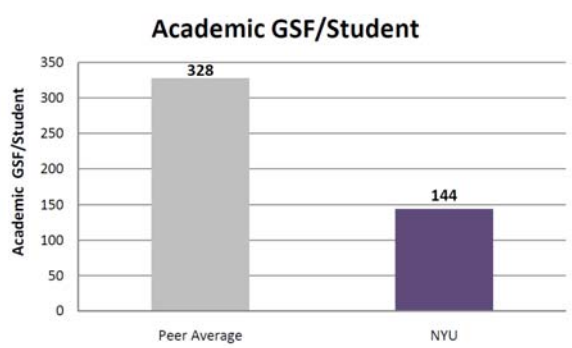
serious upgrade and improvement in facilities as well as the ability to expand in its core area, the important gains of the last decade in the quality of its educational offerings would be compromised; in particular, NYU has concluded that it would damage the University's ability to continue to compete for top-quality faculty, which is key to an institution's academic success.

Today NYU faces a shortage of academic facilities, classroom space, specialized teaching spaces (performance spaces, workshops, clinics), faculty offices, student service facilities, and student housing. Similarly the inventory of NYU's classrooms needs to be upgraded to include an increased number of flexible, and technologically sophisticated classrooms. Thus NYU's stated goal is to both decompress current facilities and allow for future state-of-the-art facilities.

NYU has substantially less gross floor area (gsf) than its peer institutions. As illustrated in **Table 1-5**, based on a 2011 analysis of space needs conducted by NYU, in 2010 NYU averaged approximately 313 gsf of total space[1] per student, as compared to an average of 627 gsf of space

**Table 1-5**
**Gross Square Feet Per Student in 2010**




**Notes:** 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.

**Source:** New York University

per student among 17 peer institutions[2] over the same period. Specific to academic space, the discrepancy between NYU and its peers is even more pronounced, with NYU averaging

[1] Total space includes academic, residence, student life, support buildings, and athletics.

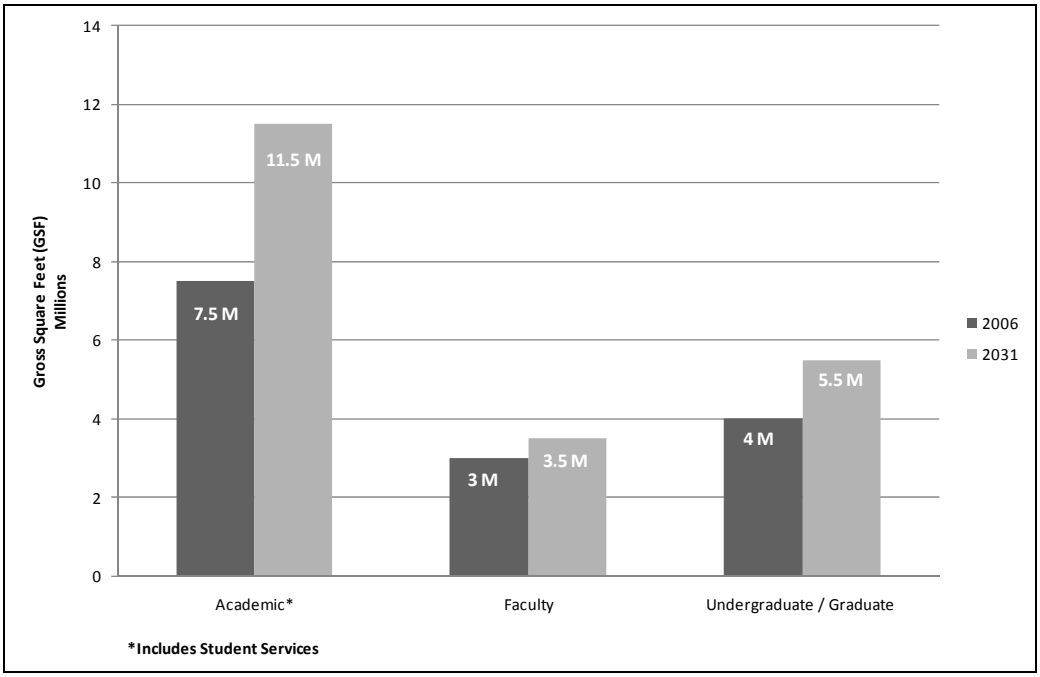
[2] The 17 peer institutions used for the analysis were: Brown University; Carnegie Mellon University; Cornell University; Georgetown University; Massachusetts Institute of Technology; Northeastern University; Northwestern University; Princeton University; Rutgers University; Southern Methodist University; Syracuse University; Temple University; the Johns Hopkins University; Tufts University; University of Illinois-Chicago; University of Minnesota-Twin Cities; and University of Pennsylvania. Peer institutions were selected for their similarities to NYU, based on environment and space constraints (campus density), physical plant (complexity of buildings, mechanical systems), programmatic similarities (similar size, management structure, likely competitor for student enrollment).

approximately 144 gsf of academic space per student in 2010, while its peers averaged 328 gsf of academic space per student (see **Table 1-5**).

*ACADEMIC PROGRAM SPACE NEEDS*

Across its City-wide campuses, NYU estimates that it will require approximately 6 million gsf of new space in New York City over 25 years, of which two-thirds is academic space and one-third is housing for undergraduates, graduate and professional students, and faculty (see **Table 1-6**). This space will enable NYU to create a strong center in New York City that anchors a global academic network, and to do so by enhancing science, maintaining excellence in the arts and the professional schools, and building a stronger sense of community. NYU has stated that this space will allow its academic programs to function at the level of excellence of its peer institutions and for its faculty and students to flourish. NYU has determined that it will need to realize this expansion by 2031 in order to relieve its overburdened facilities, as well as to make room for crucial additional investments. As part of this expansion, the NYU Core project would result in approximately 1.3 million gsf of new NYU development above grade, and an additional 1.1 million gsf of new development below grade.[1]

**Table 1-6**
**NYU Projected Space Needs in New York City By 2031**




[1] The remaining approximately 100,000 gsf of space that could be developed as a result of the Proposed Actions would be for a public school development by the SCA. If SCA does not commit to proceed with the development of a public school by 2025, NYU would build and utilize the 100,000-square-foot space for its own academic purposes.

The facility and space challenges of NYU's Steinhardt School of Culture, Education, and Human Development provide one of many illustrations of the issues NYU is facing. With 20 undergraduate programs and more than 40 graduate programs in education, performing and visual arts, communication, and health, the Steinhardt School of Culture, Education, and Human Development is one of the University's largest schools. The School is also home to 16 research institutes and centers whose mission is to develop policy and practice to improve conditions in urban areas and the international community. Ongoing research includes the effects of poverty and immigration on learning, work with schools and government agencies on issues of childhood nutrition and obesity, and how digital media are transforming social relationships.

But the school's space, occupying portions of six buildings as well as leased or temporary space in six additional sites, can no longer provide for the current uses of the departments that inhabit them, let alone accommodate any expected future growth. Steinhardt's research capability has been significantly reduced because of a lack of space. While the school's enrollment has grown by 15 percent since 2001, it has had no corresponding increase in its space inventory. For example, Steinhardt's music department has grown tremendously in both enrollment and stature in recent years. However, its spatial growth has not kept up with the needs of its expanded programs and the needs of the many students from outside the music program who are served by the department. Its current facilities do not reflect its status as a top-ranked program, and the shortage of space has been noted by the national accrediting agencies. Yet Steinhardt's programs must remain at the Washington Square campus because of the high degree of collaboration with other NYU schools and programs, because Steinhardt offers a range of programs like music courses that students in other schools need access to at the Washington Square campus, and because of its collaborations with NYC public schools in the area, particularly in the Lower East Side.

A second example of the space challenges that NYU is facing is illustrated by NYU's Tisch School of the Arts. One of NYU's signature strengths has long been the arts—cinematic, visual, performing, museum curatorship, and new media. NYU is committed to supporting and enhancing this dimension of its academic identity in the future. Drawing on the vast cultural resources of New York City, Tisch School of the Arts has created a unique and competitive training ground for artists. The school's Institute of Performing Arts, known for its renowned departments and programs, has produced some of the world's leading theater artists, actors, designers, directors, and playwrights. It now has an acute need for additional space, including practice rooms, studios, workshops, and theaters. In 1983, the Institute had 500 students and 79,000 square feet of facilities. Today it has 2,000 students in the same amount of space. This is a decrease from 158 square feet/student to 39 square feet/student. The school requires a transformative expansion and renewal for its facilities in dance, set costume and lighting design, musical theater, acting, directing and stage craft. Housing such programs requires large floor plates for practice and performance venues, theaters, studios, and workshops. The arts are a major element of New York City's prominence as a world capital; attaining the needed square footage is essential if NYU is to maintain its competitiveness, attract the best young artists as students and faculty, and enhance its programs and partnerships in all forms of the arts.

A third illustration of NYU's severe space shortages is its facilities for its soft matter research program, which is dedicated to scientific inquiry at the interface between physics, chemistry, biology and engineering. NYU is a major research institution, and it will continue to develop new science programs while building on existing strengths—in physics and biology, for example—and by engaging in computational science as a foundation for scholarship and research across the University. The location of these emerging programs at the Washington Square campus is critical to capitalize on synergies created by being in close proximity to the

Courant Institute of Mathematical Sciences (West 4th Street) and the Center for Genomics and Systems Biology (Waverly Place). Given the limitations of its physical facilities, NYU's science initiatives are focused on areas that do not require the enormous amounts of space normally associated with scientific research. For example, NYU has developed strengths in physics that do not call for major observatories and large collider equipment, but rather—with smaller instrumentation— have become leaders in the field of cosmology and soft condensed matter. However even a less space-intensive program needs more space than the University can provide. The Physics department has in its plan the "cluster hiring" of three new faculty members, which has a trickle effect in the need for three additional faculty office space, and the need for graduate student/research teams and laboratory space to support these hires, all proximate to the current Physics department. This space is not readily available today.

*STUDENT WELLNESS AND STUDENT SERVICES*

In what is a national trend, the need for student services related to health and wellness has grown dramatically over the past decade. Colleges and universities are now enrolling students with an array of physical and mental health challenges that in previous times might have precluded these students being able to attend college. NYU is not alone in facing the need to expand the basic health services that have traditionally been on campus, to include a full range of wellness services, including round the clock counselors, crisis teams, and patient rooms. These services need to be proximate to the main campus where the students can readily be served.

Over the last decade, students' demand for career counseling has also increased tremendously. In 1997, the University's Wasserman Center for Career Development made 62,000 student contacts, in 2008 it made 135,000; counseling appointments rose from 9,000 to 14,000 in the same period and attendance at career seminar and employer presentations jumped from 3,000 to 20,000 a year. Although the Wasserman Center has nearly doubled in size (currently at 20,000 square feet) there is still a shortfall in interview rooms and meeting space. Most critically, there is a need for employer presentation and career fair space for larger audiences; recently both employers and students have been turned away from these events. Usage of the Center by graduates has also doubled, and alumni demand currently exceeds the Center's capacity. Well over 60 percent of NYU graduates stay and work in New York City and if more space were available, the number of alumni using the Center would be 50 percent higher.

*WASHINGTON SQUARE CAMPUS AS THE HUB OF A GLOBAL NETWORK UNIVERSITY*

In shaping its curriculum for the next century, NYU is guided by the fundamental tenet that the society of this century is increasingly global, and that this global society will grapple with transnational problems in health, environment, population, poverty, economics, education, politics and the complex relationships among cultures. NYU has been steadily increasing its global presence to meet these challenges and now has a network of academic centers spanning five continents. The newest center is a regional campus in the Middle East (Abu Dhabi) where students from around the world, including the United States, can earn an NYU degree by enrolling in a four-year liberal arts and science program. A Shanghai campus with a similar degree granting program is expected to open in 2013. This global outreach will enable NYU to be at the forefront of international research and teaching and a leader in educating people without barriers in a complex and multicultural world.

The Washington Square campus is the hub of this global network. The flow of knowledge and talent around the world, and to and from Washington Square, is key to NYU's success as an

internationally engaged institution. Visiting faculty coming from locations abroad for guest lectures, seminars, and conferences require transient accommodations and use of swing faculty office space and classrooms. Each of the main global academic portals must have a home base at the Core that serves as a gateway for faculty, students and the wider public. Thus, even NYU's plans that disperse its facilities at locations remote from the Washington Square campus burdens the Washington Square campus with additional space demands.

**NYU CORE**

NYU has carefully considered which university functions require location at the Washington Square campus. Co-locating faculty offices, classrooms, research facilities, student service spaces, dormitories and faculty housing at the Washington Square Campus encourages interaction among NYU's faculty and students, interaction between faculty members in diverse disciplines, interdisciplinary research teams and academic and social engagement with the University. NYU believes that physical proximity in a campus setting is the best way to promote integration of disciplines and interaction among the faculty and students, and thus to create a learning and research community. An interchange of ideas among various intellectual disciplines is greatly facilitated by having several schools in one place, and it is key to the accomplishments of NYU's faculty, graduates, and students. Such interchange is increasingly required to advance certain research agendas, as the overlap of disciplinary interests reinforces scholarly expertise. At NYU, for example, neural science and psychology, mathematics and computer science, the language and literature departments, and economics and politics are all co-located to provide a platform for a fuller and more holistic learning experience. The trend in higher education is for more of this type of scholarly collaboration. A campus setting also makes possible the planned provision of open space and other amenities, which benefit faculty, students, and neighborhood residents alike.

The increased focus on interdisciplinary study and research heightens the importance of a core campus that promotes interaction and team work among students, researchers and faculty from different disciplines. A core campus also encourages student engagement and learning outside the classroom, as it facilitates student activities and interaction in proximity to dormitories and classrooms. These non-classroom learning activities are critical, as even fully matriculated students may spend only 15 hours per week in class, while devoting substantial additional time in group projects, laboratory work, studying and student activities that require use of University facilities. Thus, much of student learning occurs from student involvement in University-related activities outside the classroom that are fostered by a core campus with adequate places for public interaction. Co-location of classrooms and other academic and student facilities in a common core campus also allows students to walk from class to class (and from class to other University activities) quickly and efficiently. By contrast, while certain facilities can properly function in off-site locations, construction of many University facilities at remote off-campus locations may discourage interaction among students, staff and faculty and would make more difficult the challenge of fostering a sense of community among NYU's large and diverse student body, staff and faculty. Within this planning context and the constraints of a densely developed area, NYU believes that the two NYU-owned superblocks within the Washington Square campus, the site of the four proposed buildings and new publicly accessible open space, are appropriate as the central elements of the NYU Core project.

Furthermore, the two superblocks are immediately proximate to the recently built NYU co-generation facility on the west side of Mercer Street on the block immediately north of the two superblocks. Because of its efficient co-generation of both electricity and hot water and cooling

water, the co-generation facility is expected to reduce substantially the carbon footprint of the proposed new buildings as compared to locating them at a more remote location that could not be served by the co-generation facility. These advantages—in addition to NYU's objective of limiting the growth of its footprint within the surrounding communities—makes the two superblocks the most appropriate location for creating the additional space needed at the Washington Square Campus.

Created through the urban renewal program in the 1950s, the superblocks provide the University with over two million square feet of potential growth on its own property and within its existing footprint, a significant portion of it planned for below ground. Development here concentrates academic and residential space at the University's core: this builds a strong sense of University community and allows for the most efficient use of space. The proposed site plan has been designed to improve pedestrian flow through the introduction of through-block connections and green spaces with enhanced amenities and greater circulation options. Moreover, through its sight lines, pedestrian corridors and publicly accessible open space, the proposed NYU Core project is intended to reconnect the superblock landscape to the urban fabric of its surrounding neighborhoods, while reinvigorating the area with a series of new and enhanced public spaces. The proposed buildings are intended to be compatible with the existing residential towers on the two superblocks, and to provide a rare opportunity to mend some of the ways in which the creation of the superblocks damaged the rich texture of neighborhood life by creating poor pedestrian experiences with sidewalks isolated from building entrances, and privatized open space.

The NYU Core project also reflects NYU's determination that the amount of space needed for its academic programs at the Washington Square campus cannot be accommodated by ad hoc acquisitions of properties in the area as they become available. Furthermore, NYU believes that the need for ad hoc acquisitions, which often creates friction with local communities over individual building initiatives, should be minimized.

The NYU Core project meets NYU's needs and programmatic goals for its Core campus while also improving its urban landscape for the public. As noted above, while much of the needed development can and will be placed outside of the Core campus, NYU believes the development proposed in this application must be located within the Core, which is sufficiently compact that the buildings it contains are within walking distance of each other. As detailed above, NYU's campus is bounded by the Greenwich Village Historic District to the north and west, the NoHo historic district to the east and the SoHo historic district to the south. A key goal is to relieve pressure on the surrounding areas. Thus, NYU believes the most appropriate option for growth is in-fill construction on property that NYU already owns. The Superblocks present a significant opportunity for NYU to accommodate future growth on its own land, thereby avoiding disruption, demolition and dislocation in the surrounding neighborhood.

Sustainability is a key feature of the NYU Core plan. The project's central location is intended to ensure that most students, faculty and visitors arrive on foot or via public transportation. By retaining existing buildings, orienting buildings to maximize light and air, and using stormwater retention, heat recovery and sustainable landscaping systems, NYU expects to aim for at least LEED Silver ratings for the new buildings.

*PROGRAMMATIC NEEDS FOR THE PROPOSED DEVELOPMENT:*

- Academic Space (projected as approximately one million square feet)

- Allows for continued incremental growth on NYU's property, thereby reducing pressure on the surrounding neighborhood.
- Allows the university to better organize and more efficiently utilize some of the large loft block buildings which have classrooms on high floors, causing elevator delays and general scheduling problems.
- Provide new, modern facilities; many of NYU's assets are 19th Century buildings that are not easy to convert to modern academic uses (i.e., column free class-rooms and dance studios; sound-proofed music practice rooms, etc).
- Serves the disciplines and programs of NYU's long term academic plans; the academic space on the superblocks would largely be dedicated to classroom, student support space, faculty offices and department space. Student-oriented spaces would include classrooms, reading and common rooms, music and performance practice rooms/rehearsal spaces, computer labs, and the potential for small theaters and other uses that require larger column-free footprints.

- Student Residential (projected as approximately 370,000 square feet)
  - Allows for approximately 1,233 student beds on the property, increasing the percentage of students that can be accommodated within NYU housing at the Washington Square core campus, and providing a safety valve if local leases are not renewed.
  - The university has a goal of putting freshman students closer to the Washington Square core campus to help them acclimate to the city and the university and become more engaged with the university's academic life and student activities.
  - Student housing on the Washington Square core campus contributes to a vibrant core campus and enhances learning and student engagement with university life.
- New Athletic Facility (projected as approximately 146,000 square feet)
  - Allows replacement of the outdated sports facility that the university built 30 years ago; it lacks basic amenities such as air conditioning and adequate facilities for modern day athletic requirements. A Division III school, NYU has 19 varsity teams and a robust intramural club sports program.
- Faculty Residential (projected as approximately 105,000 square feet)
  - The University currently houses over 2,000 faculty and the ability to offer housing is critical to recruitment of faculty members, many of whom are recruited from around the nation and the world.
  - Locating faculty housing on the Washington Square core campus helps attract faculty, encourages faculty engagement with university activities and contributes to the vibrancy of campus life.
- University-Affiliated Hotel (projected as 115,000 square feet, plus academic/conference facilities at 50,000 square feet)
  - The hotel would provide convenient, moderately priced, accommodations for those traveling to the NYU campus, a growing need as scholars from around the world (including NYU's several international campuses) visit NYU to participate in conferences, lectures, research and teaching.
  - NYU consistently draws people to New York City for both academic and other programming purposes who prefer to stay within walking distance of the Washington Square campus.

  - The hotel facility would act as an academic/conference space to support NYU's executive education programming, and its wide array of academic conferencing that takes place throughout the year.
  - The hotel would also be open to the general public to the extent that hotel rooms are available.
- Public park land and publicly accessible open space (projected as approximately 3.8 acres)
  - Create more open, porous sites that increase pedestrian connections and a sense of openness to the public.
  - Encourage public circulation through blocks that currently have a closed design.
  - Define more useable public open spaces of various sizes and typologies (existing open spaces on the site are mostly private).
  - Improve the streetscape at the side walk level.
- Retail in the Proposed Development Area (projected as approximately 64,000 square feet)
  - Replaces existing Morton Williams supermarket with new supermarket location on the same block.
  - Activates ground-floor of proposed Zipper Building with neighborhood retail uses; enlivens streetscape along Mercer Street.
- A commercial overlay within the Commercial Overlay Area north of the two superblocks (projected to affect ground-floor uses in six existing NYU buildings in the area)
  - Allow for an enlivened, more flexible streetscape to better connect NYU's buildings to the City and the surrounding area.
  - Bring zoning up to date to reflect pre-existing non-conforming use.

## E. ANALYSIS FRAMEWORK

The Proposed Actions would change the regulatory controls governing land use and development in the project area and would allow its development over the long term. The analysis framework of the DEIS is discussed below.

### OVERVIEW

The DEIS for the development of the project area contains:

- A description of the proposed project, the proposed development program, and their environmental setting;
- The identification and analysis of any significant adverse environmental impacts of the proposed project, including the short- and long-term impacts;
- An identification of any significant adverse environmental impacts that cannot be avoided if the proposed project is implemented;
- A discussion of reasonable alternatives to the proposed project;
- An identification of irreversible and irretrievable commitments of resources that would be involved in the proposed project, should it be implemented; and
- The identification and analysis of practicable mitigation to address any significant adverse impacts generated by the proposed project.

## ANALYSIS APPROACH

The DEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The analysis approach first describes existing conditions, and then projects conditions forward into the future without the Proposed Actions, incorporating information available on known land-use proposals and, as appropriate, anticipated overall growth. Finally, the Future with the Proposed Actions will be described, the differences between the Future without and with the Proposed Actions are assessed, and any significant adverse environmental impacts are disclosed. The DEIS also identifies and analyzes appropriate mitigation for any identified significant adverse environmental impacts.

### *REASONABLE WORST-CASE DEVELOPMENT SCENARIOS*

#### *Proposed Development Area*

Although the Illustrative Program described above (and summarized in **Table 1-3**) reflects what is currently contemplated by NYU, the desired programming and timing of development of certain buildings may change over time. Since the LSGD special permit approvals would specify a range of floor areas by land use for the Proposed Development Area, for analysis purposes potential building program development scenarios that could result from the LSGD special permit approvals are identified. In addition, SCA could decline the option to build a public school on the South Block as part of the proposed Bleecker Building, or could decide to build the school at a later date than is currently anticipated (completion by 2021). Given these potential variations with respect to the overall programming, the analyses for certain technical areas are based on "reasonable worst-case development scenarios" (RWCDS) drawn from this range of potential building program development scenarios. Each RWCDS is formulated to represent the scenario that could result in the maximum potential impacts from the Proposed Project in the affected technical area. Several categories of technical analysis in the EIS are analyzed using this approach, where such a RWCDS would result in potential impacts greater than those generated by the Illustrative Program currently contemplated by NYU. The total development for each RWCDS would be limited to the total approximately 2.5 million gsf permitted by the LSGD special permit approvals. The RWCDS that are utilized in the EIS are presented in **Table 1-7**. The Illustrative Program for the proposed project is also presented. For those technical areas where potential project impacts are not dependent on the floor area of each use, the Illustrative Program is assumed. Each technical analysis area in the EIS identifies the RWCDS, if any, that is utilized for analysis.

#### *Commercial Overlay Area*

The Proposed Actions would result in the application of a C1-5 commercial overlay on all properties in the Commercial Overlay Area. As compared to the existing R7-2 zoning, the C1-5 overlay would permit the same residential FAR (0.87 to 3.44) and the same community facility FAR (6.5). However, unlike the existing R7-2 zoning, the C1-5 overlay permits commercial uses up to an FAR of 2.0, effectively allowing for ground-floor and second-floor retail or other commercial uses.

In the Commercial Overlay Area, limited new development is expected as a result of the proposed C1-5 commercial overlay zoning designation. The proposed commercial overlay will bring some existing retail uses into compliance, allow modest flexibility for neighborhood retail uses, and provide opportunities to activate the street. Because there are ground floor academic uses NYU wishes to retain, the overlay would result in new retail uses at a limited number of locations.

**Table 1-7**
**Reasonable Worst Case Development Scenarios (RWCDS) for the Proposed Development Area**
**Full Build (by 2031)**

| 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.

For purposes of CEQR analysis, a RWCDS was developed for the Commercial Overlay Area that considered physical criteria—as well as NYU's desire to retain all existing second-floor uses and certain existing ground-floor uses as non-retail institutional uses—in determining the maximum potential incremental commercial development that could reasonably be expected to result from the Proposed Actions. As shown in **Table 1-8**, the RWCDS for the Commercial Overlay Area assumes that up to 23,236 of ground-floor retail uses would be developed in a total of six buildings within the Commercial Overlay Area. **Figure 1-19** identifies the projected sites where the analysis assumes ground-floor retail uses would occur.

These new retail uses would all occur within NYU-owned buildings, and in keeping with the existing retail in the area, would be oriented to meeting the demands of the neighborhood's residents, workers, and visitors. The changes in use identified in **Table 1-8** and described above are assessed for the two build years as part of the overall impact analysis for the Proposed Actions.

## STUDY AREAS

Each technical study must address impacts within an appropriate geographical area. These "study areas" vary depending on the technical issue being addressed and are identified in each of the EIS chapters.

## FUTURE ANALYSIS YEAR AND BASELINE CONDITIONS

The analysis of the Proposed Actions is performed for the expected year of completion of the proposed project, which is 2031. However, since the proposed development would be built out over an approximately 19-year period, some buildings would be completed before 2031, and they could result in significant adverse impacts prior to completion of the full development program. Therefore, the analysis also considers an interim 2021 analysis year, which as detailed below, accounts for full development of the South Block.

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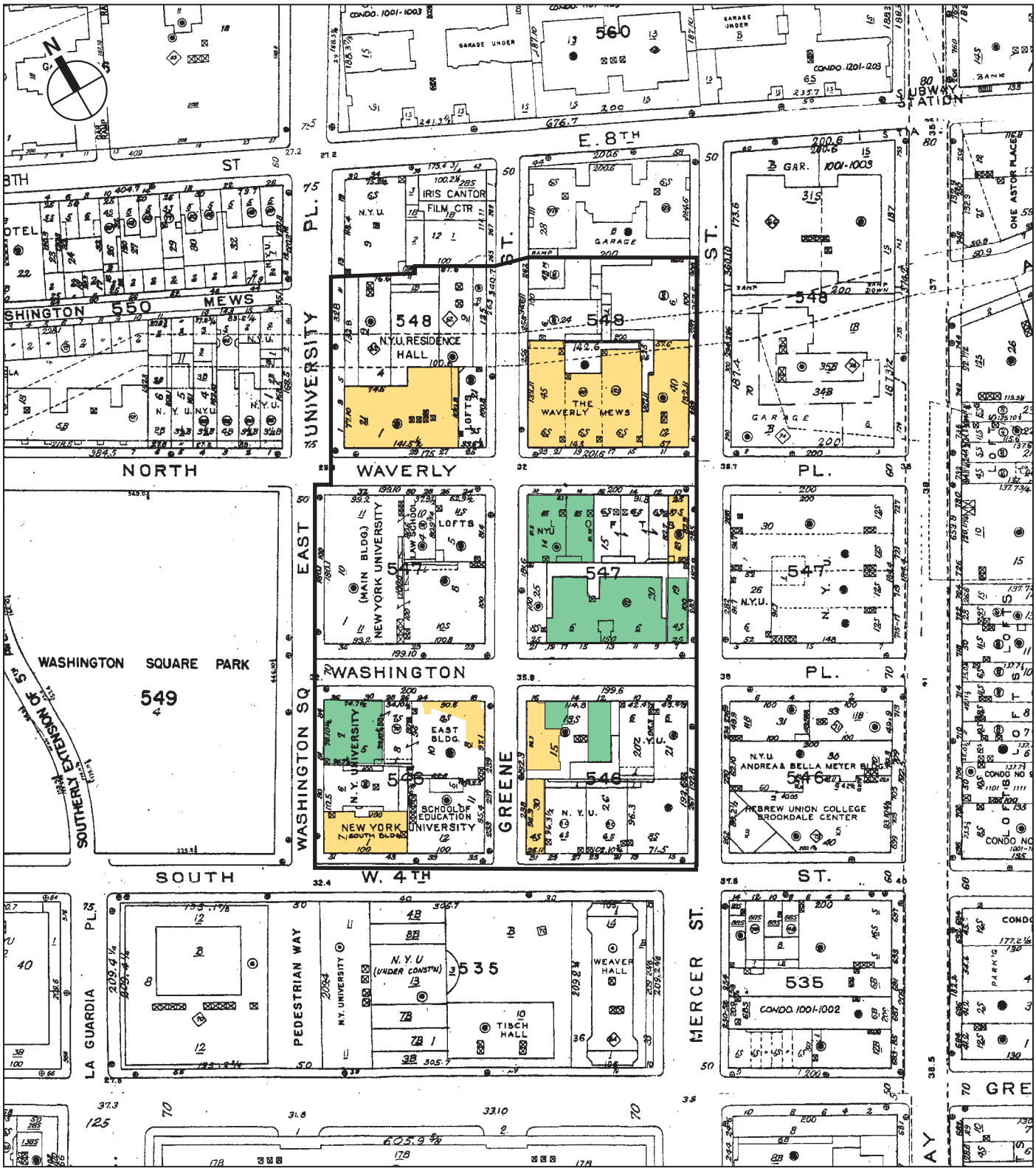


Commercial Overlay Area Boundary

Existing Ground Floor Retail

Projected Ground Floor Retail

0 200 FEET

SCALE

# Ground Floor Retail in the Commercial Overlay Area

Figure 1-19

## Table 1-8
## Reasonable Worst-Case Development Scenario (RWCDS) for the Commercial Overlay Area

| | | | | EXISTING[1] | | | | | | | NO BUILD | | | | | | BUILD[2] | | | | | | INCREMENT | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Block | Lot | Address | Lot Area | Built FAR | Bldg Area (gsf) | Res Area (gsf) | Office Area (gsf) | Retail Area (gsf) | Other Area[3] (gsf) | Res Units | Bldg Area (gsf) | Res Area (gsf) | Office Area (gsf) | Retail Area (gsf) | Other Area[3] (gsf) | Res Units | Bldg Area (gsf) | Res Area (gsf) | Office Area (gsf) | Retail Area (gsf) | Other Area[3] (gsf) | Res Units | Bldg Area (gsf) | Res Area (gsf) | Office Area (gsf) | Retail Area (gsf) | Other Area[3] (gsf) | Res Units |
| 546 | 1 | 79 WASHINGTON SQUARE E | 11,242 | 3.46 | 38,899 | 33,859 | 2,520 | 2,520 | 0 | 120 | 38,899 | 33,859 | 2,520 | 2,520 | 0 | 120 | 38,899 | 33,859 | 2,520 | 2,520 | 0 | 120 | 0 | 0 | 0 | 0 | 0 | 0 |
| 546 | 5 | 82 WASHINGTON SQUARE E | 5,960 | 6.79 | 40,467 | 0 | 0 | 0 | 40,467 | 0 | 40,467 | 0 | 0 | 0 | 40,467 | 0 | 40,467 | 0 | 0 | 3,362 | 37,105 | 0 | 0 | 0 | 0 | 3,362 | -3,362 | 0 |
| 546 | 8 | 26 WASHINGTON PLACE | 2,787 | 6.16 | 17,163 | 0 | 0 | 0 | 17,163 | 0 | 17,163 | 0 | 0 | 0 | 17,163 | 0 | 17,163 | 0 | 0 | 0 | 17,163 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 546 | 10 | 18 WASHINGTON PLACE | 8,779 | 7.95 | 69,800 | 0 | 0 | 0 | 69,800 | 0 | 69,800 | 0 | 0 | 2,000 | 67,800 | 0 | 69,800 | 0 | 0 | 2,000 | 67,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 546 | 11 | 35 WEST 4 STREET | 6,750 | 18.59 | 125,450 | 0 | 0 | 0 | 125,450 | 0 | 125,450 | 0 | 0 | 0 | 125,450 | 0 | 125,450 | 0 | 0 | 0 | 125,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 546 | 15 | 14 WASHINGTON PLACE | 10,997 | 10.52 | 115,694 | 109,094 | 0 | 2,470 | 1,962 | 151 | 115,694 | 109,094 | 0 | 2,470 | 1,962 | 151 | 115,694 | 109,094 | 0 | 4,432 | 0 | 151 | 0 | 0 | 0 | 1,962 | -1,962 | 0 |
| 546 | 20 | 10 WASHINGTON PLACE | 4,080 | 5.28 | 21,549 | 0 | 0 | 0 | 21,549 | 0 | 21,549 | 0 | 0 | 0 | 21,549 | 0 | 21,549 | 0 | 0 | 0 | 21,549 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 546 | 21 | 8 WASHINGTON PLACE | 11,047 | 9.11 | 100,628 | 0 | 95,628 | 0 | 0 | 0 | 100,628 | 0 | 95,628 | 0 | 0 | 0 | 100,628 | 0 | 95,628 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 546 | 26 | 21 WEST 4 STREET | 9,900 | 5.73 | 56,684 | 0 | 56,684 | 0 | 0 | 0 | 56,684 | 0 | 56,684 | 0 | 0 | 0 | 56,684 | 0 | 56,684 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 546 | 30 | 31 WEST 4 STREET | 2,497 | 4.00 | 9,980 | 0 | 7,480 | 2,500 | 0 | 0 | 9,980 | 0 | 7,480 | 2,500 | 0 | 0 | 9,980 | 0 | 7,480 | 2,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 547 | 1 | 32 WAVERLY PLACE | 17,859 | 10.08 | 180,000 | 0 | 0 | 0 | 180,000 | 0 | 180,000 | 0 | 0 | 0 | 180,000 | 0 | 180,000 | 0 | 0 | 0 | 180,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 547 | 4 | 28 WAVERLY PLACE | 3,048 | 9.40 | 28,641 | 0 | 0 | 0 | 28,641 | 0 | 28,641 | 0 | 0 | 0 | 28,641 | 0 | 28,641 | 0 | 0 | 0 | 28,641 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 547 | 5 | 24 WAVERLY PLACE | 5,104 | 10.48 | 53,482 | 0 | 0 | 0 | 53,482 | 0 | 53,482 | 0 | 0 | 0 | 53,482 | 0 | 53,482 | 0 | 0 | 0 | 53,482 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 547 | 8 | 23 WASHINGTON PLACE | 10,067 | 9.08 | 91,402 | 0 | 0 | 0 | 91,402 | 0 | 91,402 | 0 | 0 | 0 | 91,402 | 0 | 91,402 | 0 | 0 | 0 | 91,402 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 547 | 14 | 22 WAVERLY PLACE AND 18 WAVERLY PLACE | 6,791 | 7.52 | 51,044 | 0 | 0 | 0 | 51,044 | 0 | 51,044 | 0 | 0 | 0 | 51,044 | 0 | 51,044 | 0 | 0 | 6,112 | 44,932 | 0 | 0 | 0 | 0 | 6,112 | -6,112 | 0 |
| 547 | 15 | 12 WAVERLY PLACE | 7,542 | 5.60 | 42,264 | 3,300 | 0 | 0 | 38,964 | 7 | 42,264 | 3,300 | 0 | 0 | 38,964 | 7 | 42,264 | 3,300 | 0 | 0 | 38,964 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| 547 | 18 | 10 WAVERLY PLACE | 2,068 | 9.94 | 20,550 | 0 | 18,700 | 1,850 | 0 | 0 | 20,550 | 0 | 18,700 | 1,850 | 0 | 0 | 20,550 | 0 | 18,700 | 1,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 547 | 19 | 7 WASHINGTON PLACE | 2,500 | 3.92 | 9,800 | 0 | 0 | 0 | 9,800 | 0 | 9,800 | 0 | 0 | 0 | 9,800 | 0 | 9,800 | 0 | 0 | 1,800 | 8,000 | 0 | 0 | 0 | 0 | 1,800 | -1,800 | 0 |
| 547 | 20 | 15 WASHINGTON PLACE | 15,000 | 4.75 | 71,270 | 71,270 | 0 | 0 | 0 | 78 | 129,000 | 0 | 0 | 0 | 129,000 | 0 | 129,000 | 0 | 0 | 10,000 | 119,000 | 0 | 0 | 0 | 0 | 10,000 | -10,000 | 0 |
| 547 | 25 | 21 WASHINGTON PLACE | 2,500 | 7.97 | 19,936 | 19,936 | 0 | 0 | 0 | 0 | 19,936 | 19,936 | 0 | 0 | 0 | 0 | 19,936 | 19,936 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| *548* | *1* | *1 UNIVERSITY PLACE* | *12,527* | *17.48* | *218,985* | *200,000* | *0* | *18,985* | *0* | *265* | 218,985 | 200,000 | 0 | 18,985 | 0 | 265 | 218,985 | 200,000 | 0 | 18,985 | 0 | 265 | 0 | 0 | 0 | 0 | 0 | 0 |
| 548 | 4 | 5 UNIVERSITY PLACE | 22,220 | 5.23 | 116,237 | 0 | 0 | 0 | 116,237 | 0 | 116,237 | 0 | 0 | 0 | 116,237 | 0 | 116,237 | 0 | 0 | 0 | 116,237 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 548 | 21 | 25 WAVERLY PLACE | 3,300 | 9.10 | 30,042 | 0 | 0 | 0 | 30,042 | 0 | 30,042 | 0 | 0 | 0 | 30,042 | 0 | 30,042 | 0 | 0 | 0 | 30,042 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| *548* | *24* | *303 MERCER STREET* | *20,000* | *4.32* | *86,332* | *86,332* | *0* | *0* | *0* | *63* | 86,332 | 86,332 | 0 | 0 | 0 | 63 | 86,332 | 86,332 | 0 | 0 | 0 | 63 | 0 | 0 | 0 | 0 | 0 | 0 |
| *548* | *40* | *11 WAVERLY PLACE* | *7,590* | *10.66* | *80,895* | *50,895* | *3,900* | *26,100* | *0* | *160* | 80,895 | 50,895 | 3,900 | 26,100 | 0 | 160 | 80,895 | 50,895 | 3,900 | 26,100 | 0 | 160 | 0 | 0 | 0 | 0 | 0 | 0 |
| *548* | *45* | *15 WAVERLY PLACE* | *18,995* | *5.37* | *102,024* | *88,424* | *0* | *13,600* | *0* | *120* | 102,024 | 88,424 | 0 | 13,600 | 0 | 120 | 102,024 | 88,424 | 0 | 13,600 | 0 | 120 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | **TOTALS** | | | **1,799,218** | **663,110** | **184,912** | **68,025** | **876,003** | **964** | **1,856,948** | **591,840** | **184,912** | **70,025** | **1,003,003** | **886** | **1,856,948** | **591,840** | **184,912** | **93,261** | **979,767** | **886** | **0** | **0** | **0** | **23,236** | **-23,236** | **0** |

Notes: Properties indicated in italics are non-NYU owned.

[1] Lots in the Commercial Overlay Area are currently zoned R7-2. R7-2 districts allow a maximum residential FAR of 3.44 and a maximum community facility FAR of 6.5.

[2] In the future with the Proposed Project, zoning in the Commercial Overlay Area would change from R7-2 to R7-2/C1-5. R7-2 districts allow residential uses at a maximum FAR of 3.44, and with community facility uses, a maximum FAR of 6.5. C1-5 overlay zoning in R7-2 districts allows for FAR of 2.0 for commercial uses.

[3] "Other Area" includes portions of the building allocated for uses other than residential, office, retail, garage, or factory use. "Other Area" includes space allocated to storage and community facility uses, including primarily academic buildings owned by NYU.

*2021 ANALYSIS YEAR*

*Future Without the Proposed Actions*

For purposes of a conservative analysis, the future condition without the Proposed Actions in 2021 assumes no new development within the Proposed Development Area, with the exception of two open space improvements: an approximately 4,500-square-foot playground called Adrienne's Garden to be built on the LaGuardia Place Strip on the western edge of the North Block; and it is expected that the currently-closed, approximately 0.16-acre Coles Playground will be reopened. Within the Commercial Overlay Area, with or without the Proposed Actions, NYU plans to develop an additional 20,000 gsf of academic uses at 25 West 4th Street. Also within the Commercial Overlay Area at 15 Washington Place, NYU is contemplating a renovation and building addition that would convert the approximately 74,000-gsf residential building into a 129,000-sf academic building. This redevelopment option for 15 Washington Place is permitted under current zoning and is not dependent on the proposed C1-5 overlay.

*Future With the Proposed Actions*

By the end of 2021, it is anticipated that construction would be completed for all proposed uses (including publicly accessible open spaces) on the South Block within the Proposed Development Area. The only development activity that would occur on the North Block by 2021 would be the construction and demolition of an approximately 30,000-gsf temporary gymnasium, the temporary relocation of a private playground located on the site of the temporary gymnasium, and landscaping improvements on the linear Mercer Street Strip. During the construction period of the Zipper Building, the temporary gymnasium would accommodate some recreational demands from the displaced Coles. It would contain a field house with basketball courts, locker rooms, and a small weight room and would be available only to NYU affiliates, although the public could view competitive sporting events held in the facility. **Figures 1-20 through 1-22** illustrate proposed development on the South Block by 2021, including the temporary gymnasium on the North Block. Construction of the new permanent buildings would not commence on the North Block until 2022. **Table 1-9** shows the amounts and types of development anticipated within the Proposed Development Area under the Illustrative Program and under each RWCDS by 2021. Within the Commercial Overlay Area, under the RWCDS by 2021 up to 23,326 gsf of neighborhood retail uses would be developed in the ground floor of six buildings. In total, by 2021 there would be approximately 1.3 million gsf of completed development on the project site.

*2031 ANALYSIS YEAR*

*Future Without the Proposed Actions.* The future condition without the Proposed Actions in 2031 assumes that the site of the existing Morton Williams supermarket would be redeveloped as-of-right, at some point after the 2021 expiration of the property's HPD deed restrictions. The approximately 175,000-sf, nine-story building would contain an approximately 25,000-square-foot supermarket and NYU academic space. **Figures 1-23 and 1-24** illustrate the Proposed Development Area in the future without the Proposed Actions by 2031. The redevelopment of the Morton Williams site is the only structural change expected to occur within the Proposed Development Area in the future without the Proposed Actions.

Within the Commercial Overlay Area there are no known additional planned projects beyond those identified to be developed in the future without the Proposed Actions by 2021 (see above).

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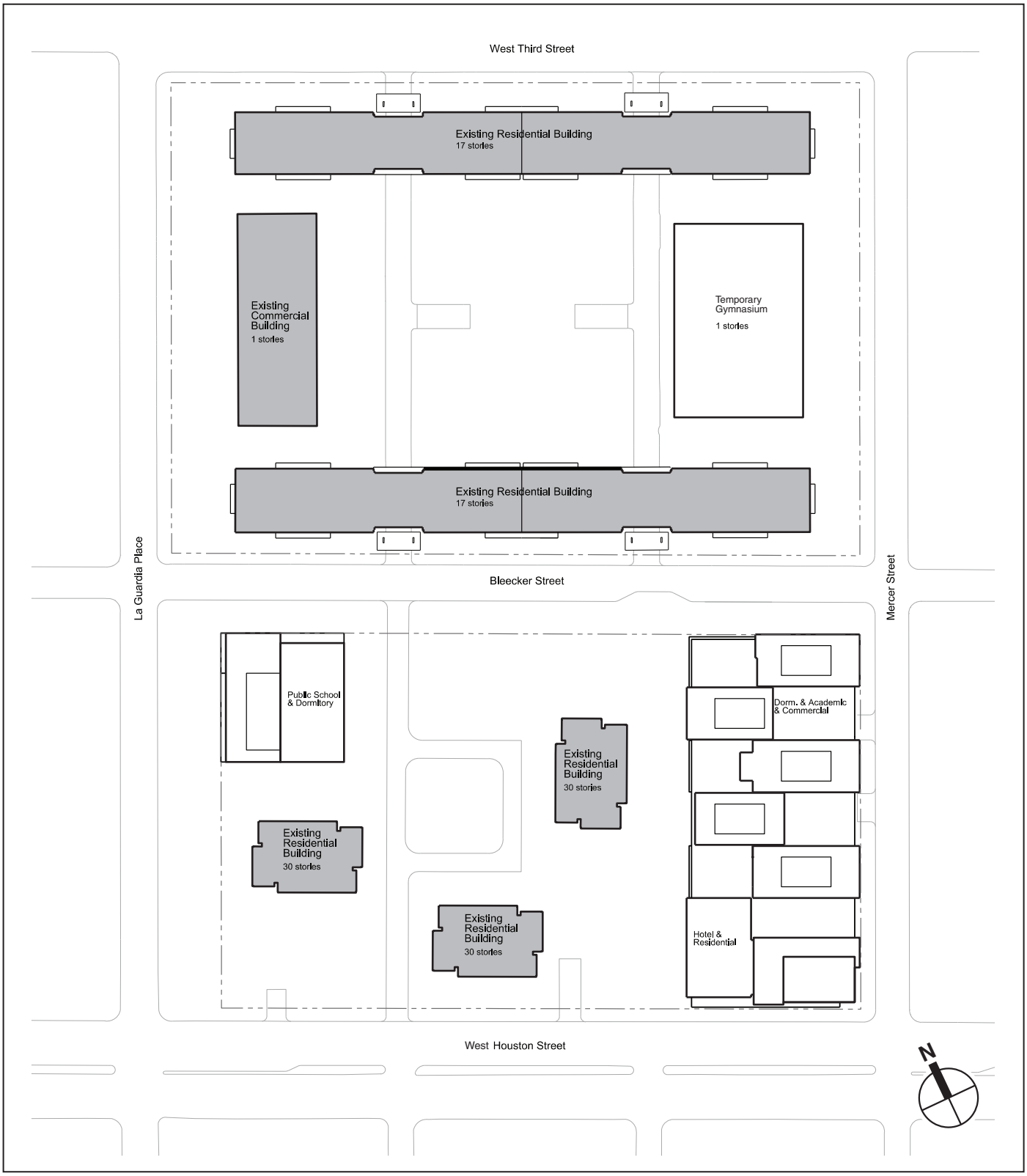


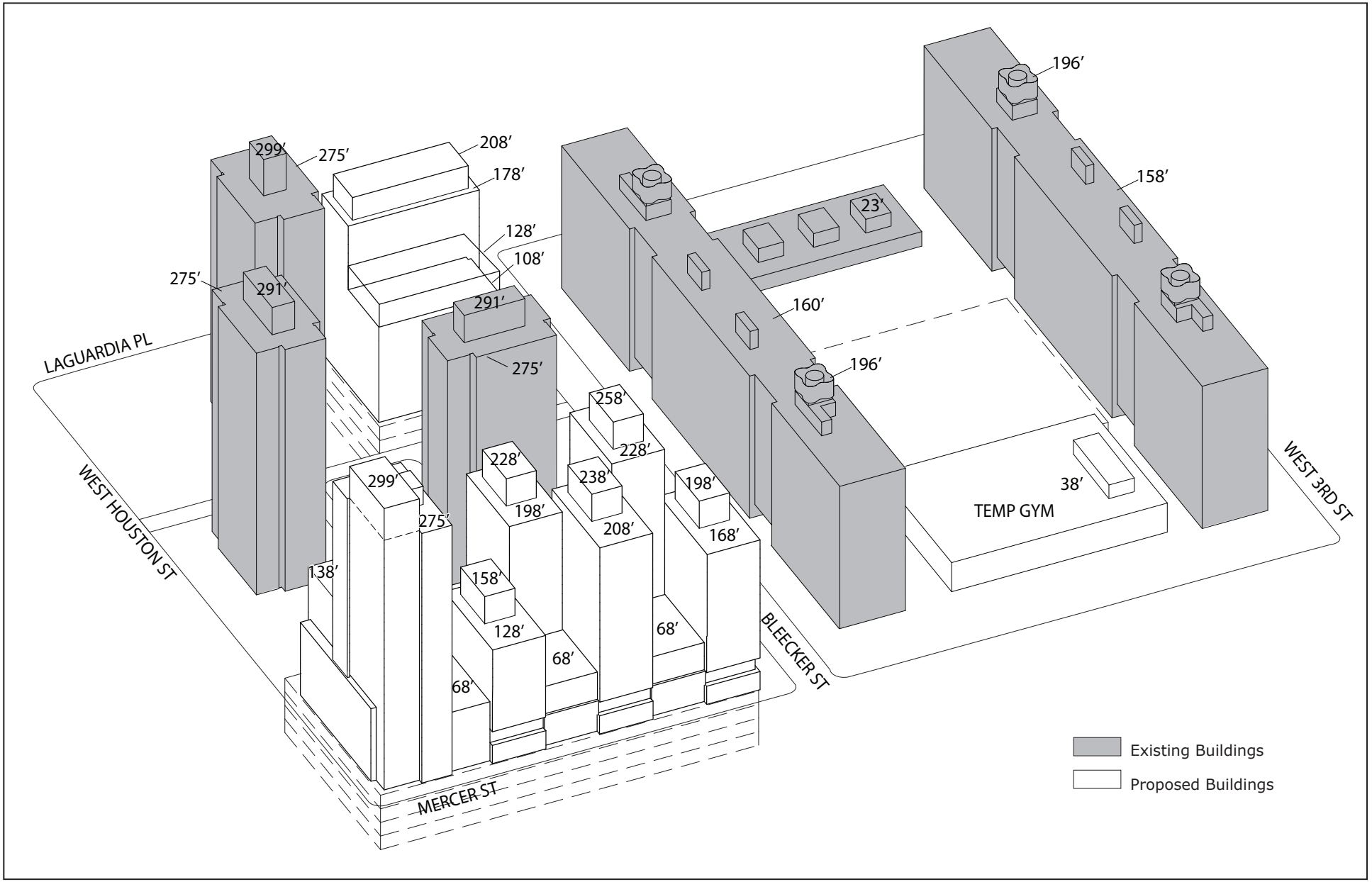

Existing Buildings

Proposed Buildings

Illustrative Site Plan of Proposed Development Area
Future with the Proposed Actions Phase 1 (2021)
Figure 1-20

**NYU Core**

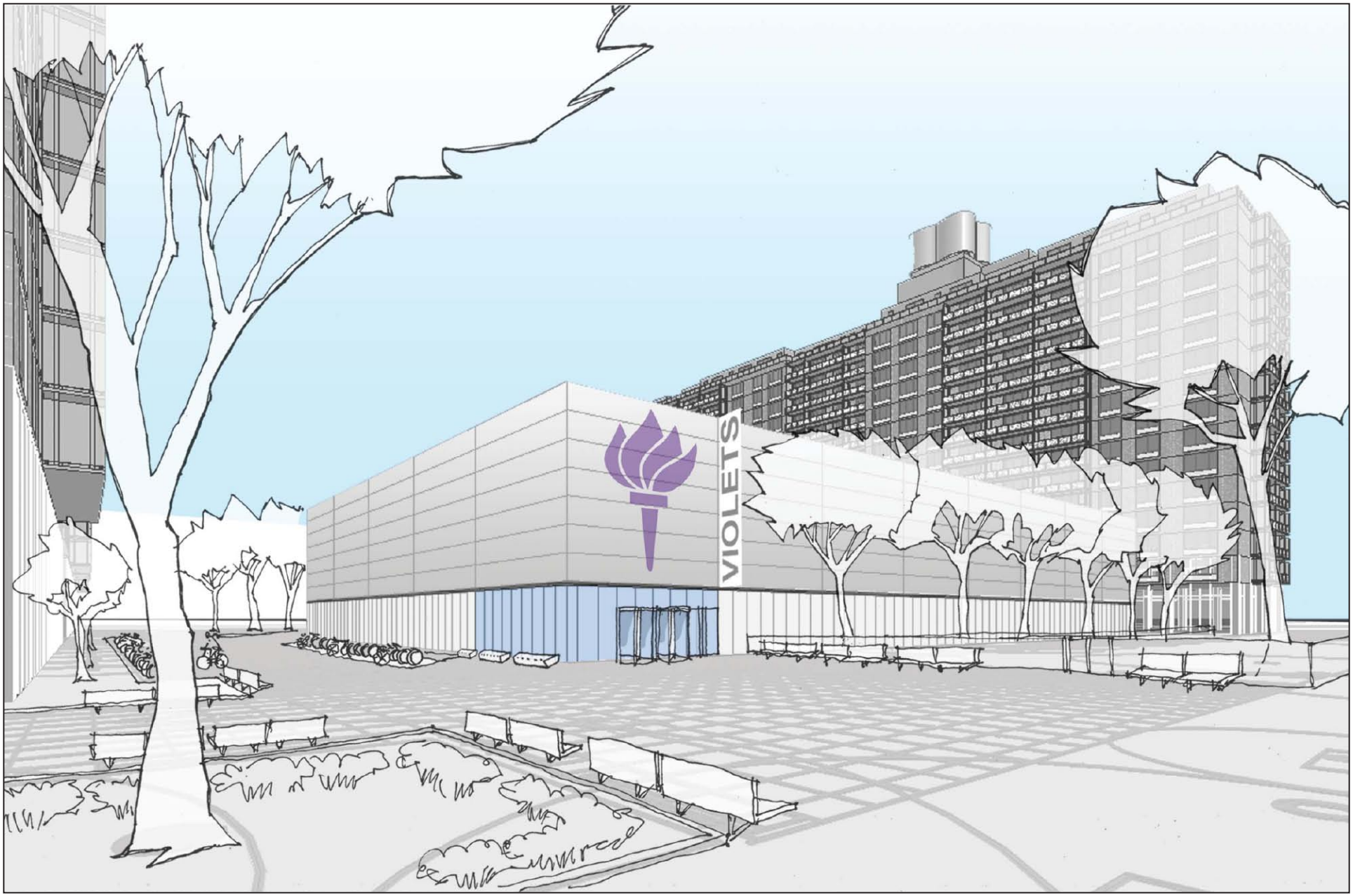
12.23.11




**Note:** Building form and bulkhead depictions are for illustrative purposes only

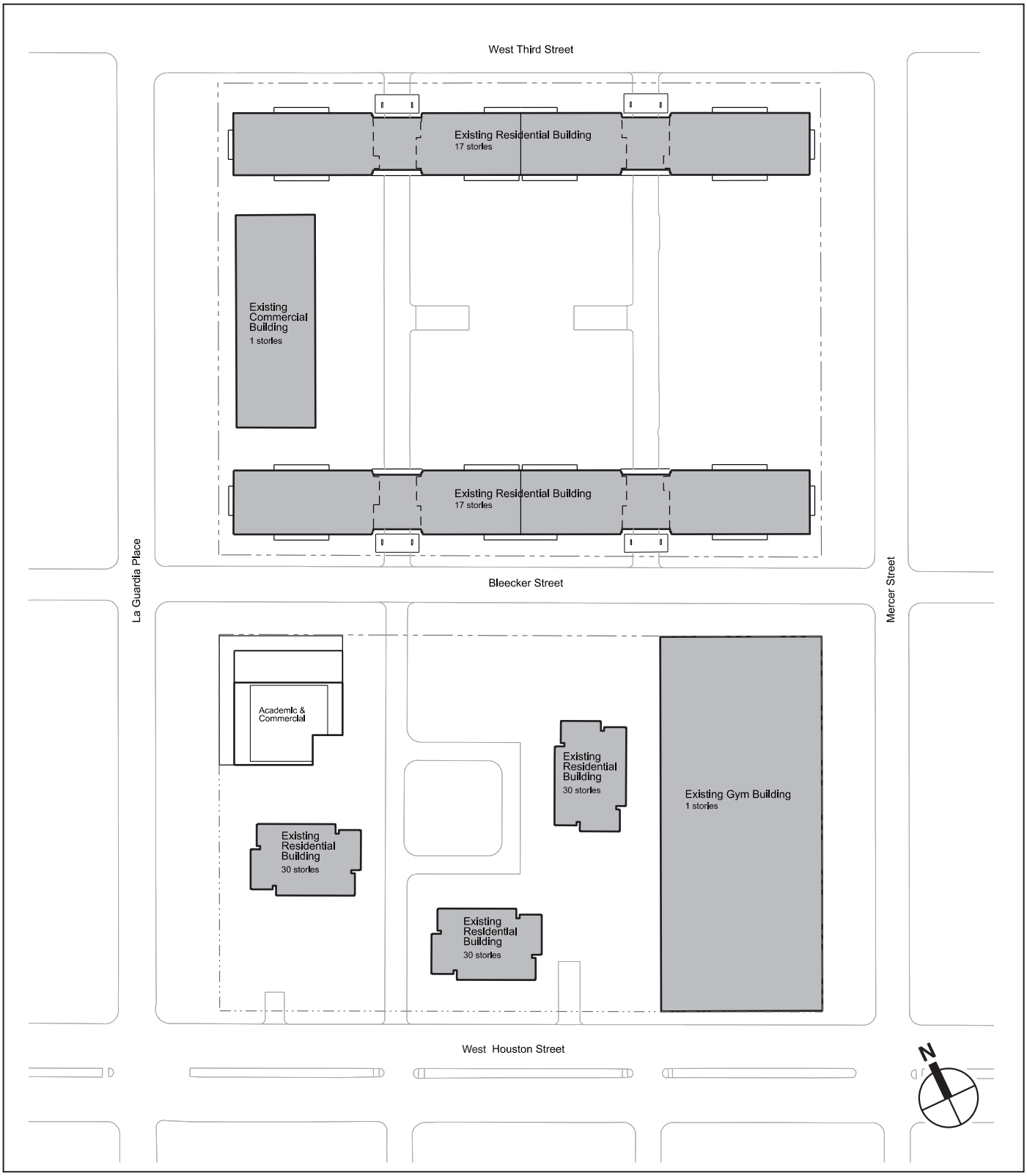
Illustrative Axonometric of Proposed Development Area
Future with the Proposed Actions Phase 1 (2021)
Figure 1-21

**NYU Core**




Illustrative Rendering of Temporary Gymnasium on North Block
View from Mercer Street Looking Northwest

12.23.11



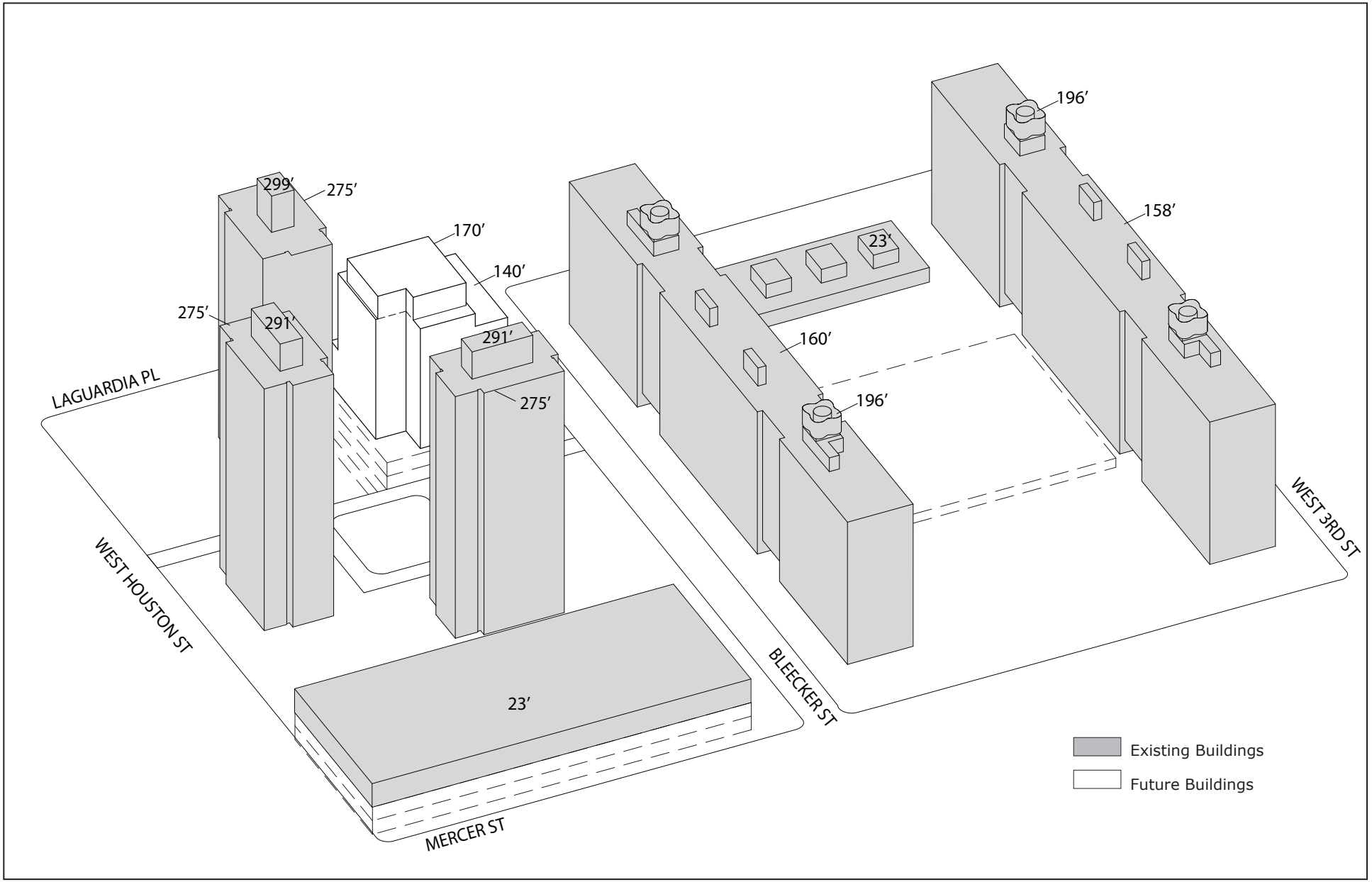

Existing Buildings

Future Buildings

# Illustrative Site Plan
# Future Without the Proposed Actions in 2031

Figure 1-23

**NYU Core**




**Note:** Building form and bulkhead depictions are for illustrative purposes only

Illustrative Axonometric - Future Without the Proposed Actions in 2031

Figure 1-24

**NYU Core**

**Table 1-9**
**Illustrative Program and RWCDS for the Proposed Development Area**
**Phase 1 (2021 Analysis Year)**

| Use (gsf) | Illustrative Program | RWCDS 1 (Max Academic) | RWCDS 2 (Max Dormitory) | RWCDS 3 (Max Hotel) |
|---|---|---|---|---|
| Academic | 173,000 | 738,000 | 283,000 | 148,000 |
| 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 | 55,000 | 40,000 | 60,000 | 60,000 |
| Hotel | 115,000 | 0 | 0 | 180,000 |
| Academic/Conference Space | 50,000 | 0 | 0 | 85,000 |
| Public School (PS/IS) | 100,000 | 0 | 100,000 | 100,000 |
| Parking | 0 | 0 | 0 | 0 |
| Mechanical/Service Areas | 161,000 | 161,000 | 161,000 | 161,000 |
| **TOTAL GSF** | **1,275,000** | **1,275,000** | **1,275,000** | **1,275,000** |

***Sources:*** *New York University and AKRF*

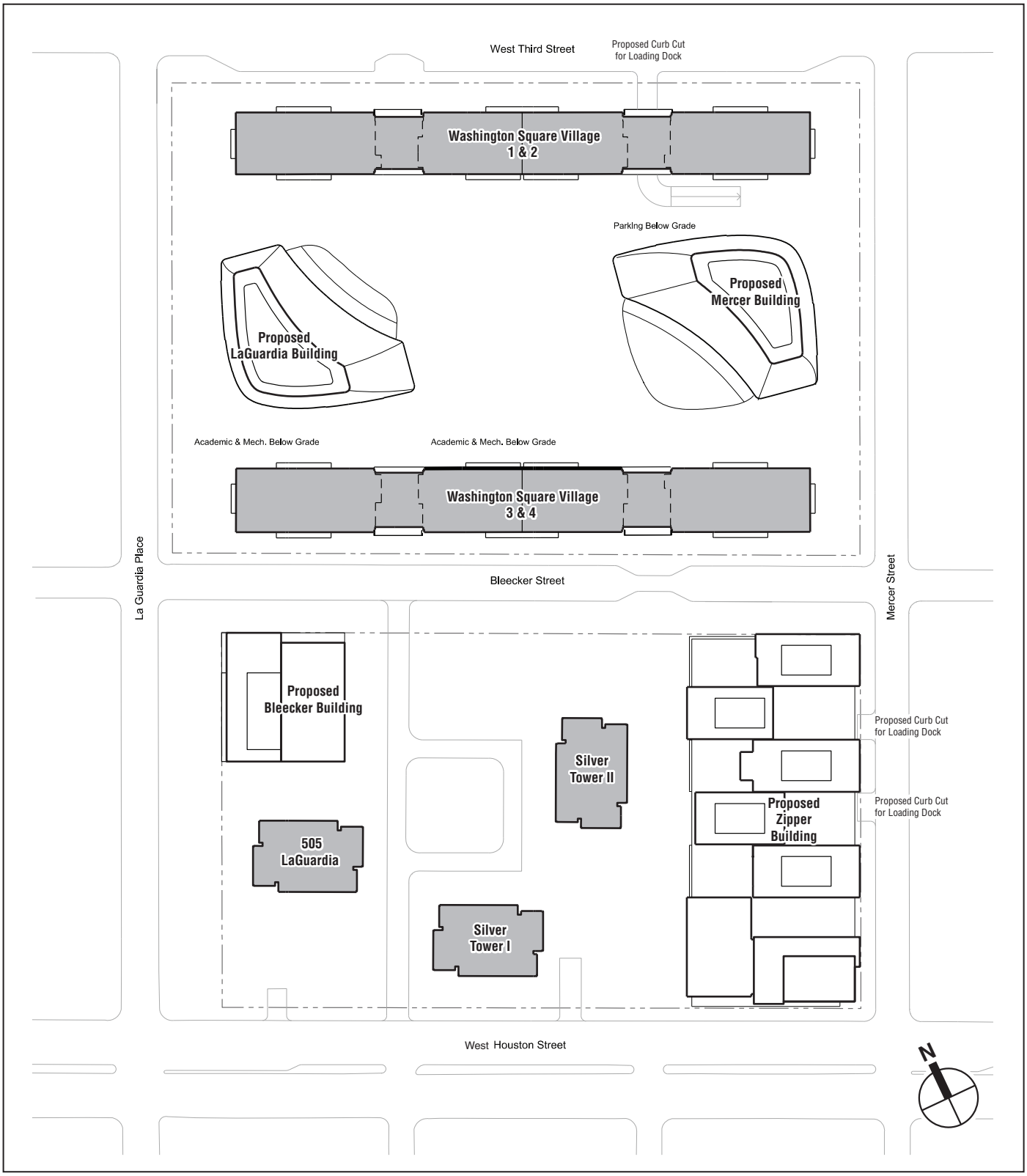
*Future With the Proposed Actions.* By 2031 the full development program for the proposed project (described above) is expected to be complete. **Figures 1-25 and 1-26** illustrate development resulting from the Proposed Actions within the Proposed Development Area by 2031.

## ENVIRONMENTAL REVIEW PROCESS

CPC as lead agency in the environmental review has determined that the proposed actions and project have the potential to result in significant environmental impacts and, therefore, pursuant to City Environmental Quality Review (CEQR) procedures, issued a positive declaration dated April 22, 2011 requiring that an EIS be prepared in conformance with all applicable laws and regulations, including the State Environmental Quality Review Act (SEQRA), the City's Executive Order No. 91, and CEQR regulations (August 24, 1977), as well as the relevant guidelines of the 2010 *CEQR Technical Manual.* The draft scope of work was prepared in accordance with those laws and regulations and the City's *CEQR Technical Manual*.

In accordance with SEQRA and CEQR, the Draft Scope of Work was distributed for public review and a public hearing was held on May 24, 2011 at Spector Hall, Department of City Planning, 22 Reade Street, New York, NY, 10007; the period for submitting written comments remained open until June 6, 2011. After the lead agency considered comments received during the public comment period, a Final Scope of Work dated December 30, 2011 was prepared to direct the content and preparation of a DEIS. As the next step in the process, the DEIS will be subject to public review, in accordance with the CEQR and Uniform Land Use Review Procedure (ULURP) processes with a public hearing and a period for public comment. A Final EIS (FEIS) will then be prepared to respond to those comments received on the DEIS. The lead agency will make CEQR findings based on the FEIS, before making a decision on project approval. ✷

12.23.11



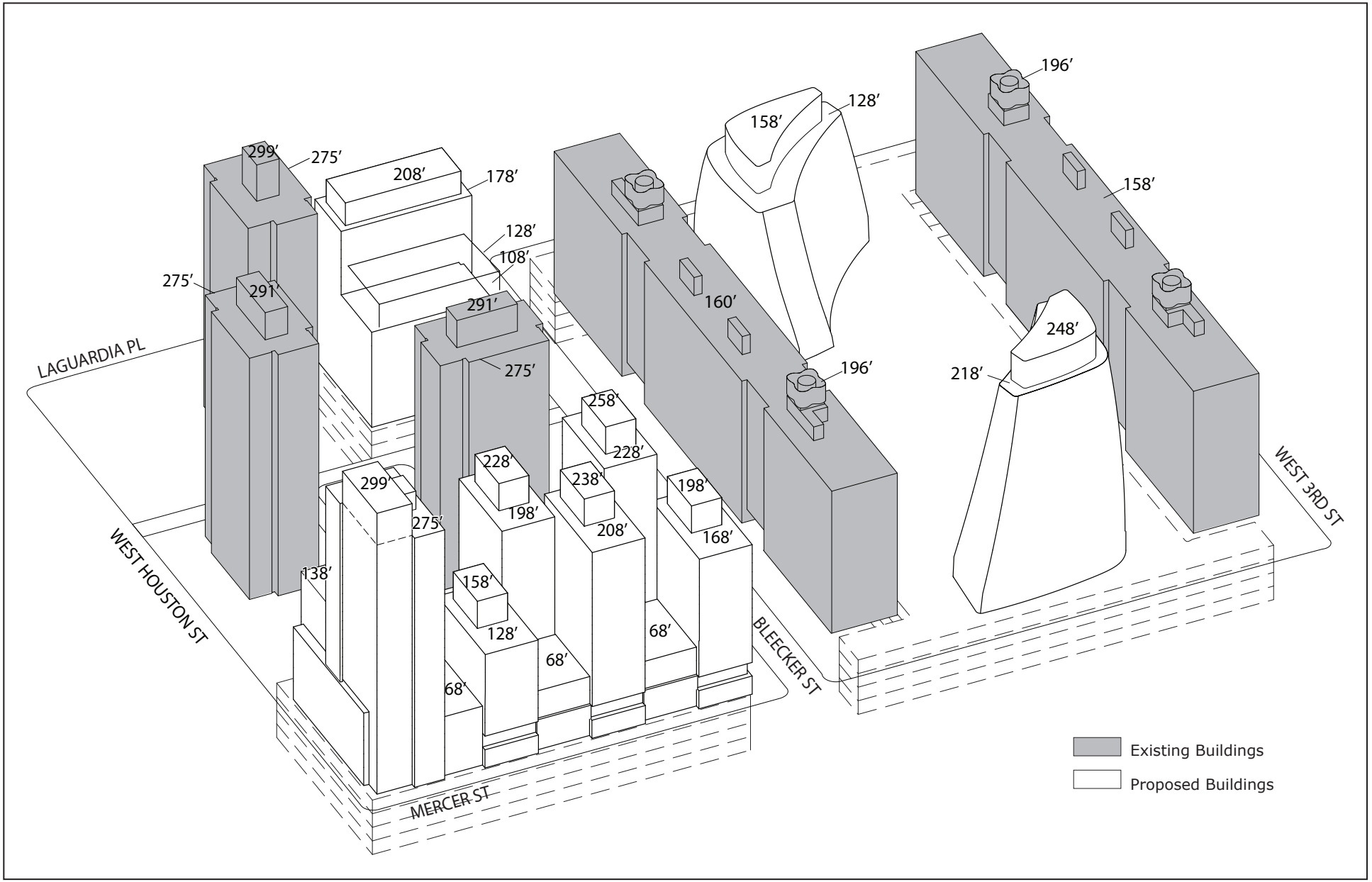

Existing Buildings

Proposed Buildings

Illustrative Site Plan of Proposed Development Area
Future with the Proposed Actions Phase 2 (2031)
Figure 1-25

**NYU Core**

12.23.11




**Note:** Building form and bulkhead depictions are for illustrative purposes only

**NYU Core**

Illustrative Axonometric of Proposed Development Area
Future with the Proposed Actions Phase 2 (2031)
Figure 1-26