Appendix B
Historic and Cultural Resources

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

September 14, 2011

Elizabeth Meade
AKRF
440 Park Ave. South
New York, NY 10016

Dear Ms. Meade;

Re: DASNY
New York University
2031 Redevelopment Plan
Multiple Lots
Manhattan, New York County, NY
10PR03999

Thank your for requesting the comments of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) with regard to the potential for this project to affect significant historical/cultural resources. OPRHP has reviewed the document "*Phase 1A Archaeological Documentary Study, New York University Core, Blocks 524 and 633 and the Streetbeds of Mercer Street Between Bleecker and West Third Streets and LaGuardia Place Between West Houston and West Third Streets, New York, New York*", which was prepared by your firm in June 2011. Based on this review, OPRHP concurs with the recommendations of the report for Phase 1B archaeological testing in limited areas as they are defined by the report, and where actual construction work is proposed.

Please contact me at extension 3291, or by e-mail at douglas.mackey@oprhp.state.ny.us, if you have any questions regarding these comments.

Sincerely

Douglas P. Mackey
Historic Preservation Program Analyst
Archaeology

NYC Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ARCHAEOLOGY

Project number: DEPARTMENT OF CITY PLANNING / 11DCP121M
Project: NYU CORE
Date received: 7/26/2011

Comments:

The LPC is in receipt of the, "Phase 1A Archaeological Documentary Study New York University Core Blocks 524 and 533 and the Streetbeds of Mercer Street Between Bleeker and West Third Streets and LaGuardia Place Between West Houston and West Third Streets, New York, NY," prepared by AKRF, Inc and dated June 2011.

The LPC concurs that the areas cited in the report may have archaeological potential and that should construction be proposed for those areas, that archaeological testing should occur. Please submit two bound copies of the report to the LPC.

In addition, the Commission has reviewed the PDEIS which notes that archaeological testing will occur as recommended by the Documentary Study but, in fact, the Documentary Study recommended that archaeological testing only occur in areas that were determined to be sensitive AND where the proposed construction will occur. The PDEIS should be revised to reflect that.

Architectural findings will be sent separately.

Cc: NYSHPO



7/27/2011

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

File Name: 27584_FSO_ALS_07272011.doc

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	COFA #:
07/27/2011	04/05/2017	12-2680	COFA 12-3095

ADDRESS	BOROUGH:	BLOCK/LOT:
100-110 BLEECKER STREET INDIVIDUAL LANDMARK UNIVERSITY VILLAGE	MANHATTAN	524/66

Display This Permit While Work Is In Progress

ISSUED TO:

Martin Dorph
New York University
70 Washington Square South, Suite 1203
New York, NY 10012

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 5, 2011 following the Public Hearing of the same date, voted to approve with modifications a proposal for work at the subject premises, as put forward in your application completed on March 10, 2011, and as you were informed in the Status Update Letter issued on April 6, 2011 (SUL 11-8395, LPC 11-7194). This approval will expire on April 5, 2017.

The proposed work, as approved, consists of removing non-historic fences, light fixtures, diagonal pathway, and dumpster enclosure; installing new light fixtures on the plaza to match the original fixtures; repairing or replacing in-kind the concrete bollards on the plaza; constructing a new playground and dog run in the southeast corner of the site, including light fixtures, metal fences, concrete benches, play surface, wood deck, and play equipment; installing new light fixtures and perimeter fencing throughout the site; planting new trees along Houston Street; planting trees and vegetation within the northern Oak Grove and the new playground. The work was shown in presentation drawings 1 through 9, dated April 5, 2011, submitted as components of the application and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the University Village designation report describes 100-110 Bleecker Street as a Brutalist style residential complex designed by James Ingo Freed of I. M. Pei & Associates and built in 1964-67; and that the landscaping, plantings, pathways, site plan, and relationship of the towers to the landscaping and site elements are significant and character defining components of the Le Corbusier influenced Brutalist style and are among the features which contribute to the special architectural and historic character of this Individual Landmark.

With regard to this proposal, the Commission found that the removal of the non-historic fences, light fixtures, diagonal pathway, and dumpster enclosure will eliminate unsympathetic alterations that detract from the

DESIGN APPROVAL ONLY
No work may proceed until DOB filing drawings are reviewed and approved.

significant architectural features of the building, without causing the removal of any historic fabric; that the restoration of the historic globe pole lights and concrete bollards will return these elements to their historic appearance; that the removal of the concrete pathways in the southeast corner will not result in the loss of a significant amount of historic fabric; that the southeast corner of the site has historically been altered as the needs of the residents have evolved, including the addition of an historic playground in 1967, therefore the presence of the proposed new playground is in keeping with the developmental history and character of the site; that the original features of the historic playground and circular seating area will be repaired and reused in the new site design, thereby retaining these significant features; that the pattern of the proposed play surface within the playground will recall the historic east-west pathway; that the installation of the proposed light fixtures, metal fences, concrete benches, play surface, wood deck, and play equipment will not result in damage to any significant historic fabric will not call undue attention to themselves and are easily reversible; that the proposed lighting fixtures will be discreetly located in vegetation, beneath overhangs, and within existing elements and therefore will not detract from the special character of the site; that the replacement of the tall non-historic fences at the perimeter with lower, simpler fences will be more in keeping with the original open character of the site; that the proposed additional trees along Houston Street will be in keeping with the historic method of using trees to define the perimeter of the site; that proposed trees and planting around the playground will be in keeping with the informal plantings historically found in the southeast corner of the site; and that the proposed work will restore elements of the original design, thereby enhancing the special character of this Individual Landmark. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve the proposal with modifications.

However, the Commission made its determination subject to the following stipulations:
that the transition between the plaza and the northwest corner of the proposed playground be softened; and that two signed and sealed copies of the Department of Buildings drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, the Landmarks Preservation Commission received presentation drawings 2 through 17, 19, 20, 22 through 27, 29 through 32, 34, 35, 36, and 39 through 52, and appendix drawings 1 through 11, 15, 16, 17, and 20 through 34, all dated April 5, 2011 and presentation drawings 1, 18, 21, 28, 33, 37, and 38, and appendix drawings 12, 13, 14, 18, and 19, all dated revised June 14, 2001. The work also includes repairing concrete benches, walls, gutters, and paving; repairing the Belgian block driveway; repairing the damaged taxi call lights; and replacing free-standing trash cans and dog litter bins.

The Commission reviewed the drawings and found that the fence originally proposed at the outer edge of the northern playground area has been relocated to be recessed from the edge of the plaza, behind the proposed vegetation; that the concrete, driveway, and call light repairs work will return these elements to a condition more in keeping with their original appearance; that the installation of the trash cans and dog litter bins will not result in damage to or loss of any significant historic fabric; that the proposal approved by the Commission has been maintained; and that the requirements made by the Commission have been incorporated into the design. Based on this and the above findings, the drawings have been marked approved with a perforated seal and Certificate of Appropriateness 12-3095 is being issued.

The Commission notes that the applicant is applying to the City Planning Commission for certain variances. Any changes to the design required by the City Planning Commission approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves

DESIGN APPROVAL ONLY
No work may proceed until DOB filing drawings are reviewed and approved.

the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Joshua Speakman.

Robert B. Tierney
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Elise Quasebarth, Higgins Quasebarth & Partners

cc: C. Kane Levy- Deputy Director of Preservation

DESIGN APPROVAL ONLY
No work may proceed until DOB filing
drawings are reviewed and approved.

NYC Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ARCHAEOLOGY

Project number: DEPARTMENT OF CITY PLANNING / 11DCP121M
Project: NYU CORE
Date received: 4/26/2011

Comments: The LPC is in receipt of a letter dated April 29, 2011 from AKRF, Inc that recommends (1) that B 524 L 66 not be included in the recommended documentary study because contrary to the Sanborn maps it has deep basements indicating disturbance and (2) that the documentary study focus on portions of the lots LPC recommended for study that have the potential to contain archaeological resources and exclude portions that are likely to have been disturbed. The LPC concurs.



5/3/2011

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

File Name: 27584_FSO_ALS_05032011.doc

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643

www.nysparks.com

April 26, 2011

Diane M. McCarthy
NYC Department of City Planning
Environmental Assessment and Review Division
22 Reade Street, Room 4E
New York, NY 10007-1216

Re: DASNY
NYU Core
University Village
New York County
10PR03999

Dear Ms. McCarthy:

Thank you for continuing to consult with the New York State Field Services Bureau of the Office of Parks Recreation and Historic Preservation (OPRHP) for the proposed project known as NYU Core. We have reviewed the submitted Draft EAS and DSOW documents in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law).

Based upon our review, we note that both the Draft EAS and the Scope of work do not include University Village as an historic resource. Given the number of questions our office has received regarding the historic evaluation of University Village, we assume these documents have been corrected. To be clear, University Village is eligible for listing on the State and National Registers of Historic Places. Otherwise, we have no substantive comments on these documents and look forward to continuing to review the proposed work.

. If you have any questions or if you wish to discuss our comments I can be reached at (518) 237-8643, ext. 3282. Please refer to the Project Review (PR) number in any future correspondences regarding this project.

Sincerely,

Beth A. Cumming
Historic Site Restoration Coordinator
e-mail: Beth.cumming@oprhp.state.ny.us

cc: R. Derico – DASNY
J. Homkow – DASNY
D. Langer - NYU

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via e-mail

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643

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April 8, 2011

Denise Langer
Associate General Counsel
New York University
Elmer Holmes Bobst Library
70 Washington Square South
New York, NY 10012-1091

Re: DASNY
NYU Core
University Village
New York County
10PR03999

Dear Ms. Langer:

Thank you for continuing to consult with the New York State Field Services Bureau of the Office of Parks Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents for the proposed modifications of the site known as University Village. We have continued to review this information in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

We are pleased to see that the historic seating area and playground will be retained and repurposed in the site modifications. We would like to offer a few comments regarding the proposed design:

1. We would prefer that the new playground take it's inspiration in form from the existing historic layout. Historically, this site has hard rectangular spaces. The proposed playground does not reflect this design characteristic.
2. We would suggest that the axial pattern to the historic seating area be retained and emphasized. In the proposed plan, it appears to blend in with the surrounding playground and loose its axial pathway.

Otherwise, we have no other substantive comments at this time. We look forward to further details of the full project. If you have any questions or if you wish to discuss our comments I can be reached at (518) 237-8643, ext. 3282. Please refer to the Project Review (PR) number in any future correspondences regarding this project.

Sincerely,

Beth A. Cumming
Historic Site Restoration Coordinator
e-mail: Beth.cumming@oprhp.state.ny.us

cc: R. Derico – DASNY
J. Homkow – DASNY

via e-mail

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THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

April 6, 2011

ISSUED TO:

Martin Dorph
New York University
70 Washington Square South, Suite 1203
New York, NY 10012

Re: **STATUS UPDATE LETTER**
LPC - 117194
SUL 11-8395
100-110 BLEECKER STREET
University Village
INDIVIDUAL LANDMARK
Borough of Manhattan
Block/Lot: 524 / 66

This letter is to inform you that at the Public Meeting of April 5, 2011, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to modify the landscape and install a playground and assorted fixtures, at the subject premises. The approval will expire on April 5, 2017.

However, the Commission made its determination subject to the following stipulations: that the transition between the plaza and the northwest corner of the proposed playground be softened; and that two signed and sealed copies of the Department of Buildings drawings for the approved work be submitted to the staff of the Commission for review and approval. Upon receipt, review, and approval of two sets of drawings showing the required changes, a Certificate of Appropriateness will be issued.

Please note that all drawings, including amendments which are to be filed at the Department of Buildings, must be approved by the Landmarks Preservation Commission. Thank you for your cooperation.

Joshua Speakman

Please Note: THIS IS NOT A PERMIT

cc: C. Kane Levy- Deputy Director of Preservation; Elise Quasebarth, Higgins Quasebarth & Partners

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
1 Centre Street, 9N, New York, NY 10007 (212) 669-7700 www.nyc.gov/landmarks

ENVIRONMENTAL REVIEW

DEPARTMENT OF CITY PLANNING/77DCP035M 3/2/2011

Project number **Date received**

Project: NYU CORE

Comments:

The LPC is in receipt of the preliminary scope of work for EIS and the draft EAS of 2/9/11. The scope of work is acceptable for historic and cultural resources.

Architecture:

Silver Towers (University Village, LPC designated) is within the proposed development area. The Brown Building, 23 Washington Place (LPC designated) is within the additional rezoning area. Potential impacts to this property as a result of this project should be noted and disclosed in the EIS. Adjacent to the project area:

LPC and S/NR listed: Soho HD and Soho HD Extension; Greenwich Village HD; and the Judson Memorial Church.

LPC heard and S/NR eligible: 160 Bleecker St.

LPC and S/NR eligible: Greenwich Village HD extension; Noho West HD.

Archaeology:

LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation for the following right of ways and Borough, Block and Lot location(s) within the study area:

Mercer Street right of way between Bleecker and Great Jones Streets
LaGuardia Place right of way between Bleecker and W3rd Streets
1005240009
1005240066
1005330001
1005350008

Accordingly, the Commission recommends that an archaeological documentary study be performed for these location(s) to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2010).

There are no further archeological concerns for the following right of ways and Borough, Block and Lot location(s) within the study area:

Mercer Street between W3 and W4 Streets
Mercer Street between Houston and Bleecker Streets
1005240001
1005330010
1005350001
1005350036
1005460001
1005460005
1005460008
1005460010
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1005480040
1005480045



3/14/2011

SIGNATURE DATE

27584_FSO_DNP_03112011.doc

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189
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March 11, 2011

Denise Langer
Associate General Counsel
New York University
Elmer Holmes Bobst Library
70 Washington Square South
New York, NY 10012-1091

Re: DASNY
NYU in NYC University Village
Washington Square Village
New York County
10PR03999

Dear Ms. Langer:

Thank you for continuing to consult with the New York State Field Services Bureau of the Office of Parks Recreation and Historic Preservation (OPRHP). We have reviewed the additional information regarding the Washington Square Village Site (WSV Site) in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Our architectural historian for New York City has determined that the WSV Site is eligible for listing on the State and National Registers of Historic Places. The Resource Evaluation is enclosed for your use. We understand that the original plan to construct a fourth tower on the University Village site will not proceed. We request to review any proposed work at the site when plans are available.

If you have any questions or if you wish to discuss our comments I can be reached at (518) 237-8643, ext. 3282. Please refer to the Project Review (PR) number in any future correspondences regarding this project.

Sincerely,

Beth A. Cumming
Historic Site Restoration Coordinator
e-mail: Beth.cumming@oprhp.state.ny.us

cc: R. Derico – DASNY
J. Homkow – DASNY
Enc: Resource Evaluation

via e-mail

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RESOURCE EVALUATION

Date:	February 23, 2011	Staff:	Kathy Howe
Property:	Washington Square Village	MCD:	Manhattan
Address:	Bounded by W. 3rd, Bleecker St., Mercer St. & LaGuardia Place	County:	New York
Project Ref. No.:	**10PR03999**	USN:	06101.016170

I. ☐ Property is individually listed on SR/NR :

Name of listing :

☐ Property is a contributing component of a SR/NR district:

Name of District:

II. ☑ Property meets eligibility criteria

☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☐ Post SRB: ☐ SRB Date

Criteria for inclusion in the National Register.

A ☐ **Associated** with events that have made a significant contribution to the broad patterns of our history;

B ☐ **Associated** with the lives of persons significant in our past;

C ☑ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose component may lack individual distinction;

D ☐ **Have** yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The SHPO concurs with the NYC Landmarks Preservation Commission's finding of 5/21/07 that Washington Square Village appears to be eligible for National Register listing. It is the opinion of the SHPO that the superblock complex of two residential towers, elevated landscaped plaza, commercial strip, and below-grade parking meets Criterion C as an impressive example of postwar urban renewal planning and design. Paul Lester Wiener working with S.J. Kesler & Sons Architects designed the complex which was constructed between 1956 and 1958. The towers are notable for their vibrant blue, yellow, and red glazed brickwork that contrasts with the field of grey glazed brick. Corbusian influences are shown by the sculptural elements hiding mechanical equipment on the roof and the pilotis forms at the base. Sasaki, Walker & Associates were responsible for the landscape which is one of the earliest parking structure roof gardens in the country.

If you have any questions concerning this Determination of Eligibility, please call Kathy Howe at 518-237-8643. ext 3266

OFFICE OF PARKS · RECREATION · HISTORIC PRESERVATION
NEW YORK STATE

New York State Office of Parks, Recreation and Historic Preservation

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Eliot Spitzer
Governor

Carol Ash
Commissioner

RESOURCE EVALUATION

DATE: August 1, 2007 STAFF: Kathy Howe

PROPERTY: (multiple – see address below) MCD: Manhattan

PROJECT REF: **07PR01481** COUNTY: New York Co.

****

EVALUATION OF POTENTIAL HISTORIC RESOURCES IN EAF – PART II
(Attachment A)
ELIGIBLE PROPERTIES:

NoHo Historic District Expansion
Based on the information currently available, the following group of properties appear to be eligible for the National Register as contributing buildings in a potential NoHo Historic District Expansion. These buildings are located directly west of the existing NR-eligible NoHo Historic District, The NoHo Historic District Expansion meets National Register Criterion A in the areas of commercial history and Criterion C in the area of architectural design. The district represents the period in NYC's commercial history from the mid-nineteenth century to the early 1900s when this part of the city prospered as a major retail and wholesale dry goods center. The following are all contributing buildings to the district:

77-79 Washington Square East/43-51 West 4th Street (present Goddard Hall; 06101.016156)
Seven-story building brick and decorative terra cotta façade; erected 1893.

35 West 4th Street (present Education Building; 06101.016158)
Built 1930 with Gothic-inspired features.

25 West 4th Street (06101.016149)
Ca. 1900 five-story brick building with round-arch windows at upper floor.

15-19 West 4th Street/8Washington Place (06101.016391)
Ca. 1900, originally built as two separate buildings and now forms one. Notable use of round arches and decorative stone and terra cotta.

NoHo Historic District Expansion (cont'd)

10 Washington Place (06101.016159)
Built in 1891 and designed by architect Richard Berger. Facades have orange terra cotta, black cast iron, and granite.

18-24 Washington Place/239 Greene Street (06101.016150)
Eight-story commercial building constructed in 1897 with tripartite arrangement of facades.

80-84 Washington Square East/26-28 Washington Place (former Press Building and Press Building Annex; 06101.016393)
Seven-story building constructed in the 1890s with decorative terra cotta and limestone details.

24-26 Waverly Place/247 Greene Street (06101.016153)
11-story brick and terra cotta-faced stone and loft building designed by Townsend, Steinle & Haskell and built in 1906.

20-22 Waverly Place/246-248 Greene Street (06101.016151)
Ca. 1890 eight-story loft building.

Rufus Smith Building, 25 Waverly Place/263 Greene Street (06101.016154)
Nine-story building with facades of brick and terra cotta detailing built in 1895.

Individually eligible buildings
Hemmerlinger Hall (Main Building), 100 Washington Square East (06101.016157)
Neo-classical building erected by NYU in 1895 and designed by architect Alfred Zucker. Originally accommodated commercial space on lower seven floors for the American Bank Note Company with the Schools of Commerce, Law, and Pedagogy on the three upper floors. After World War I NYU took over the entire building for educational use. Meets Criterion C as an example of neo-classical design and Criterion A in the area of education for its association with the history and development of NYU.

One University Place/27 Waverly Place (06101.016395)
20-story brick apartment building designed by prolific architect Emory Roth and built in 1929. Meets Criterion C as an example of early-twentieth-century apartment design in NYC.

13-19 University Place/32-34 East 8th Street (06101.016396)
Six-story brick and limestone building designed by architect Alfred Zucker and built in 1895-96; meets Criterion C as an example of early-twentieth-century apartment house design.

Please contact Kathy Howe at 518-237-8643 ext. 3266 with any questions. Be sure to use the project reference number (PR) in all future correspondence.

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189 518-237-8643

RESOURCE EVALUATION

DATE: March 20, 2007 STAFF: Kathy Howe

PROPERTY: (multiple – see address below) MCD: Manhattan

PROJECT REF: **07PR01481** COUNTY: New York Co.

****

ELIGIBLE PROPERTIES:

Based on the information currently available, the following group of properties on Waverly Place between Greene Street and Mercer Street appear to be eligible for the National Register as contributing buildings in a potential NoHo Historic District Expansion. The NoHo Historic District Expansion meets National Register Criterion A in the areas of commercial history and Criterion C in the area of architectural design. The district represents the period in NYC's commercial history from the mid nineteenth century to the early 1900s when this part of the city prospered as a major retail and wholesale dry goods center.

10 Waverly Place/285 Mercer Street (06101.016123)
Ten-story commercial building designed by architect Alfred Zucker and built in 1902.

12 Waverly Place (06101.016118)
Six-story building designed by Alfred Zucker and built in 1891-1892 as a factory for Saul and Henry Cohn.

14-16 Waverly Place (06101.016119)
Pair of six-story buildings erected in 1892-1893; designed by architects Cleverdon and Putzel. Built as a store for Frank Seitz.

15-23 Waverly Place (06101.016120)
The Waverly Mews, late-nineteenth-century commercial loft building..

18 Waverly Place (06101.016124)
Six-story commercial loft building erected 1891.

INELIGIBLE PROPERTIES:

11-13 Waverly Place/287-295 Mercer Street (06101.016122)

7 Washington Place (06101.016125)

9-19 Washington Place (06101.016126)

Please contact Kathy Howe at 518-237-8643 ext. 3266 with any questions. Be sure to use the project reference number (PR) in all future correspondence.

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Proposed NYU Core Project

Alternatives Analysis
Washington Square Village Site—North Block

PROPOSED NYU CORE PROJECT
ALTERNATIVES ANALYSIS
WASHINGTON SQUARE VILLAGE SITE—NORTH BLOCK

A. INTRODUCTION

PROJECT COMPONENTS

New York University (NYU) is the largest private university in the United States, with approximately 55,000 students and over 16,000 employees. NYU's Washington Square campus in Greenwich Village is the center of the University, though the University also maintains academic posts in other areas of Manhattan, Brooklyn, and internationally.

NYU proposes to expand its facilities over the next 19 years to meet its long-term growth needs at its academic core near Washington Square. By 2031, the proposed project—NYU Core—would develop approximately 2.5 million gross square feet (gsf) in the project area, an area comprising the Proposed Development Area (described below), the Commercial Overlay Area, and the Mercer Plaza Area.[1]

The Proposed Development Area is bounded by LaGuardia Place to the west, Mercer Street to the east, West Houston Street to the south, and West Third Street to the north (see **Figure 1**). It includes two superblocks—the "North Block," located north of Bleecker Street, and the "South Block," located south of Bleecker Street. Both superblocks are primarily residential, with 17- and 30-story apartment buildings, respectively; private and public open spaces; two commercial buildings along LaGuardia Place; and the Coles Sports and Recreation Center, an NYU gymnasium/recreational facility for students, faculty, and alumni (see **Figure 2**). The Proposed Development Area also includes three north-south strips adjacent to Mercer Street and LaGuardia Place that are portions of mapped streets and are owned by the City and are under the jurisdiction of the New York City Department of Transportation (NYCDOT). One "NYCDOT strip" is on the east side of LaGuardia Place between Bleecker Street and West Third Street; two strips are located on the west side of Mercer Street with one between West Houston and Bleecker Streets and the other between Bleecker and West Third Streets. The focus of this analysis is on the North Block of the Proposed Development Area.

The North Block is largely occupied by Washington Square Village which is eligible for listing on the State and National Registers of Historic Places (S/NR-eligible). As part of the NYU Core project, NYU proposes to modify the North Block with the construction of two new academic

[1] The Commercial Overlay Area is bounded by Washington Square East and University Place to the west, Mercer Street to the east, West Fourth Street to the south, and the northern boundary of the existing R7-2 zoning district near East Eighth Street to the north. The Mercer Plaza Area occupies the eastern end of the block bounded by West Third, West Fourth, and Mercer Streets and LaGuardia Place.

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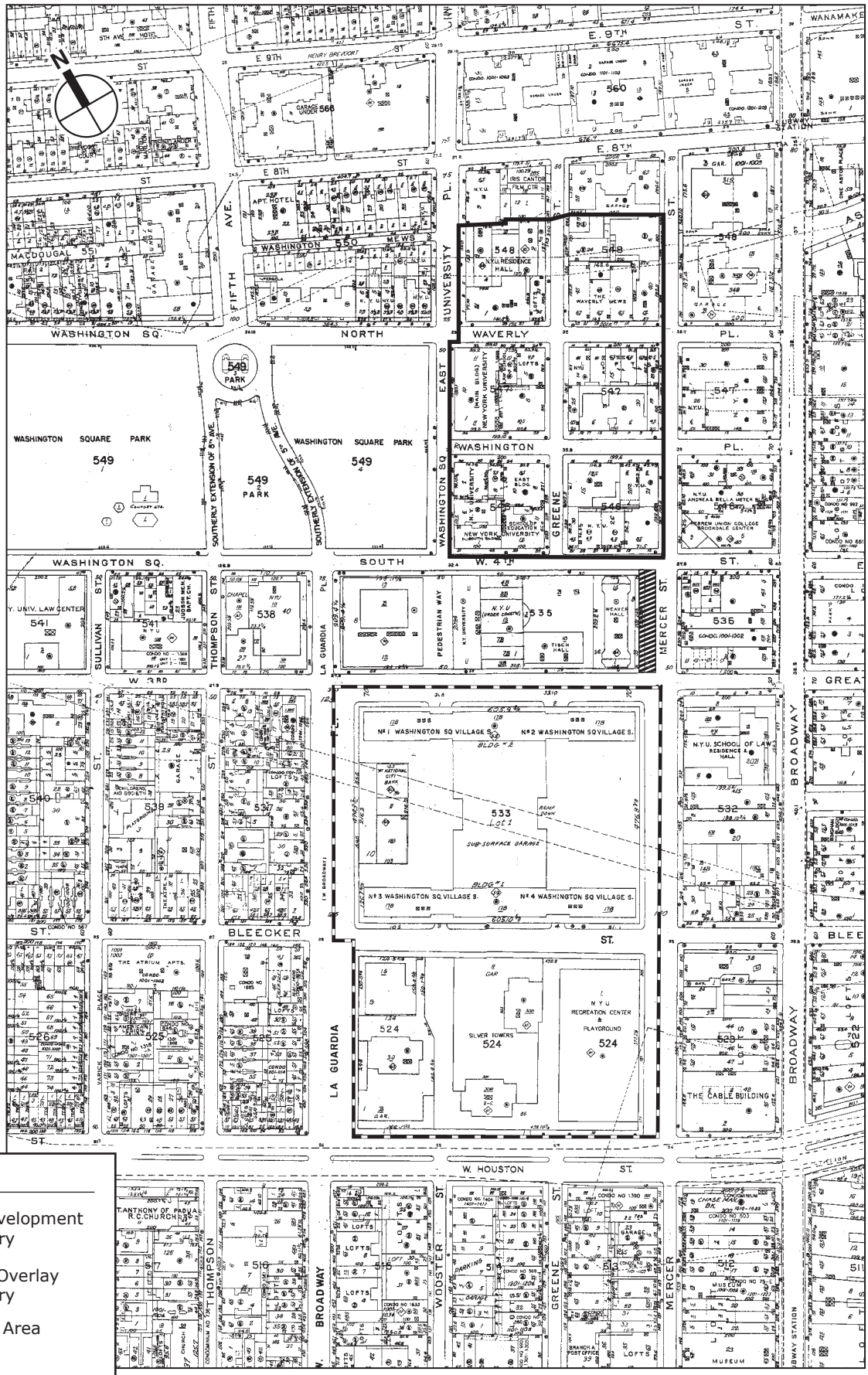

LEGEND

- Proposed Development Area Boundary
- Commercial Overlay Area Boundary
- Mercer Plaza Area

0 500 FEET

SCALE

Project Location

Figure 1

Alternatives Analysis

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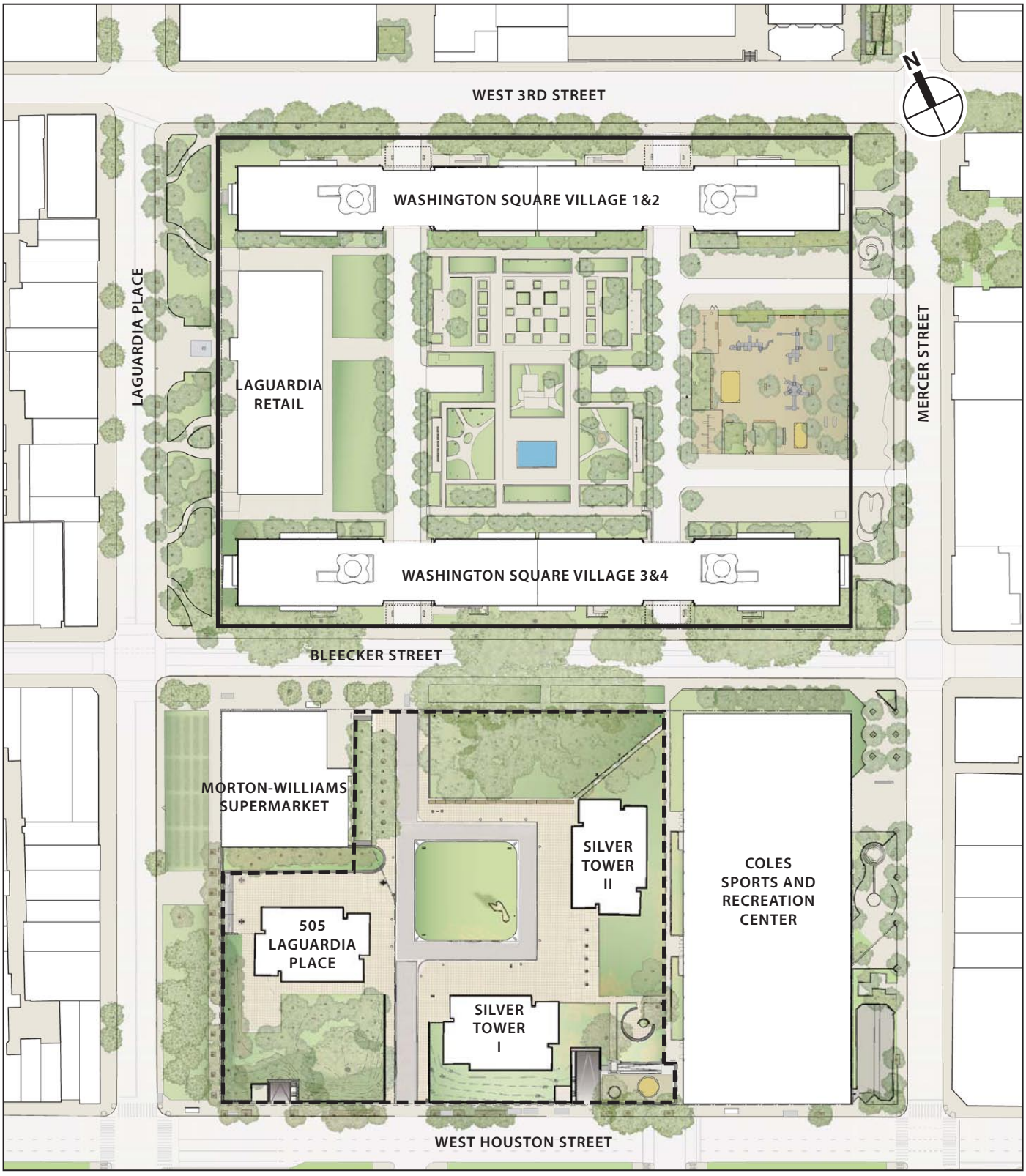

Washington Square Village (S/NR-Eligible)

University Village (S/NR-Eligible, NYCL)

0 64 128 FEET

SCALE

Existing Site Plan in the Proposed Development Area

Figure 2

buildings (the 250,000 gsf Mercer Building and the 160,000 gsf LaGuardia Building), approximately 484,000 gsf of below-grade academic space, approximately 147,000 gsf/3.4 acres of parkland and publicly accessible open space, and approximately 76,000 gsf of below-grade parking (see **Figure 3**). These changes to the North Block would require altering elements of Washington Square Village, including the removal of the complex's commercial strip, a partially underground parking garage, an elevated landscaped plaza, paved parking areas and driveways, grassy areas, and a children's playground. In addition, limited alterations would be made to Washington Square Village's north and south buildings, including: the removal of the canopies at the Greene and Wooster driveway entrances; modifying some first floor windows and installing new metal cladding panels on the first floors; and re-programming the ground floors and basements to include academic, university-related retail, other community facility space, and a new loading bay. The new loading bay would be adjacent to the garage entry on West Third Street in the ground floor of the North Building. The removal of contributing elements to the S/NR-eligible site would constitute a significant adverse impact. The proposed project has been arrived at through the careful consideration of a number of design alternatives that explored reusing all, some, or none of the existing elements that make up the Washington Square Village complex. The analysis described below sets forth the alternatives that were considered including those that avoid and minimize impacts to Washington Square Village. The following analysis concludes that it is not feasible to retain the Washington Square Village complex in its current configuration as part of the NYU Core project.

B. PROPOSED NYU CORE PROJECT

PURPOSE AND NEED

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.

Unlike a traditional enclosed campus, NYU's approach has been to concentrate 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. 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).

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Washington Square Village (S/NR-Eligible)

University Village (S/NR-Eligible, NYCL)

0 64 128 FEET

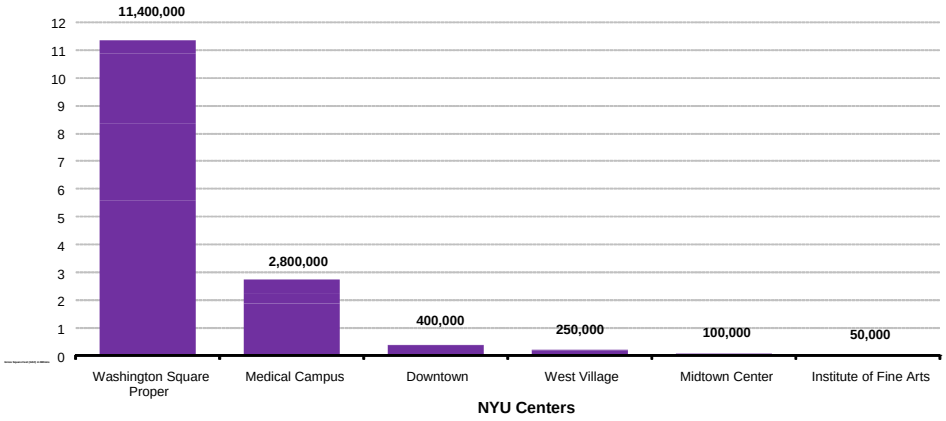
SCALE

NYU Core

2031 Site Plan for the Proposed Development Area

Figure 3

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; however, its physical facilities have not kept pace with the growth rate 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. This comprehensive planning was, in part, a response to the community's call on NYU to present a more transparent and predictable plan for growth. The strategic plan, known as "NYU 2031," has 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 future needs;
- 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 and/or adjacent neighborhoods.

[1] Based on 2010 data provided by NYU.

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 six 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.

NYU has over 11 million gsf of academic, administrative, student and faculty housing, and student service spaces at its Washington Square campus. Approximately 5.4 million gsf is academic space including classrooms, laboratories, and offices for faculty and administrators. The balance is faculty and student housing. Close proximity of these uses allows efficiencies in collaborative research and learning among faculty and students from various schools and departments.

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 expected to be academic space and one-third is expected to be housing for undergraduates, graduate and professional students, and faculty. The NYU Core project would result in approximately 1.3 million sf of new NYU development above-grade, and an additional 1.1 million sf of new development below-grade.[1]

The proposed NYU Core project, which would be located within the existing boundaries of NYU's central Washington Square campus, 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. The four new buildings would be integrated into the campus, minimizing impacts to the character of the neighboring communities, including the adjacent historic districts. The new buildings would be developed on two NYU-owned blocks that have been part of the campus since the 1960s. By locating the four new buildings on these superblocks, 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 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 well served by facilities in remote locations of New York City.

The new buildings would contain a variety of uses, including academic space, dormitories, student services and other uses that would contribute to a vibrant campus environment. The new academic buildings would provide flexible, multi-purpose lecture halls and state-of-of-the art equipment to meet technological needs for academic spaces. The new buildings have been designed to accommodate below-grade programming and thus would limit the size, height, and bulk of the buildings' above-grade components. 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. By accommodating these

[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 New York City School Construction Authority (SCA).

uses below-grade, the above-grade building component could accommodate academic program elements that require windows such as academic office, departmental, and research space. With a substantial below-grade building program, the height and bulk of the above-grade buildings are reduced, thus maximizing open space and circulation at grade level (see **Figure 4**). The ground floors of the four new buildings in the Proposed Development Area have also been designed to activate street frontages (and open space frontages) to enhance the public realm.

In addition, the NYU Core project has been designed to include attractive, public parks and publicly accessible open space that would be part of an integrated open space network that would be welcoming to the general public (see **Figure 5**). The proposed project would enhance public recreational opportunities in the Proposed Development Area by providing new and replacement public parks and publicly accessible open spaces in place of the private and lower-quality publicly accessible open spaces to be removed. Overall, by 2031 the NYU Core project intends to provide an improvement in the quality, and a net increase in the quantity, of publicly accessible open spaces in the Proposed Development Area. Further, the proposed NYU Core project would meet the community's expressed need for publicly accessible open space in the Greenwich Village area, a concern that was raised at public outreach sessions held at NYU's open houses several times since 2007.

CONSTRAINTS OF REDEVELOPMENT IN THE VICINITY OF THE WASHINGTON SQUARE CAMPUS

Growth on or near the NYU's Core—defined by the properties owned by NYU that surround Washington Square Park as well as the North and South Blocks (see **Figure 6**)—is critical. Therefore among NYU's planning strategies has been the evaluation of property the University already owns in the Washington Square area to consider the potential for the reuse and redevelopment of these properties to potentially meet the University's long-term growth objectives. Although NYU owns and operates several buildings 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. Many of these properties have relatively small floor plates and include internal structural layouts that preclude large classrooms, laboratories, and other specialty academic spaces. Classes are held in the upper floors of a number of these buildings which do not have escalators, resulting in severe crowding of elevators before and after class. These types of spaces are atypical for a major university and, even for a university in an urban setting. These circumstances hinder NYU's ability to provide the programming and departmental adjacencies found among other urban universities.

Locating faculty offices, classrooms, research facilities, student service spaces, and dormitories 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. Physical proximity in a campus setting helps 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. A campus setting also makes possible the planned provision of open space and other amenities, which benefit faculty, students, and neighborhood residents alike.

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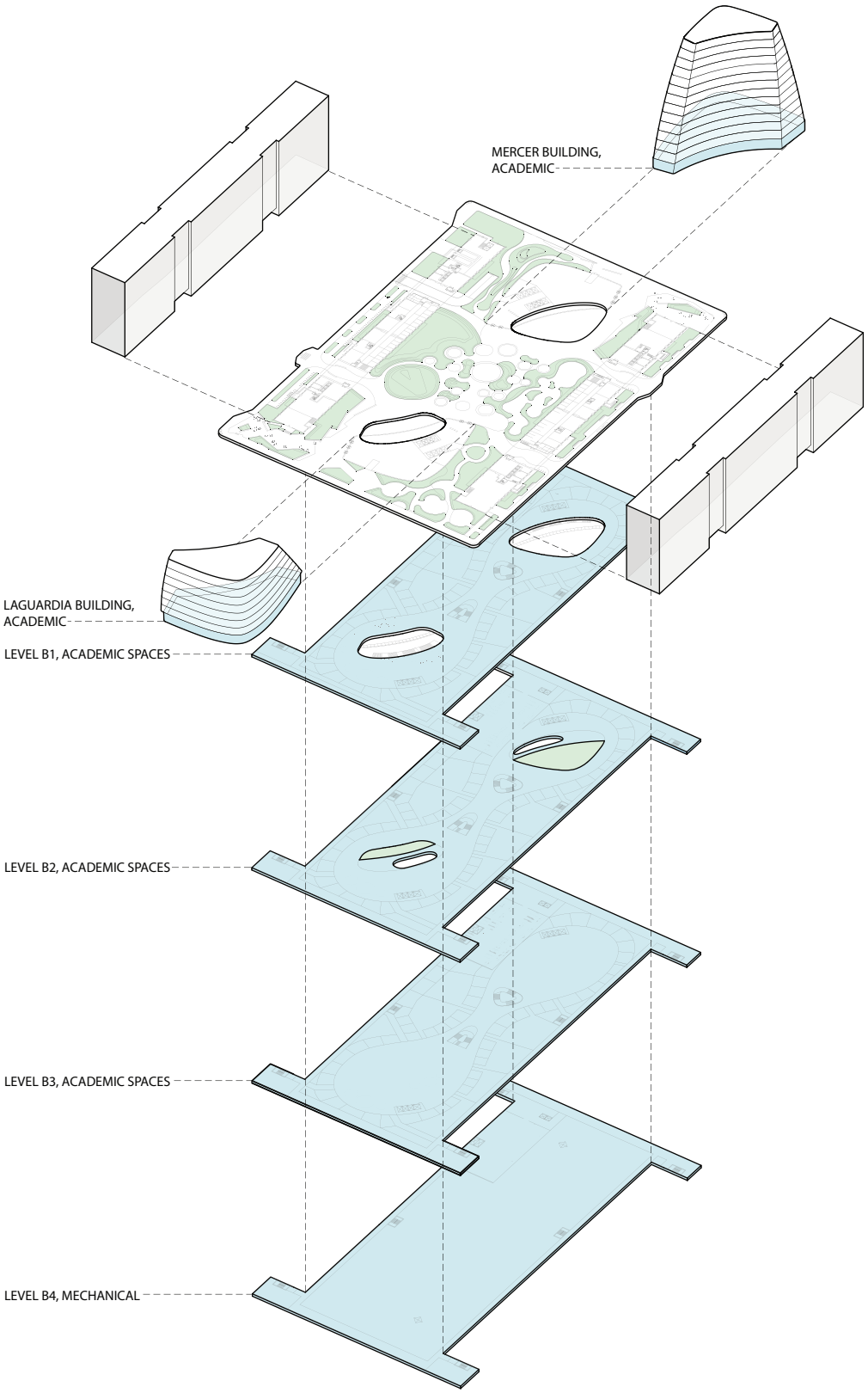


North Block:
Mercer and LaGuardia Buildings with
Below Grade Academic Space—Axonometric

Figure 4

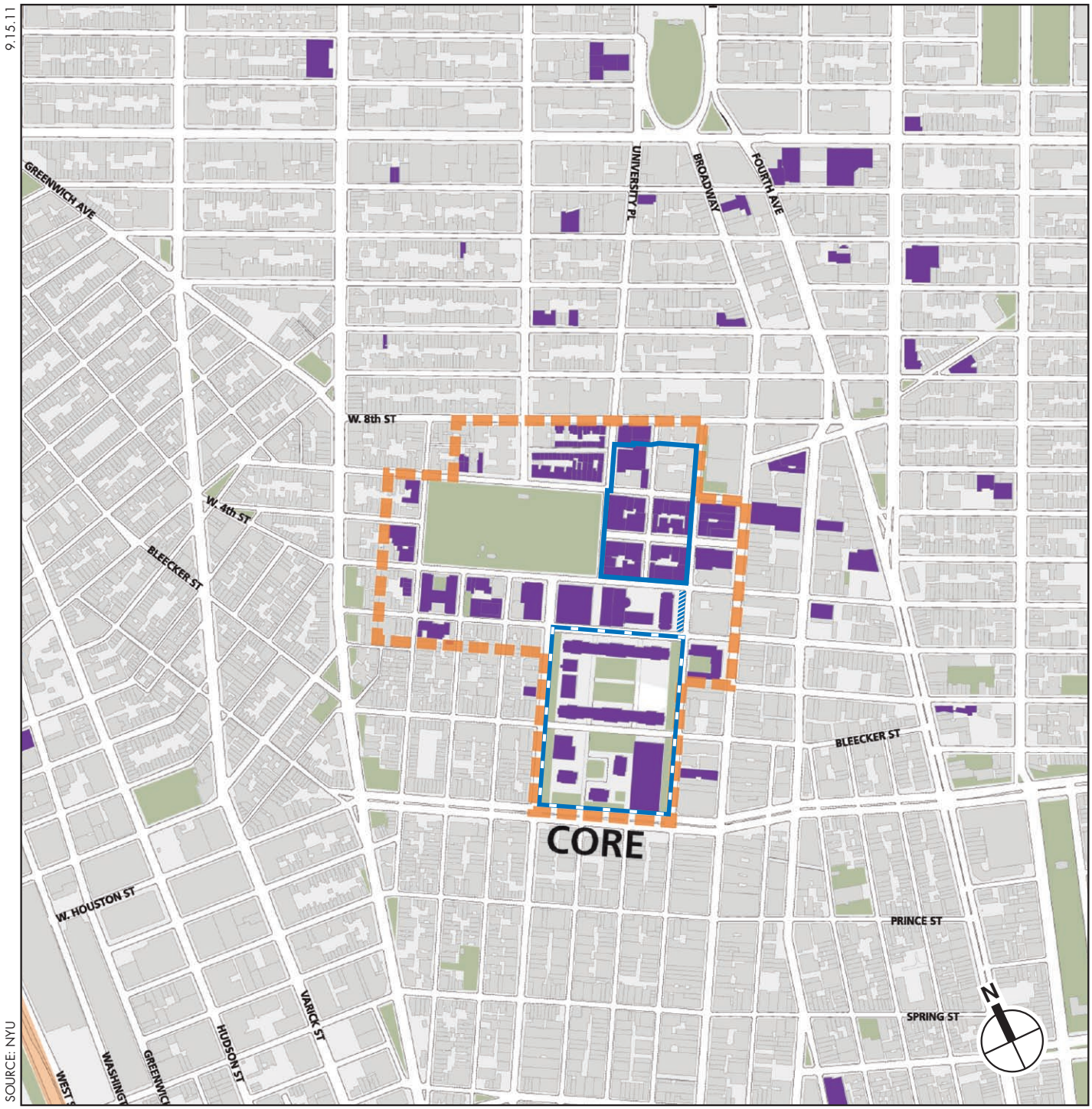


Source: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Aerial View of Proposed Development Area

Figure 5



Alternatives Analysis

NYU Core and Neighborhood
Figure 6

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 to 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.

Due to the New York City real estate market, NYU's history, and the nature of the Washington Square area, real estate in the vicinity of NYU's 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 financial and logistical obstacles to NYU's acquisition of contiguous properties in the area for expansion. Further, the continued piecemeal acquisition and expansion in the Greenwich Village neighborhood would not allow NYU to work with the surrounding community in establishing a development path appropriate to the area. In addition, non-contiguous buildings located throughout the neighborhood would not lend themselves to the assemblage required to meet larger square footage needs and would not contribute to interdisciplinary interactions that are an important element in NYU's academic endeavors.

The majority of NYU-owned property in and around the Washington Square campus has little or no remaining development potential (floor area) (see **Figure 7**). Only three sites within NYU's Core (15 Washington Place, 25 West Fourth Street, and the Cantor Film Center at 36 East Eighth Street) have development potential greater than 20,000 sf. In total, those three sites would yield approximately 337,000 additional gsf, but each building is currently well utilized and requires 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. However, the nature of leasing often does not permit NYU to make extensive structural changes to buildings that may need to be made to accommodate NYU's needs nor is NYU able to necessarily include leased space in its long-term planning.

Future development in the Washington Square area is further constrained by New York City's zoning and historic preservation laws (see **Figure 8**). Zoning regulations prohibit most University uses (classrooms, teaching laboratories, and dormitories) in the areas zoned for manufacturing use east of Broadway, south of Houston Street, and west of Sixth Avenue. New York City's historic preservation regulations prohibit or severely restrict significant new construction in the several historic districts that surround the Washington Square area. These NYCL historic districts include the Greenwich Village Historic District (S/NR, NYCL), the SoHo-Cast Iron Historic District (National Historic Landmark [NHL], S/NR, NYCL) and Extension (NYCL), and the NoHo Historic District (S/NR-eligible, NYCL) and Extension

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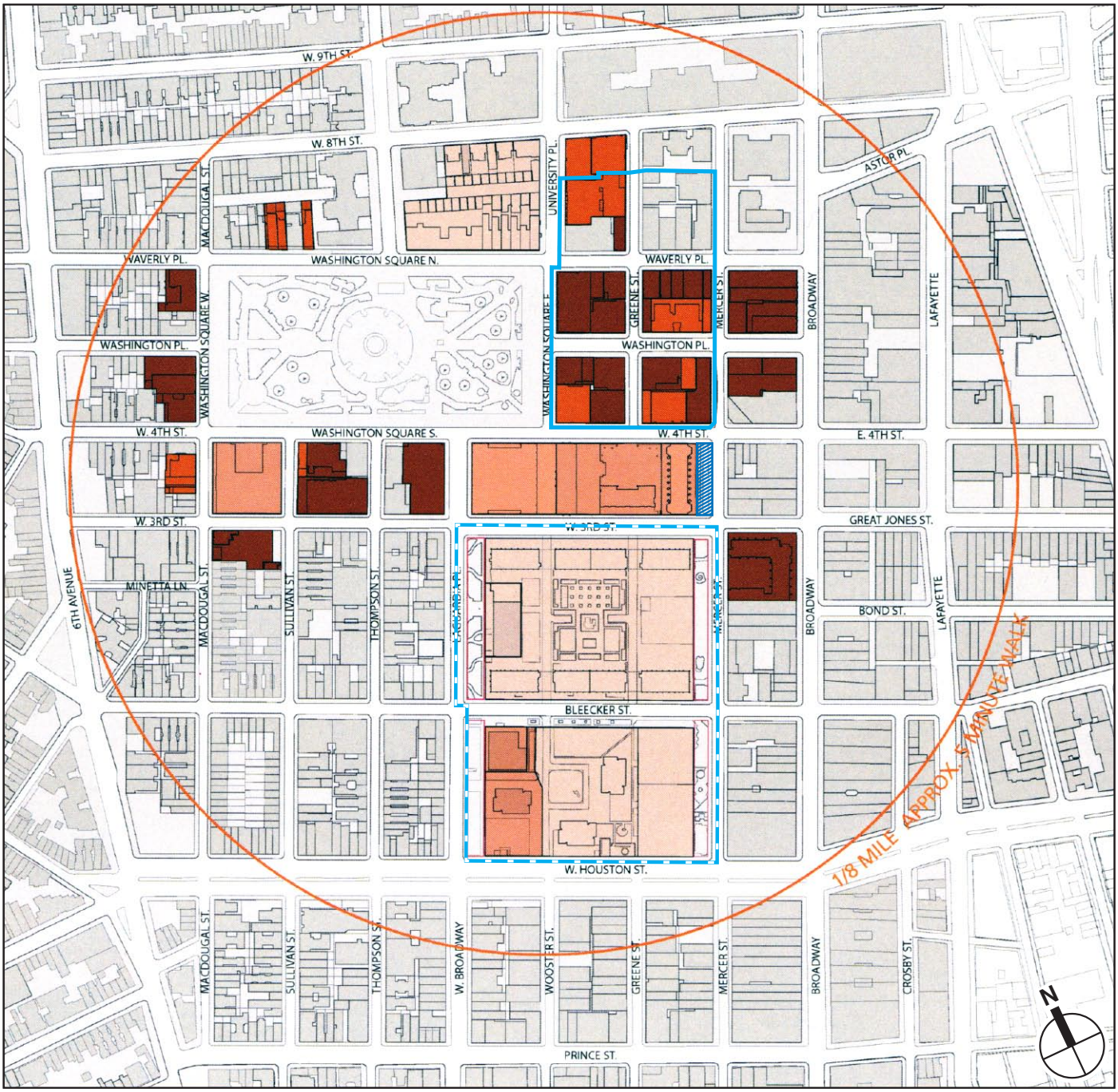

SOURCE: NYU

Available Floor Area In NYU - Owned Or Leased Properties

- Proposed Development Area Boundary
- Commercial Overlay Area Boundary
- Mercer Plaza Area
- More than 100,000 Sq. Ft.
- 50,000 - 100,000 Sq. Ft.
- 0 - 50,000 Sq. Ft.
- Less than 0 Sq. Ft.

0 200 500 FEET

SCALE

NYU Core
Available Floor Area
Figure 7

Alternatives Analysis

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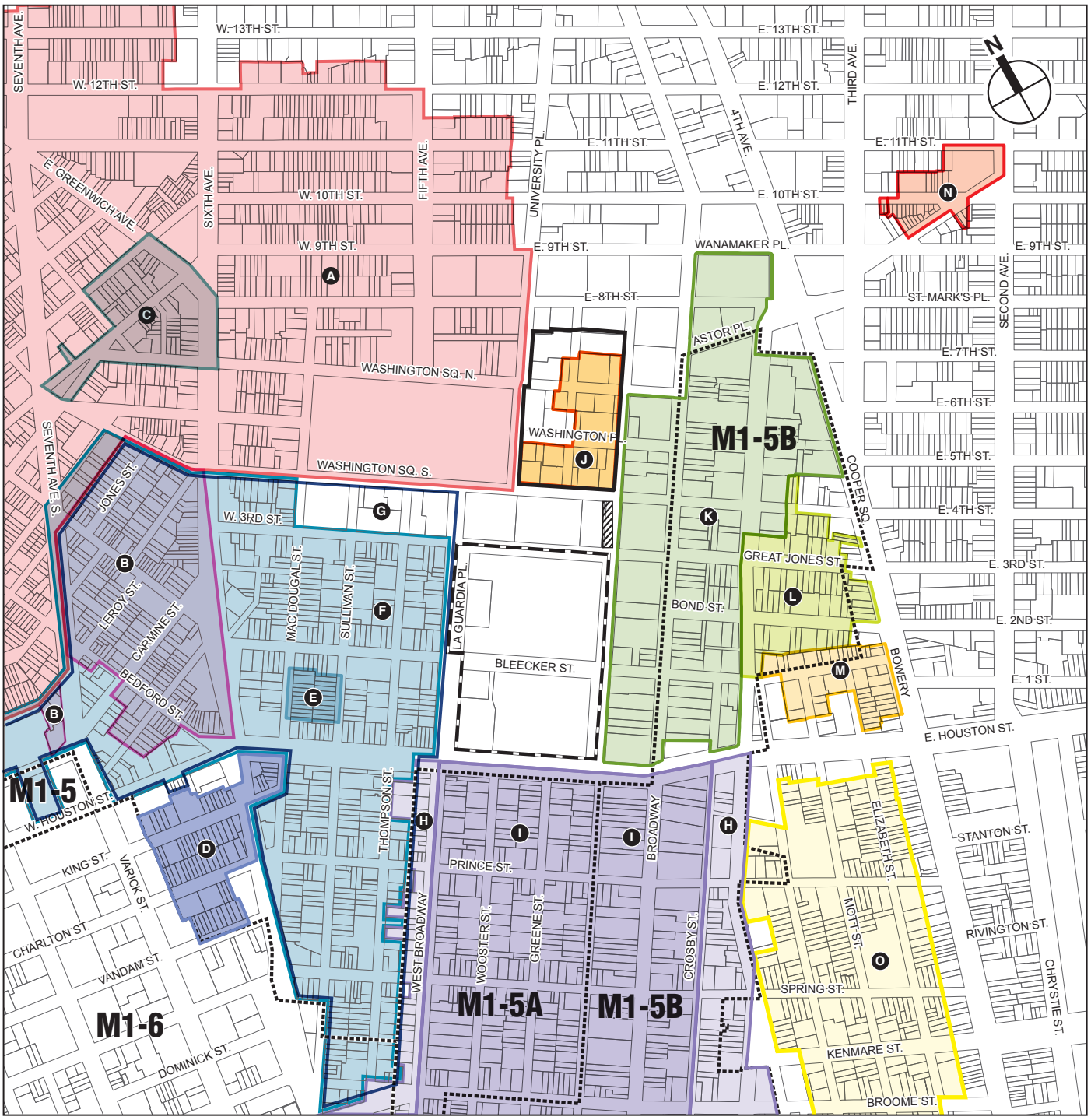

- Proposed Development Area Boundary
- Commercial Overlay Area Boundary
- Mercer Plaza Area
- Manufacturing District Boundary
- A Greenwich Village Historic District (S/NR, NYCL)
- B Greenwich Village Historic District Extension II (NYCL)
- C Stonewall Historic District (S/NR)
- D Charlton-King-Vandam Historic District (S/NR, NYCL)
- E MacDougal-Sullivan Gardens Historic District (S/NR, NYCL)
- F South Village Historic District (S/NR-Eligible)
- G South Village Historic District (NYCL-Eligible)
- H SoHo-Cast Iron Historic District Extension (NYCL)
- I SoHo-Cast Iron Historic District (NHL, S/NR, NYCL)
- J Potential NoHo Historic District Expansion (S/NR-Eligible)
- K NoHo Historic District (S/NR-Eligible, NYCL)
- L NoHo Historic District Extension (NYCL)
- M NoHo East Historic District Extension (NYCL)
- N St. Mark's Historic District and Extension (S/NR, NYCL)
- O Chinatown and Little Italy Historic District (S/NR)

Historic Districts and Manufacturing Zoning Districts

Figure 8

(NYCL). In addition, the South Village Historic District (S/NR-eligible, NYCL-eligible) is located west of LaGuardia Place across from the Proposed Development Area. This eligible district could become a designated NYCL historic district in the future. The potential NoHo Historic District Expansion has also been determined S/NR-eligible by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP).

These various constraints severely limit the potential for the construction of new buildings that meet modern academic needs such as large and open floor plates in the Washington Square area.

OTHER DEVELOPMENT AREAS CONSIDERED

Through the planning and design process for the NYU Core project, NYU has considered which University functions must be located at the Washington Square campus, which functions can be located at other NYU sites in New York City, travel time between classes, and the community environment of the Washington Square area.

NYU currently operates in areas of the City other than the Washington Square campus, including the Health Corridor (grouped with existing medical and dental programs on the east side of Manhattan south of East 34th Street), downtown Brooklyn where NYU's Polytechnic Institute is located, and the Upper East Side, Midtown, and Lower Manhattan (see **Figure 9**). The success of these remote campuses away from NYU's Core is due to their discrete function, the compatibility of that program to the neighborhood in which it is located (for example the Institute of Fine Arts is in close proximity to Upper East Side museums), independence from Core activities and programs, and in some cases, their relatively small size.

Much discussion of NYU's future plans has revolved around other City sites and the viability of those areas as alternatives to growth at the Core (for example Long Island City and the Financial District). However, those areas would serve as alternative remote locations, not alternatives to the Core plans. Through NYU 2031, the University has targeted three remote sites for expansion in the near term—the Health Corridor and Downtown Brooklyn, and a longer term possibility is Governor's Island, where the University does not have an existing facility, but could work in collaboration with the City and other potential users to develop plans for an entirely new iconic campus.

As described above, the remote campuses have specific functions and any expansion into these areas to accommodate growth required for the Washington Square campus would not serve NYU's needs for the reasons that have been described above regarding the need for a core campus and proximity and co-location of uses. Classes in different locations of the city could also pose scheduling issues and constrain students' choices if travelling to reach classes in different locations was required. The potential of expanding at existing off-campus remote locations or construction in new off-campus remote locations would pose similar problems with respect to fostering interaction among students, staff, and faculty and creating a sense of community among NYU students, staff, and faculty.

Based on the above described constraints the two NYU-owned superblocks—the Proposed Development Area's South and North Blocks—are a unique resource for the development of new academic buildings that NYU requires to meet its spatial needs.

BENEFITS OF REDEVELOPMENT ON SOUTH AND NORTH BLOCKS

The NYU Core project would meet NYU's needs and programmatic goals for its Core campus while also improving its urban landscape for the public. The proposed development within the

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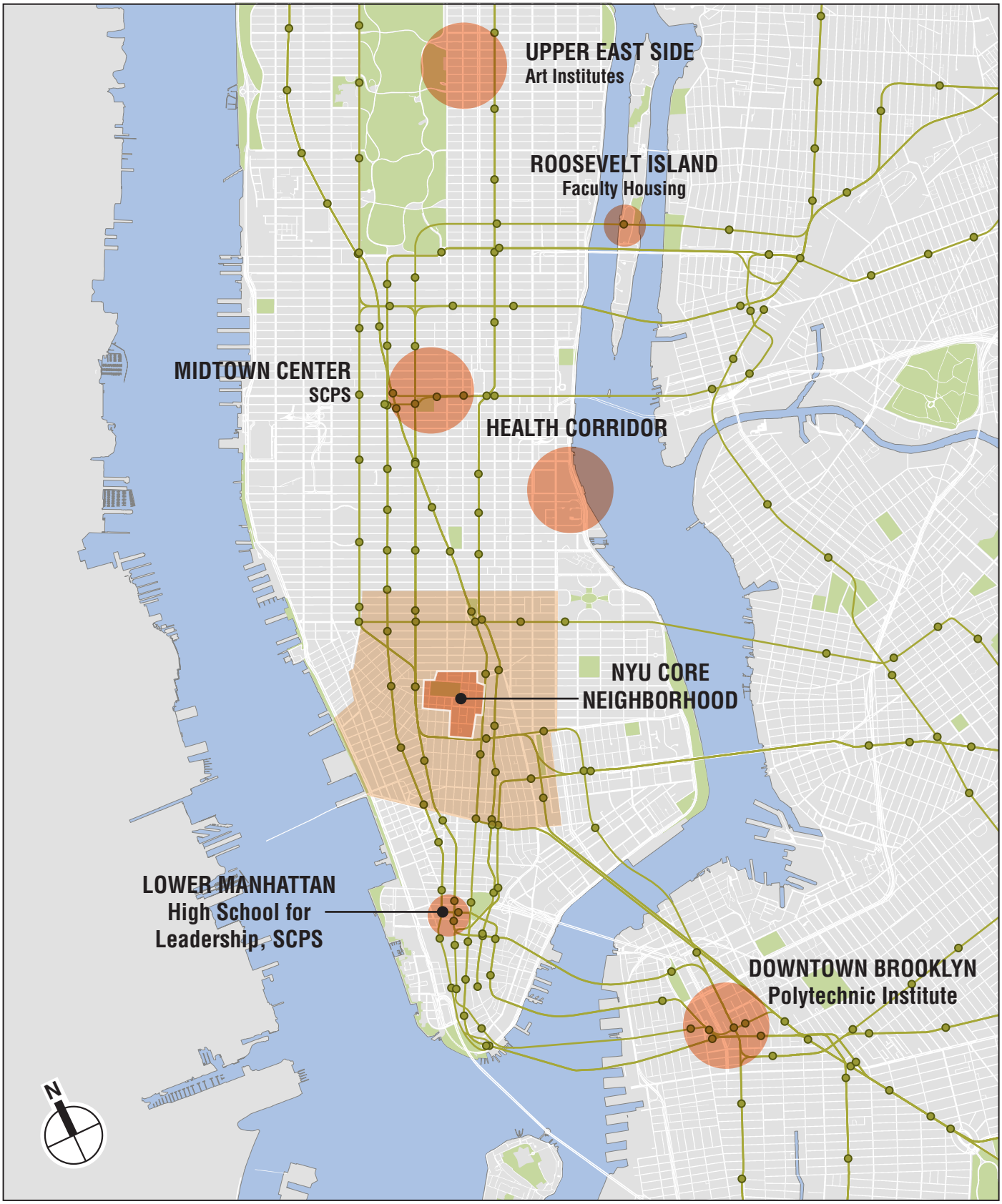


Health Corridor - NYU Langone medical and dental programs
Midtown - School of Continuing and Professional Studies (SCPS) - Midtown Center
Lower Manhattan - High School for Leadership /Merrill Hall, School of Continuing and Professional Studies (SCPS)
Downtown Brooklyn - Polytechnic Institute
Upper East Side - Institute for Fine Arts & Institute for Study of the Ancient World
Roosevelt Island - Faculty Housing

Alternatives Analysis

NYU Remote Locations
Figure 9

Core campus would be sufficiently compact within the Washington Square area and would locate the new buildings within walking distance of each other. As detailed above, NYU's campus is bounded by several historic districts. A key goal of the project is to relieve development pressure on the surrounding areas. Thus, the most appropriate option for growth is in-fill construction on property that NYU already owns. The South and North Blocks present the most significant opportunity for NYU to accommodate future growth on its own land, thereby avoiding disruption, demolition, and dislocation in the surrounding neighborhood.

The South and North Blocks have been part of the NYU campus since the 1960s when they were created through the urban renewal program implemented under Title I of the National Housing Act of 1949. These two superblocks provide NYU with over two million sf of potential growth on the University's own property and within its existing Washington Square campus footprint. Development on the South and North Blocks would concentrate academic and residential space at the University's core, building a strong sense of University community and allowing for the most efficient use of space.

Although the South Block is NYU property, the development potential for the South Block is restricted because of the University Village residential complex. As described above, University Village is a NYCL that occupies most of the South Block. The potential for redevelopment of the University Village portion of the South Block is restricted by LPC's oversight of alterations to this landmark site. In addition, the University Village building at 505 LaGuardia Place is used exclusively by affordable housing (under Mitchell Lama) and is unavailable for use by NYU to meet its spatial needs. As part of the planning process for the NYU Core project, NYU explored the potential for developing a fourth tower on the South Block that would be located on the University Village landmarked site and would be incorporated into University Village's "pinwheel" site plan. This scheme planned to develop a 37-story residential building along Bleecker Street. Because the building would be located on the landmarked site, it was subject to the LPC's review and approval. In December 2010 as a result of LPC's review and community feedback, NYU reevaluated and modified its plans for development on the South Block. As described above, no new development would occur on the University Village site apart from landscape modifications.

However, the South Block's east end and northwest portion are both outside the landmarked site and would be redeveloped as part of the NYU Core project (see **Figures 2 and 3**). Development in these locations of the South Block would allow for the development of two new buildings—the Zipper and Bleecker Buildings—which would contain approximately 985,000 gsf of new, above-grade uses including academic space, student and faculty housing, and an athletic facility. Even if the Zipper Building, the larger of the two new South Block buildings, were entirely programmed as academic space, it still would not meet NYU's needs for new academic space. Therefore, despite the redevelopment opportunity for certain areas of the South Block, on its own, the South Block could not meet the University's overall programming and spatial needs.

The North Block presents opportunities for development due to the underdeveloped areas located on it (see **Figures 2 and 3**). Development on the North Block would allow NYU to create much needed new academic space and publicly accessible open space on property the University already owns, as well as parkland on the NYCDOT strips along LaGuardia Place and Mercer Street. This includes developing structures below-grade that would accommodate academic space and would allow for new buildings whose height and bulk are comparable to existing buildings on the two superblocks while still meeting the University's needs for academic space.

The combined redevelopment potential of the South and North Blocks would allow NYU to meet its programming and spatial needs while focusing development away from the manufacturing zoning districts and historic districts that largely surround the Proposed Development Area. Further, by redeveloping the South and North Blocks, the project would support NYU's objectives of focusing development on two large superblocks instead of adding large-scale new development within the greater Greenwich Village neighborhood, much of which is characterized by historic districts that include older loft and warehouse buildings and townhouses.

C. EXISTING CONDITIONS OF THE NORTH BLOCK

The North Block is primarily occupied by Washington Square Village, described in detail below. In addition to Washington Square Village, the North Block also contains the Mercer Street Playground and the LaGuardia Landscape. The Mercer Street Playground is a on the west side of Mercer Street that is enclosed by a tall fence and is characterized by paved surfaces, benches, and a fountain. The LaGuardia Landscape includes landscaping, pathways, and a statue of Fiorello LaGuardia.

WASHINGTON SQUARE VILLAGE

The superblock was a popular mid-20th century urban design and planning tool realized in redevelopment projects throughout the country. Superblocks are large blocks created by eliminating streets and allowing buildings to be located away from streets, thereby maximizing access to light and air. Post-World War II urban renewal developments often incorporated French-Swiss architect LeCorbusier (Charles-Édouard Jeanneret)'s tower in the park concept—tall buildings located in park-like settings.

The superblock containing Washington Square Village—and the superblocks to the north and south—was created as part of the Washington Square Southeast redevelopment plan, a clearance plan implemented under Title I of the National Housing Act of 1949.[1] Title I permitted cities to acquire property in blighted neighborhoods that could then be sold at reduced rates while providing financial incentives for redevelopment. Robert Moses, the head of the Mayor's Commission on Slum Clearance from 1949 until 1960, was greatly influenced by LeCorbusier's planning theory and implemented these planning principles into many Title I developments, including many that he coordinated in New York City. The plan for the Washington Square Village superblock involved the demolition and removal of loft and residential buildings that had previously occupied these blocks. The segments of Greene and Wooster Streets between West Houston and West 4th Streets were also closed off to through-traffic and demapped as part of the redevelopment.

Washington Square Village was designed by architect Paul Lester Wiener[2] (1895-1967) with S.J. Kessler & Sons Architects and was constructed between 1957 and 1960. Wiener was a German-

[1] Ellen Jouret-Epstein. *Rehabilitation Plan for the Garden at Washington Square Village*. Prepared in partial fulfillment of Masters degree requirements in the Department of Landscape Architecture and Regional Planning, University of Massachusetts. 1998. Page 6.

[2] Paul Lester Wiener's last name is spelled in various sources as "Wiener" and also as "Weiner." Wiener is the spelling used throughout this document, as that is the spelling used by the University of Oregon Libraries, Special Collections and University Archives which houses the Paul Lester Wiener Papers.

born American architect who came to the United States in 1913 and who was based in New York City for much of his career. Wiener and Jose Luis Sert established Town Planning Associates (1942-1959), which provided architectural, urban planning, and site planning services. Much of their work was commissions in South America, including the master plan that Wiener and Sert developed with Le Corbusier for Bogota, Columbia. The Washington Square Village project was Wiener's largest commission in the United States. Among his other work in New York City are the Murray Hill Apartments (1959-1960) on East 34th Street and several private residences.

Sasaki, Walker & Associates, a landscape design firm based in Cambridge, Massachusetts, was the landscape consultant for the site's raised landscaped plaza and garage. The site was developed by the Washington Square Development Corporation, which was headed by Morton S. Wolf and Paul Tishman. The property has been owned by NYU since 1963.

Washington Square Village comprises two parallel 17-story, approximately 600-foot-long slab-like residential buildings (the "north" and "south" buildings) and a courtyard between the two residential buildings that contains a central 1.5-acre elevated landscaped plaza (the "plaza"); a one-story commercial strip on LaGuardia Place and grassy areas west of the plaza; a children's playground and two paved areas east of the plaza; a partially underground parking garage under the plaza; and the north-south Greene and Wooster Street driveways (see **Figures 1 and 2**). The two residential buildings are oriented east-west on West Third and Bleecker Streets

RESIDENTIAL BUILDINGS

The north and south residential buildings are the most visible and recognizable components of Washington Square Village (see **Figures 10 through 16**). Though not identical, these two buildings are very similar in design. The north tower was completed in 1958 on the northern portion of the superblock, oriented east-west on West Third Street. The south tower was completed in 1960 and is oriented east-west on Bleecker Street. Each building has a two-story base, above which the building rises to its full 17-story height. The base is separated into bays by squared pilotis that project from the base. The buildings' original window and balcony door assemblies are aluminum-framed; however, many windows and doors have been replaced with white vinyl frames and muntins.

Above the second floor, the expansive north and south facades of both buildings are characterized by alternating recessed and projecting bays that are further articulated by white balconies and orange, yellow, and blue glazed brick. Each balcony bay has a white concrete platform, white mesh fences at the platform edge, and white end walls and divider panels perpendicular to the façade. Each bay's façade that forms the "back" of the balcony is a monochromatic orange, yellow or blue glazed brick. The brightly colored brick contrasts with, not only the whiteness of the balconies, but also with the white brick of the adjacent façade bays. The building ends were originally faced in blue-gray slate but are currently faced in blue-gray metal panels (not original) with contrasting two-bay-wide balconies that project from the center bays of these façades.

Each building has two primary entrances, with each primary entrance providing access to the west and east wings from the Wooster and Greene Street driveways. Secondary entrances open from the driveways and enter into the center section of each building. These entrances have glass-enclosed entrance vestibules and doors. The facades of these areas of the buildings are faced in brightly colored glazed soldier brick. Each building also has an entrance at its east and west ends, with landscaping at each building's west entrance.



View northwest to Washington Square Village South Building—South facade **1**



View northeast to Washington Square Village South Building—South facade **2**



Washington Square Village South Building—South facade's lower floors **3**



Washington Square Village South Building—South facade and Mercer driveway entrance **4**



Washington Square Village South Building—North facade **5**



View southeast to Washington Square Village North Building—North facade **6**



View southwest to Washington Square Village North Building—North facade **7**



Washington Square Village North Building—
North facade's lower floors **8**



Washington Square Village North Building—
North facade's lower floors **9**



Washington Square Village North Building—South facade **10**



Source: NYU

Washington Square Village North Building—Circa 1961 **11**
view southeast from LaGuardia Place and West Third Street



Source: NYU

Washington Square Village North Building—Circa 1961 **12**
view northeast across the courtyard from LaGuardia Place

Each building originally contained 660 apartment units, totaling 1,320 apartment units for the Washington Square Village complex. Together, both buildings currently contain a total of 1,130 apartment units due to the reconfiguration of several apartment units throughout both buildings. Other interior alterations have been made to the building's hallways and lobbies.

COURTYARD

The courtyard between the two Washington Square Village residential buildings is divided into three distinct areas—a one-story commercial strip facing LaGuardia Place and grassy areas enclosed by chainlink fencing located west of the Wooster Street driveway; an elevated 1.5-acre landscaped central plaza located atop a partially underground parking garage at the center of the courtyard; and a children's playground and two paved service and parking areas east of the Greene Street driveway (see **Figures 2 and 19**).

The courtyard, apart from the commercial strip, is private open space that is not readily visible or easily accessible from the street. Access to the interior courtyard of Washington Square Village is available only by entering the site from the demapped Greene and Wooster Street driveways through above-ground passageways beneath the Washington Square Village apartment buildings.

Commercial Strip

The commercial strip in the west portion of the courtyard is part of the site's original design but has been extensively altered. It was originally designed as two separate buildings with an east-west walkway extending between the north and south sections (see **Figures 17 and 18**).

The one-story commercial strip faces LaGuardia Place and establishes the western boundary of the Washington Square Village complex. The building was originally built as two separate structures with an east-west walkway between the north and south sections. The walkway was infilled in the late 1990s/early 2000 with a new structure connecting the two original sections and eliminating physical and visual access between LaGuardia Place and Washington Square Village's landscaped courtyard. A view corridor provided connections between LaGuardia Place and the Washington Square Village landscape. The commercial strip's original primarily glass façades facing LaGuardia Place have also been largely replaced with new storefronts of varied brightly-colored signage and awnings. The removal of the east-west walkway between the north and south buildings eliminated the original physical and visual connection between LaGuardia Place and the Washington Square Village landscape. The original walkways north and south of the commercial strip, while still partially intact, have gates at their western ends restricting access and eliminating the function of connector walkways. These changes have removed much of the physical and visual connections originally available between LaGuardia Place and the courtyard landscaping.

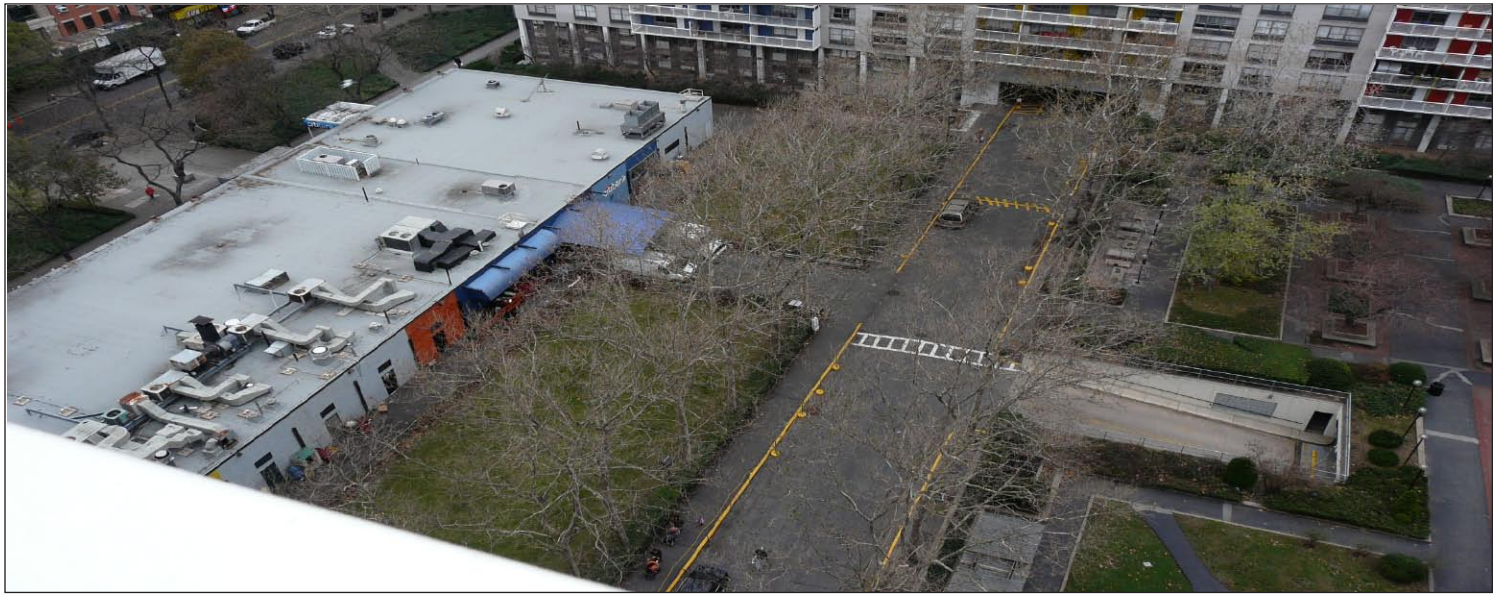
Raised Landscaped Plaza and Parking Garage

Many mid-twentieth century urban redevelopment projects, including Washington Square Village, were automobile-oriented with enclosed, off-street parking and landscaping.

The Washington Square Village landscaped plaza occupies the central area of the courtyard. It formally opened in 1959 and was designed by Sasaki, Walker & Associates. In the 1950s Hideo Sasaki, Peter Walker, and others at their firm were professors at Harvard's Graduate School of Design (GSD) which was headed at that time by Jose Luis Sert, the dean of the school. Sert recommended Sasaki and Walker to Wiener, who had been Sert's partner at Town Planning



Washington Square Village Commercial Strip—View from LaGuardia Place **13**



Source: NYU

Washington Square Village Commercial Strip—Aerial view **14**



Source: NYU

Washington Square Village Commercial Strip—Circa 1961 **15**
view southeast from LaGuardia Place



Source: NYU

Washington Square Village Commercial Strip—Circa 1961 **16**
view west to chess tables and the rear of the Commercial Strip

Associates, the firm established by Sert and Wiener.[1] The site plan, program, and basic design principles for the landscaped plaza appear to be those of Wiener, with Sasaki Walker & Associates serving as consultants on the design and treatment of the landscaped plaza.

The raised landscaped plaza is private open space available to the residents of Washington Square Village. It is elevated approximately five feet above street level atop a partially underground parking garage, is bounded by a concrete wall, and has gates providing access to steps leading up to the open space. The plaza has an I-shaped plan oriented north-south and organized by an asphalt grid with concrete-curbed planting beds that frame the plaza (see **Figures 19 through 22**). The original landscape plan incorporated low plantings and seating. The planting beds have been altered over time with additional plantings and overgrowth, minimizing the contrasts of horizontality and verticality intended by the original design. The middle section of the central plaza contains—from north to south—a grove of trees, a terrace, and a fountain. The two side sections contain seating areas below pergolas, chess tables, meandering pathways, and plantings. Five concrete stairs provide access to the landscaped plaza. However, at the base of each stair are gray metal gates (not original) that are not locked but are generally closed giving the appearance of restricted access to the plaza area (see **Figure 23**). This landscaped plaza is generally underutilized and is not available for public use.

Below the landscaped plaza is a partially underground parking garage that occupies the center, mid-block area of Washington Square Village. It is bounded by the north and south towers and the Wooster and Greene Street driveways. The parking garage is accessed by the Wooster and Greene Street driveways that connect to West Third and Bleecker Streets. The landscaped plaza's concrete walls are adjacent to the driveways and establish a boundary between the north-south driveways and the plaza. Narrow strips of pavement with trees and garbage cans are adjacent to these walls. These areas were originally grassy strips with trees. The garage's mid-plaza vehicular entrances are flanked by concrete walls perpendicular to the driveways (see **Figure 23**). Although the partially underground parking garage occupies approximately 59,000 sf on the North Block, its location below the landscaped plaza at the center of the North Block limits its visibility from the adjacent streets. The parking garage is a contributing component to the S/NR-eligible Washington Square Village; however, the garage's significance is closely connected to its relationship with the landscaped plaza. The garage itself does not contain unique or unusual features.

Children's Playground and Paved Areas

The area east of the Greene Street driveway includes the children's playground that was entirely reconstructed in circa 1993, removing all of its original components apart from a brick perimeter fence and trees (see **Figures 24 and 25**). North and south of the playground are asphalt-paved surface parking and service lots.

D. ALTERNATIVES

Since 2007, NYU has explored a number of design options for the Washington Square campus, including the South and North Blocks, to establish an overall site plan that would meet the University's programmatic and academic needs while incorporating public comments received

[1] Ellen Jouret-Epstein. Rehabilitation Plan for the Garden at Washington Square Village. 1998. Page iv.



Source: NYU

Washington Square Village Courtyard—View southwest across the landscaped plaza toward the South Building **17**



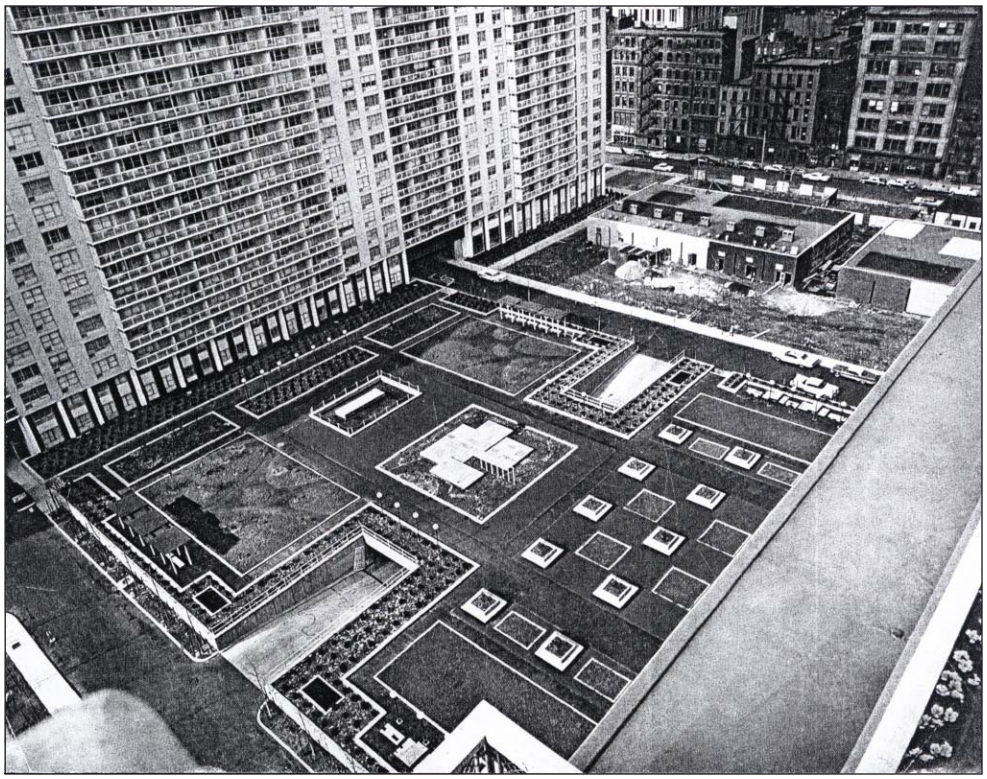
Washington Square Village Courtyard—View northeast across the landscaped courtyard toward the North Building **18**



Washington Square Village Courtyard—View southwest to chess tables and rear of the Commercial Strip **19**



Washington Square Village Courtyard—View northeast to pergola **20**



Source: NYU

Washington Square Village Courtyard—Circa 1961 **21**
aerial view southwest across the landscaped plaza toward the South Building



Source: NYU

Washington Square Village Courtyard—Circa 1961 **22**
view northwest across the landscaped plaza toward North Building



Source: NYU

Washington Square Village Courtyard—Circa 1961 view northeast across the landscaped plaza toward the North Building **23**



Source: NYU

Washington Square Village Courtyard—Circa 1961 view Northeast of chess tables in the landscaped plaza **24**



Source: NYU

Washington Square Village Courtyard—Circa 1961 view south to pergola **25**



Washington Square Village Courtyard—View northeast on the Wooster Street driveway toward the landscaped plaza **26**



Washington Square Village Courtyard—View east to the Wooster Street driveway garage entrance **27**



Source: NYU

Washington Square Village Courtyard—Aerial view of the children's playground **28**



Washington Square Village Courtyard—View northeast to the children's playground **29**



Source: NYU

Washington Square Village Courtyard—Circa 1961 view of the children's playground **30**

through a number of "open house" events held by NYU as part of its planning process. Throughout the planning process, the overall objective has been to meet the University's need for additional square footage in the Washington Square area where the University's primary campus and operations are located. These redevelopment alternatives are described below and include 1) maintaining the current configuration and structures on the North Block which would avoid adverse impacts on the historic character of Washington Square Village; 2) clearing the North Block with the restoration of the city grid which would result in the demolition of all contributing historic elements on the Washington Square Village site and would result in significant adverse impacts; and 3) redevelopment options that would retain some of the contributing elements but yet allow NYU to meet its goals and objectives regarding growth. The proposed NYU Core plan evolved through this planning process and reflects the most practicable option with respect to meeting NYU's needs and retaining the most significant features of Washington Square Village.

1. AVOIDANCE OF AN ADVERSE IMPACT—MAINTAIN THE NORTH BLOCK

The avoidance of an adverse impact alternative would maintain the North Block with no new development or alterations to Washington Square Village (see **Figures 2, 10-15, 17, 19-20, and 23-24**). The buildings, landscaping, and parking garage that comprise Washington Square Village would not be altered apart from regular maintenance. Two concepts were considered for this alternative: *Concept A*: Retenanting and/or Redeveloping Existing NYU-owned Properties in the Washington Square Area and *Concept B*: Locating New Development Outside the Washington Square Area.

Concept A analyzed the potential for retenanting and/or redeveloping NYU-owned properties in the Washington Square area to meet its long-term growth objectives at the NYU Core.

Although NYU owns and operates several buildings in the Washington Square area (see **Figure 7**), most of the University's academic, administrative, and student service space is located in former manufacturing or commercial buildings that have relatively small floor plates and include internal structural layouts that preclude large classrooms, laboratories, and other specialty academic spaces. Further, as described above, the majority of NYU-owned properties in this area have little or no remaining development potential (floor area). In addition, approximately 16 percent of NYU's academic, administrative, and student service spaces at the Washington Square campus is leased which limits NYU's ability to make extensive structural changes to buildings that may require it to accommodate NYU's needs, nor is NYU able to necessarily include leased space in its long-term planning.

To the extent that Concept A would require tenant relocation and NYU would need to acquire additional property in the Washington Square area, limitations would arise for several reasons, including the high cost of real estate in the vicinity of NYU's Washington Square campus. Further, most blocks have been subdivided into numerous lots owned by different parties, posing additional financial and logistical obstacles to NYU's acquisition of contiguous properties in the area for expansion. In addition, non-contiguous buildings located throughout the Washington Square campus area would not lend themselves to the assemblage required to meet larger square footage needs and would not contribute to interdisciplinary interactions that are an important element in NYU's academic endeavors.

Although Concept A has the potential to provide NYU with a small amount of additional square footage in the Washington Square campus area, the real estate limitations, zoning,

and historic preservation laws, as described above, would constrain NYU's ability to develop adequate square footage in the Washington Square campus area to meet the purpose and need of the NYU Core project (see **Figure 8**). Further, Concept A would not provide a roadmap for the University's future development and the University would continue to require piecemeal acquisitions and development of properties. While Concept A would maintain Washington Square Village's private open space, it would not create new publicly accessible open space, which is a key component of the NYU Core project. It would therefore, not meet the University's and community's expressed need for additional open space.

Although Concept A would have no adverse impact to Washington Square Village as it would be maintained fully intact, this concept would not meet the purpose and need of the NYU Core project as it would not result in sufficient new academic, administrative, and student service spaces or publicly accessible open space on the North Block.

Concept B considered the potential for locating new development outside the Washington Square campus area. Like Concept A, Concept B also would not require any alterations to Washington Square Village. As described above, the planning and design process for the NYU Core project considered which University functions must be located at the Washington Square campus, which functions could be located at other NYU sites in New York City, travel time between classes, and the community environment of the Washington Square area. Through the planning and design process, NYU considered the viability of locating its future growth needs to other areas of the City (including Long Island City and the Financial District), and three of the University's remote sites—the Health Corridor, Downtown Brooklyn, and Governor's Island (see **Figure 9**). As described above, the remote campuses have specific functions and any expansion into these areas to accommodate growth required for the Washington Square campus would not serve NYU's needs for its core campus and proximity and co-location of uses. Concept B also would not result in new publicly accessible open space at the Washington Square campus, an important element of the NYU Core project. Therefore, although Concept B would not result in any adverse impacts to Washington Square Village, this concept would not meet the University's purpose and need.

The avoidance of an adverse impact alternative—with either Concept A or B—would not adversely impact Washington Square Village; however, as described below, this alternative would not meet the purpose and need of the NYU Core project.

RESIDENTIAL BUILDINGS

With the avoidance of an adverse impact alternative, Washington Square Village's north and south buildings would continue to serve as primarily residential buildings. No alterations would be made to the residential buildings' first floors and no other changes would be made to these buildings.

Although the north and south buildings contain approximately 1,235,000 sf of above-grade residential space, re-tenanting these buildings would not meet both NYU's academic and residential square footage needs. Further, the existing floor-to-floor heights and interior configurations of the residential buildings would not accommodate academic space. While re-tenanting the buildings with academic space would result in an increase in academic square footage, the loss of residential square footage for NYU faculty would create an even greater need for new residential space in the Washington Square area. As described above, square

footage in the Washington Square area is extremely limited in terms of cost and availability. Therefore, relocating this residential population is not a viable option for NYU.

COURTYARD

Commercial Strip

The avoidance of an adverse impact alternative would maintain the commercial strip at the western boundary of Washington Square Village where it is oriented north-south on LaGuardia Place between the north and south residential buildings. As with existing conditions, the commercial strip would continue to restrict visual and physical access to Washington Square Village's mid-block courtyard and landscaping. The commercial strip would continue to contain retail uses that would have inconsistent storefronts and signage.

There would be little benefit to NYU in converting the commercial strip to academic space. This one-story, 33,902 gsf building has small floor plates and very little additional square footage could be realized. These conditions would not result in a substantial increase in academic space that would meet NYU's purpose and need. Constructing a new structure on top of the existing building to meet the programming and square footage needs for an academic building would require alterations to the commercial strip that would destroy the few remaining elements of the building that contribute to its historic significance—the commercial strip's small scale and the building's location on the Washington Square Village site. In addition, it is not likely that this structure could bear additional significant loads. Further, retaining the commercial strip would constrain the development of usable below-grade academic space which is a principal component of the proposed project since it would allow for the development of new academic buildings with lower height and bulk while still accommodating the University's academic space needs.

Retaining the commercial strip would also constrain the goal of establishing open visual and physical access to the proposed central open space from LaGuardia Place. As a one-story rectangular building oriented parallel to LaGuardia Place, the commercial strip and the gated walkways to its north and south do not provide access to the North Block's central courtyard and landscaped plaza. Further, prior alterations to the commercial strip infilled the east-west view corridor and walkway between the original two separate commercial buildings. The infilling of this original design component changed the relationship between LaGuardia Place and the Washington Square Village complex.

Landscaped Central Plaza and Parking Garage

With the avoidance of an adverse impact alternative, the Washington Square Village courtyard and raised landscaped plaza would be retained. The raised landscaped plaza would continue to be located approximately five feet above the rest of the courtyard area and the Greene and Wooster Street driveways. The closed metal gates at the base of each stair to the landscaped plaza would be retained, and the plaza would continue to be visually inaccessible and difficult to reach physically. The plaza would remain underutilized by the surrounding community.

The avoidance alternative would retain the partially underground parking garage that occupies the area below the landscaped plaza. The parking garage would continue to be accessed from the Greene and Wooster driveways. The garage's historic relationship with the landscaped plaza would be maintained.

The potential for developing new below-grade academic facilities on the Washington Square Village site, while retaining the landscaped plaza and garage, would not result in the needed square footage of the proposed NYU Core project. The undeveloped areas of the courtyard west and east of the landscaped plaza and garage that could be developed—the area between the Wooster driveway and the commercial strip and the area between the Greene driveway and the eastern boundary of Washington Square Village—contain approximately 32,400 sf, with the area to the west containing approximately 11,600 sf and the area to the east containing approximately 20,800 sf (the area of the fully altered circa 1993 playground). Assuming excavation for below-grade academic space would reach 4 stories (approximately 67 feet) as with the proposed NYU Core project, these areas would allow for the development of approximately 129,600 sf of new below-grade academic space assuming all below-grade space were to be utilized for academic space. This square footage potential would not meet NYU's need for new academic space and would provide 354,400 sf less than the proposed NY Core below-grade space on the North Block.

Children's Playground and Paved Areas

The courtyard area east of Greene Street would become a construction site if below-grade space were to be constructed beneath the circa 1993 children's playground. Upon completion, a playground could be installed above the below-grade space and the paved service areas retained.

CONCLUSION

The avoidance of an adverse impact alternative would not meet the purpose and need of the NYU Core project. Re-tenanting and/or redeveloping properties already owned by NYU in the Washington Square area—as described in Concept A—and locating new University development outside the Washington Square area, as described in Concept B, are not feasible alternatives to the NYU Core project. Reusing the existing Washington Square Village buildings—the north and south residential buildings and the commercial strip—for academic uses is not feasible. The re-tenanting of the residential buildings with academic space would require relocating the current tenants to other residential space which would be disruptive and impractical in terms of cost and square footage availability in the Washington Square area. Reusing the commercial strip for academic space would result in very little additional academic square footage. Developing below-grade academic facilities while retaining the landscaped plaza and garage would not result in the needed expansion square footage of the proposed NYU Core project. To develop a sufficient amount of below-grade academic space on the Washington Square Village site, the courtyard—including the landscaped central plaza—would need to be removed, resulting in an adverse impact to Washington Square Village.

2. GRID RESTORATION AND CLEARANCE OF THE NORTH BLOCK

A design alternative that would restore the street grid and clear the North Block of all existing built features—including the removal of all of the structures and open space that are part of Washington Square Village—would result in an adverse impact to this architectural resource. This alternative would replace the enclosed character of the North Block by re-establishing city blocks and elements of the historic street grid that were eliminated in the 1950s with the Washington Square Southeast redevelopment plan (described above). The grid restoration and clearance alternative would redevelop the North Block with new buildings, landscaping, and pedestrian walkways that would integrate the Washington Square Village site into the

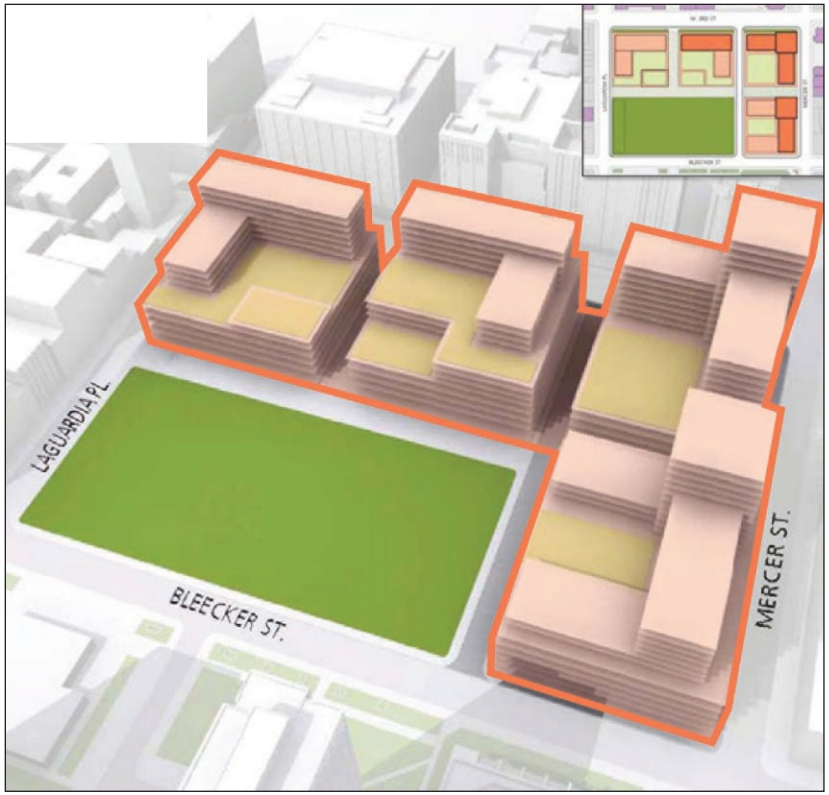
surrounding neighborhoods and would encourage pedestrian movement through the North Block (see **Figure 26**).

This alternative would remove Washington Square Village's two 17-story residential buildings, the one-story commercial strip, the landscaping (including the landscaped plaza), the parking garage, and children's playground. The superblock itself would be eliminated and the street grid would be restored with north-south Greene and/or Wooster Streets being re-established to create smaller city blocks that would be built out at high density containing bulky buildings with large footprints. This alternative would maximize the allowable square footage and would provide approximately 400,000 gsf less space than the academic buildings proposed on the North Block under the NYU Core project. This is because this alternative, while providing a greater amount of square footage above-grade than the proposed project, would provide less square footage in total than the proposed project as there would only be two basement levels instead of four. With this alternative, new open space would be created at both street level and on the rooftops of the new buildings but would be significantly less than the proposed project. The garage would be relocated on the site.

Three variations of this design alternative were considered.

> *Concept A* would reestablish Greene Street as a through street, creating one long north-south block consistent with the street grid east of Mercer Street and one large block west of Greene Street. The new blocks would have pedestrian walkways. Concept A would result in four new buildings and large new open space at Bleecker Street and LaGuardia Place (see **Figures 27 and 28**). The NYCDOT strips east and west of Washington Square Village would be eliminated.
>
> *Concept B* would reestablish both Greene and Wooster Streets. The new streets would divide the North Block into three long, linear blocks with two new east-west walkways on the two eastern blocks. Five new buildings would be developed and a large open space would be located on the block along LaGuardia Place and West Third Street. The NYCDOT strips east and west of Washington Square Village would be eliminated.
>
> *Concept C* would create six new smaller, irregularly-shaped blocks by establishing north-south and east-west streets. These blocks would be similar in size to blocks in the area to the north. The new blocks and street grid would not create through streets as each street would terminate at a rectilinear open space. The new blocks would be developed with six new buildings. This concept would retain most of the length of the NYCDOT strips on Mercer Street and LaGuardia Place adjacent to Washington Square Village.

These redevelopment options would remove the superblock and re-establish smaller blocks and new buildings that would be more consistent with block and building sizes located in the surrounding area. This alternative would also allow for the creation of new, public parks and publicly accessible open space. The new buildings and landscaping elements would contribute to the streetscape of the North Block and the buildings would accommodate both academic and residential uses. However, in addition to the removal of all elements of Washington Square Village's original design and site plan which would result in a significant adverse impact to architectural resources, this alternative would also require NYU to relocate the Washington Square Village tenants to replacement housing which is generally unavailable even on a small scale.



SOURCE: NYU

Concept A





Concept B





Concept C

- NYU-Owned or Leased Building
- Open Space
- Rooftop Open Space
- New NYU Building (Tall)
- New NYU Building (Low)

Grid Restoration and Clearance of the North Block
Figure 26



SOURCE: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Grid Restoration and Clearance of the North Block
View northeast from LaGuardia Place and Bleecker Street
Figure 27



SOURCE: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Grid Restoration and Clearance of the North Block
Bird's Eye View East from LaGuardia Place
Figure 28

CONCLUSION

Although the grid restoration and clearance alternative would remove the North superblock, re-create elements of the historic street grid, and integrate new buildings and open space into the surrounding neighborhoods, this alternative would require the demolition of the entire Washington Square Village complex. The removal of this architectural resource would be an adverse impact.

In addition, this alternative would not meet the purpose and need of the NYU Core project. One of the goals of the NYU Core project is to create a substantial amount of publicly accessible open space. The open space proposed under this alternative would be substantially less than the proposed project and would include rooftop locations instead of at-grade access for the community.

Another of the objectives of the NYU Core project is the creation of new residential space in the Proposed Development Area. The grid restoration and clearance alternative would remove approximately 1,235,000 sf of above-grade existing residential space (1,130 apartment units) from the North Block through the demolition of the two Washington Square Village residential buildings. Although the new square footage that would be developed with this alternative would include residential and academic space, the amount of new residential square footage required to replace the Washington Square Village residential buildings, in addition to the increase in residential square footage NYU requires as part of the NYU Core project, would not be sufficient. NYU does not currently own or lease enough square footage in the Washington Square area to relocate and accommodate the existing tenants of these buildings. In addition, NYU's need for additional residential square footage would not be feasible with this alternative without compromising the square footage requirements for academic space. Further, the acquisition of adequate square footage for these tenants is not feasible because of financial and logistical obstacles that would further constrain the benefits of this alternative.

3. MINIMIZATION OF AN ADVERSE IMPACT—PLINTH AND TOWER CONCEPT AND PROPOSED NYU CORE PLAN

As described above, neither a redevelopment proposal that retains all the contributing elements of Washington Square Village, nor one that demolishes all structures is practicable. The following describes two redevelopment options considered that would retain the most prominent elements of Washington Square Village—the north and south residential buildings—but demolish those of lesser visual prominence and merit in order to allow NYU to construct the additional academic and residential space it requires. The first option, a Plinth and Tower design option, led to the development of the selected design option, the NYU Core Plan. The NYU Core Plan allows for a balanced approach between NYU's spatial needs and historic preservation and responds to urban design considerations and the surrounding community's concerns regarding accessible open space.

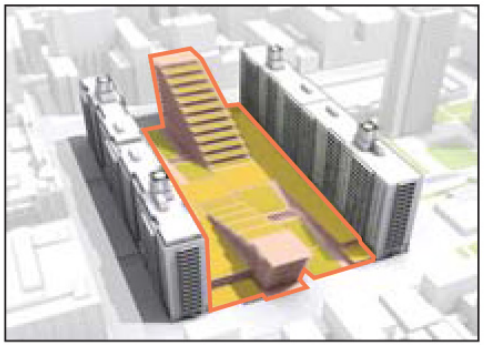
PLINTH AND TOWER

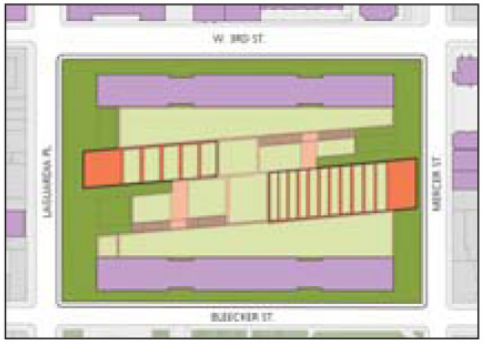
The Plinth and Tower concept would retain the two Washington Square Village residential buildings but would remove the commercial strip, landscaping (including the landscaped plaza), parking garage, playground, and the Greene and Wooster Street driveways (see **Figure 29**). The Plinth and Tower concept would develop both above and below ground academic space for a total of approximately 930,000 sf. Of this, approximately 580,000 sf would be above-grade. A new one- and two-story plinth would be developed between the two Washington Square Village



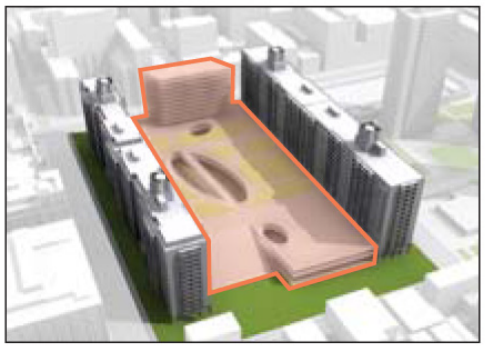
SOURCE: NYU

Concept A





Concept B





Concept C

- NYU-Owned or Leased Building
- Open Space
- Rooftop Open Space
- New NYU Building (Tall)
- New NYU Building (Low)

Minimization of an Adverse Impact - Plinth and Tower

Figure 29

residential buildings with new publicly accessible open space located on the roof of the plinth and accessed by a ramp structure. Below-grade space would be contained in one basement level in the plinth and would contain approximately 350,000 sf. Two new buildings would be added to the site—an academic tower on Mercer Street and a low rise pavilion on LaGuardia Place. The Plinth and Tower concept would include design elements to integrate the superblock into the surrounding area; however the plinth could limit access to the new open space because it would not be at street level. A new public plaza would also be located on LaGuardia Place, contributing to the integration of the North Block into the surrounding neighborhood. The Plinth and Tower concept would maintain the NYCDOT strips on Mercer Street and LaGuardia Place. The Plinth and Tower concept would also include ground floor retail.

Three variations of the Plinth and Tower concept were considered:

> *Concept A* would include a taller tower on Mercer Street and a low pavilion on LaGuardia Place. Both buildings would align with a large rectangular open space at the center of the North Block. New open space would be developed on the roof of the approximately 20-foot-tall plinth that would extend east-west immediately adjacent to, and attached to, the southern residential building. A small street level plaza would be located on LaGuardia Place (see **Figure 30**).
>
> *Concept B* would also develop two new structures on the middle portion of the North Block; however, each building would have an irregular form and would be placed at an angle to the adjacent streets, gradually stepping down in height from the outer edge of the block to the middle of the block. The structures would extend diagonally across much of the raised, approximately 20-foot-tall plinth structure which would have rooftop publically accessible open space (see **Figure 31**).
>
> *Concept C* would develop two new buildings, with a taller building on Mercer Street and a shorter building on LaGuardia Place. Between the two buildings would be a large approximately 20-foot-tall plinth structure containing walkways, open space, and lightwells providing daylight to the plinth levels.

The Plinth and Tower concept would add approximately 930,000 sf of new square footage to the Washington Square Village site, with two new buildings located at the east and west ends of the block and a one- to two-story, approximately 20-foot-tall plinth structure at the middle of the block, creating additional square footage. This alternative would successfully add square footage to the North Block while keeping the new structures lower in height and bulk and minimizing impacts to the retained Washington Square Village residential buildings. This alternative would provide approximately 165,000 sf more of above-grade space and approximately 420,000 sf less of below-grade space than the proposed NYU Core project, with the below-grade space being limited to one approximately 350,000-sf basement level in the plinth. In total, this alternative would provide approximately 300,000 sf less than the proposed project with the majority of the square footage contained in above-ground structures instead of below-grade.

This alternative would also create new publicly accessible open space on the roof of the plinth structure. However, the new open space would continue to permit only limited access from the surrounding community because of its location approximately 20 feet above street level. Therefore, the new open space would not meet the objective of the NYU Core project to develop publicly accessible open space that would be integrated into the surrounding neighborhood and would result in larger density above-grade structures than the proposed NYU Core project.



SOURCE: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Plinth and Tower
View East from LaGuardia Place Between
West 3rd Street and Bleecker Street
Figure 30



SOURCE: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Plinth and Tower
Bird's Eye View East from LaGuardia Place
Figure 31

The Plinth and Tower alternative would not result in adequate academic square footage for the site. In order to retain some or all elements of the existing landscaped plaza, square footage would need to be developed below-grade below the new structures on the site. However, to meet the square footage requirements—and to maintain building heights comparable to the existing north and south residential buildings, development would need to extend several floors below the Plinth and Tower concept buildings to depths that would be prohibitively costly and also not practically functional for the University's academic spatial needs. Because certain academic program elements require windows—such as departmental and research space, these uses would need to be located above-grade and would require the development of taller buildings on the North Block. To develop additional square footage below Washington Square Village's raised landscaped plaza with Concept A, the landscaped plaza would need to be removed and reconstructed on the roof of the new plinth structure, which would be approximately 20 feet above street level. Although this concept would result in additional below-grade square footage, it would not result in street level open space—one of the objectives of the proposed NYU Core plan—and would perpetuate the problem of elevated open space being inaccessible from street level. Further, while Concept A could reconstruct certain elements of Washington Square Village's landscaped plaza, the southern portion of the original landscaped plaza could not be reconstructed in the area where the new plinth structure would extend east west across the site. Reconstructing only certain portions of the landscaped plaza would significantly compromise the original Washington Square Village landscaped plaza and site plan. In addition, with Concepts B and C, none of the landscaped plaza could be retained because of the locations of the new structures on the site.

As with the NYU Core plan, with the Plinth and Tower concept, all components of the original Washington Square Village site plan located between the north and south residential buildings would be removed and would, therefore, result in a significant adverse impact to Washington Square Village. Further, as described above, the Plinth and Tower concept would not develop publicly accessible, street level open space that would be integrated into the surrounding neighborhood, nor would it provide the University with adequate academic square footage to meet the University's square footage needs. Therefore, the Plinth and Tower concept would not be a feasible alternative and would not have materially different adverse impacts on the historic resource than the NYU Core plan.

THE PROPOSED NYU CORE PLAN FOR THE NORTH BLOCK

The proposed NYU Core plan for the North Block evolved from the Plinth and Tower concept and would minimize adverse impacts to Washington Square Village. The overall design concept for the NYU Core would add density to the site through strategies that would balance the University's development objectives and spatial needs with the community's expressed need for publicly accessible open space. The plan for the North Block would maintain much of the original site composition and the principal elements of the Washington Square Village site plan, with the north and south buildings continuing to establish the north and south boundaries of a centrally-located landscaped area. The NYU Core plan responds to the north and south buildings' sheer scale and the relentless architecture of the buildings' approximately 600-foot-long slab-like forms. The new buildings have been designed to be contextual to the existing Washington Square Village residential buildings without mimicking their design. Instead, the forms and siting of the new buildings have been informed by the original Washington Square Village site plan and building designs. The two new buildings would be set away from the north and south buildings, allowing these two historic buildings to be read clearly and distinctly from

the new buildings. The new buildings would support several key principles of the original Washington Square Village site plan—maximizing access to light and air; creating large, central open space; and establishing a distinct architectural design reflecting the current period of construction. As described below, adequate square footage on the North Block would be provided by locating the bulk of the new development below-ground.

Unlike the Plinth and Tower concept, the NYU Core plan would develop a new large landscaped area between the Washington Square Village residential buildings and the new North Block buildings. In contrast to the Plinth and Tower concept, the NYU Core plan would not include a raised plinth but would instead develop approximately 770,000 gsf of below-grade space (of which 484,000 would be academic space) and approximately 147,000 gsf/3.4 acres of street level parkland and publicly accessible open space, as described below (see **Figures 3, 4, and 5**).

The proposed NYU Core plan would retain Washington Square Village's two residential buildings which are the most iconic and visible components of the complex. However, like the other alternatives considered for Washington Square Village, this plan would also remove Washington Square Village's mid-block components, including the one-story commercial strip; the two demapped streets serving as driveways (the Greene and Wooster Street driveways); landscaped open space, including the raised landscaped plaza; the partially underground parking garage; paved service and parking areas; and the children's playground. The NYU Core plan would also reprogram the above-grade areas of the two linear NYCDOT strips adjacent to Mercer Street and LaGuardia Place as mapped parkland.

The mid-block area between the north and south residential buildings would be redeveloped with two new buildings containing 410,000 gsf of academic space (250,000 gsf in the Mercer Building; 160,000 gsf in the LaGuardia Building), approximately 484,000 gsf of below-grade academic space, approximately 147,000 gsf/3.4 acres of parkland and publicly accessible open space, and a 76,000 gsf below-grade parking garage.

Buildings

The two new academic buildings that would be developed on the Washington Square Village site—the Mercer Building and the LaGuardia Building—would be located at the east and west ends of the block between the two retained Washington Square Village apartment buildings (see **Figures 3, 4, 5, 32, and 33**). The locations of the new buildings would maximize the amount of open space to be developed at the center of the site, but would also allow the edges of the site on Mercer Street and LaGuardia Place to be mapped as parkland. 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, which is described below. The two new buildings would be sited approximately 60 feet from Washington Square Village's north and south residential buildings—the same width as most nearby streets. The buildings would have forms dissimilar to Washington Square Village's approximately 600-foot-long slab-like buildings. However, these buildings have been designed to complement the four sculptural forms on the rooftops of Washington Square Village's residential buildings. Further, the Washington Square Village residential buildings' linear forms, which were designed in accordance with the "tower in the park" concept of the 1950s and 1960s, contrast the new buildings' curvilinear forms but reflect the period during which they were designed.

The forms of the new buildings would reinforce the overall site plan and would help to identify the new circulation paths through Washington Square Village that would support the



Source: NYU

Existing Conditions



Source: NYU

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Proposed Project

View Northwest from Bleecker and Mercer Streets

Figure 32



Source: NYU

Existing Conditions



Source: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project

View East from LaGuardia Place

Figure 33

programming of the open space. The inside corners of the new buildings facing the open space would be recessed to create light wells providing views and light into the buildings' below-grade components. The building forms would also increase the scale of the central open space, while allowing direct and reflected light to reach the open space. The new buildings' outside corners along Mercer Street and LaGuardia Place would also be curved, providing views to the open space that would help to draw pedestrians into the new open space. The building forms would "lean" away from the adjacent streets and buildings, establishing a diagonal access corridor through the North Block's open space, reinforcing the primary circulation routes through the new and varied landscape components. 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 similar in height to the University Village buildings on the South Block and existing tall buildings to the east and north, including loft and warehouse buildings in the NoHo Historic District (S/NR-eligible, NYCL) east of Mercer Street. The LaGuardia Building would be three stories shorter than the Washington Square Village apartment buildings and would be similar in height to the shorter residential and commercial buildings in the South Village Historic District (S/NR-eligible, NYCL-eligible) west of LaGuardia Place. Both buildings are expected to have a primarily glass curtain wall and would contain academic uses, potentially with some retail on the ground floor.

As part of the design process, consideration was also given to developing rectilinear buildings on the Washington Square Village site instead of the proposed curvilinear forms. Developing rectilinear buildings on the site, as with the proposed plan to develop curvilinear buildings, would alter the context of the two existing slab-like buildings. However, the development of two new rectilinear buildings with forms much like the Washington Square Village residential buildings would result in a box-like and rigid site plan, whereas the proposed site plan with curvilinear buildings would establish a dynamic ensemble. Two new rectilinear buildings would also reduce access to light and air for both the existing and new buildings more than the curvilinear buildings that would be developed with the NYU Core plan. Further, the curvilinear forms would be set away from the two residential buildings by a minimum of 60 feet and would "lean" away from the historic buildings, allowing the two historic buildings to continue to be viewed as extending spatially into the sky.

Limited alterations would be made to Washington Square Village's north and south buildings. These include: the removal of the canopies at the Greene and Wooster driveway entrances; modifying some first floor window elements with a wider window opening and metal panels; and re-programming the ground floors and basements (see **Figures 33 through 35**). An expanded window opening would allow for more transparency on the first floor, and would support the new ground floor programming of retail, academic, and community facility space. The first floor exterior modifications would be incorporated into the original recessed pilotis-divided bays and would comply with the Department of City Planning (DCP)'s design guidelines formulated for the General Large Scale Development (GLSD) of 50 percent transparency at the ground floor.[1]

[1] DCP often requires the ground floor facades of buildings to have a certain percentage of transparency along streets and open spaces. This requirement is often codified in the approved plans when a large-scale development is approved (as is the case with the NYU Core project), and is also codified in the underlying zoning regulations of many areas throughout the City, such as Midtown, Lower Manhattan, Downtown Brooklyn, and along the avenues of the Upper West Side. The transparency requirements are



Source: NYU

Existing Conditions



Source: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project

View South to Wooster Street Driveway Entrance

Figure 34



Source: NYU

Existing Conditions



Source: NYU

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project

View West from Mercer Street

Figure 35

Visual connection to the new central garden from both inside and outside the Washington Square Village buildings, and an activated ground floor, are important design considerations for the proposed development. The proposed Mercer and LaGuardia Buildings would contain a glass curtain wall and thus would have a high degree of transparency. On the ground floor, this would enable an immediate connection to the central garden and views into active lobby spaces. The expanded window openings in the Washington Square Village buildings would increase transparency as well, tying them into the new buildings visually, supporting programming that activates the grounds floor, and enabling an immediate connection to the open space.

NYU would consult with OPRHP regarding proposed changes to the first floor facades of Washington Square Village's north and south buildings as design plans proceed; the LOR will specify the points in the design process at which consultation with OPRHP would occur. The reprogrammed first floors would contain approximately 27,776 gsf of academic space, 9,312 gsf of university-related retail, and a new 5,814-gsf loading bay adjacent to the garage entry on West Third Street. Together with separate emergency egress stairs for the subsurface development, certain areas within the first floor of the north and south buildings would require interior reconfiguration to accommodate the new program (the existing lobbies would remain).

Landscape

The NYU Core project would create approximately 147,000 gsf/3.4 acres of new parkland and publicly accessible open space on the North Block. The new open space would replace the existing approximately 38,000 gsf/0.87 acres of publicly accessible open space and approximately 81,354 gsf/1.87 acres of private open space on the North Block. [1] The proposed project would also create approximately 12,415 gsf/0.29 acres of new private open space on the North Block.[2]

The proposed landscaping, which would function as a public garden, would replace an automobile-oriented plan containing approximately 60,445 sf/1.4 acres of private open space with a new, publicly accessible street level pedestrian-focused landscape created as a site-specific response to the existing site plan (see **Figures 33, 35, and 36**).

The new open space has been designed to substantially enhance visual and physical access to the mid-block area of Washington Square Village while retaining certain programmatic elements of the original landscape plan. The new open space 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

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intended to prohibit blank walls, which are seen to create a hostile pedestrian experience, and to encourage frontages that provide visual interest and activity, which are seen to create more vibrant street life.

[1] Existing publicly accessible open space on the North Block includes the LaGuardia Landscape, Mercer Playground, and the fenced in areas north and south of the Mercer Playground. Existing private open space on the North Block includes the Washington Square Village landscaped plaza and playground.

[2] The new private open space on the North Block would be the two below-grade light wells adjacent to the new Mercer and LaGuardia.



Source: NYU

Existing Conditions



Source: NYU

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Proposed Project

View to Central Landscaping

Figure 36

which would be reprogrammed as pedestrian walkways. (The eastern driveway on West Third Street would be reprogrammed for 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. Providing access to the open space from Mercer Street and LaGuardia Place would re-establish physical and visual connections between the open space and the surrounding area that were part of the original site plan, but that have since been closed.

The new open space has been designed as a public garden to include a variety of spatial configurations that would accommodate different types of programming within both wider open areas and smaller, more intimate settings. It 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. The new landscaping would replace the original rectilinear landscape plan with a more natural, curvilinear landscape that would complement the new Mercer and LaGuardia Buildings. The new open space would retain many of the human scale elements of Washington Square Village's existing landscaping—including built-in seating and low-canopy trees. These design elements would add smaller areas for individual open space users, as well as small groups. The new open space would also replace the existing, non-historic private playground with three new playgrounds, all of which would be publicly accessible and would provide innovative and flexible spaces that would encourage interaction with the surrounding natural design elements. Paving materials would be varied and would be used to distinguish different pathways and uses on the North Block. Similar to the original landscape plan, a variety of plantings of different heights, colors, and densities would be used throughout the open space. Further, the proposed landscaping would use some of the same species as the original Washington Square Village landscape plan. These include: *Gleditsia tricanthos* (Honey locust), *Platanus x acerfolia* (London Planetree), *Malus species* (Crab Apple), and *Cercis Canadensis* (Redbud). In addition, plantings would be strategically located to differentiate uses within the open space. While the original landscaping incorporated plantings that reflected contrasts between vertical and horizontal elements of Washington Square Village, the proposed landscaping would focus on curvilinear forms and circulation through the site. The proposed landscape plan, in contrast with the original plan, would locate walkways to improve circulation routes through the site.

The proposed open space on the linear NYCDOT strips adjacent to the North Block (along LaGuardia Place between Bleecker and West Third Streets, and along Mercer Street between Bleecker and West Third Streets) would be mapped as City parkland above-grade. The below-grade volumes of these strips would be disposed of to NYU, and would contain academic programming in the below-grade portions of the proposed LaGuardia Building and proposed Mercer Building.

Proposed improvements along Bleecker Street include replacing the four-foot-tall 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.

CONCLUSION

Although the proposed NYU Core project would remove the mid-block components of Washington Square Village resulting in an adverse impact to this architectural resource, this plan would retain the two most visually prominent components of this architectural resource—

Washington Square Village's north and south residential buildings. These two buildings would continue to be located at the perimeter of a centrally-located landscaped area. The two new academic buildings that would be developed at the east and west ends of the mid-block would change the context of the north and south residential buildings by adding new, taller structures to Washington Square Village. However, both buildings have been designed as clearly distinct from the existing residential buildings, while incorporating sculptural forms derived from the sculptural mechanical structures on the roofs of the residential buildings.

Further, the proposed NYU Core project would develop three floors (484,000 gsf) of below-grade academic space and one floor for mechanicals on the North Block. The below-grade space would be located below the Mercer and LaGuardia Buildings and below the North Block's landscaping. It would physically connect the two new buildings with new academic facilities spanning below much of the block.

The removal of the existing landscaping and garage and their replacement with new street level open space and a below-ground garage would reestablish physical and visual access to Washington Square Village's mid-block courtyard that was removed in the late 1990s/early 2000 when an infill structure was added to the commercial strip and the east-west gates were closed. The street level open space that would be created with the NYU Core plan would bring a new publicly accessible amenity to the Washington Square Village community. Although some elements of the proposed open space in the NYU Core plan would be a departure from the existing condition of both Washington Square Village's private raised landscaped plaza and the Plinth and Tower concept's elevated landscaping, the NYU Core plan would maintain the overall essence of the original site plan—low-canopy trees and plantings, varied seating areas, children's playgrounds, and walkways connecting the landscaped area to the surrounding streets—departing from Washington Square Village's auto-centric design. Further, the NYU Core plan would be a pedestrian-oriented plan that would de-prioritize cars and establish clearly-defined walkways and access points through the site.

E. CONCLUSION

As outlined above, NYU has evaluated the potential for 1) maintaining the current configuration and structures on the North Block which would avoid adverse impacts on the historic character of Washington Square Village; 2) clearing the North Block with the restoration of the city grid which would result in the demolition of all contributing historic elements on the Washington Square Village site and would result in significant adverse impacts; and 3) redevelopment options that retained some of the contributing elements but yet allowed NYU to meet its goals and objectives regarding growth. Only the alternative that would maintain Washington Square Village in its current configuration would avoid an adverse impact to this architectural resource. However, this alternative and the alternative that would remove Washington Square Village in its entirety, would not meet the purpose and need of the NYU Core project.

The NYU Core project plan for the Proposed Development Area's South and North Blocks has been designed to improve pedestrian flow through the introduction of through-block connections and open 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 superblocks' landscapes to the urban fabric of their surrounding neighborhoods, while reinvigorating the area with a series of new and enhanced publicly accessible open spaces. The four new buildings have been designed to be compatible with the existing residential buildings on the South and North blocks, and to better integrate the

superblocks into the surrounding neighborhood by replacing sidewalks isolated from building entrances and privatized open space with a new, easily accessible public garden. By proposing to locate the four new buildings on the South and North superblocks, 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 proposed redevelopment of the North Block as part of the NYU Core project would retain Washington Square Village's two residential buildings which are the most significant and visible components of this architectural resource. The removal of the commercial strip, landscaped courtyard, and partially underground parking would allow for the development of approximately 484,000 gsf of below-grade academic space, approximately 147,000 gsf/3.4 acres of parkland and publicly accessible open space, and 76,000 gsf of below-grade parking on the North Block. The proposed NYU Core plan would allow NYU to meet its purpose and need for new academic, residential, and open space and parking while retaining the two Washington Square Village residential buildings.

Only the alternative that maintains all of the structures on the Washington Square Village site would retain the commercial strip. However, the one-story commercial strip only contains 33,902 gsf and would, therefore, not meet NYU's requirements for an academic facility due to its small size and floor plate. Constructing a new structure on top of the existing building in order to meet the programming and square footage needs for an academic building would require alterations to the commercial strip that would destroy the few remaining elements of the building that contribute to its historic significance. In addition, it is not likely that this structure could bear additional significant loads. Further, retaining the commercial strip would constrain the development of usable below-grade academic space which is a principal component of the proposed project since it would allow for the development of new academic buildings with lower heights and bulk while still accommodating the University's academic space.

Retaining the commercial strip would also constrain the goal of establishing open visual and physical access to the proposed central open space from LaGuardia Place. As a one-story rectangular building oriented parallel to LaGuardia Place, the commercial strip and the gated walkways to its north and south do not provide access to the North Block's mid-block landscaping. Further, prior alterations to the commercial strip infilled the east-west view corridor and walkway between the original two separate commercial buildings. The infilling of this original design component changed the relationship between LaGuardia Place and the Washington Square Village complex.

The existing elevated landscaped plaza and partially underground parking garage do not meet the purpose and need of the NYU Core project due to their location on the project site. Retaining Washington Square Village's existing parking garage and landscaped plaza would greatly limit the amount of any additional academic space that could be built on the North Block, including below-grade academic space that is proposed with the NYU Core project. As currently planned, the NYU Core project would develop below-grade academic space below the entire center portion of the North Block, essentially the area between the two Washington Square Village residential buildings. Developing three stories below-grade would permit the overall height and bulk of the two new buildings to be similar to the heights of nearby existing buildings while meeting the spatial capacity needs for these academic buildings. Retaining the parking garage and landscaped plaza would require a significant reduction to the amount of below-grade academic space that could be developed on the North Block. Not developing the center portion of the North Block in the area below the existing landscaped plaza would require developing

taller buildings with larger footprints on the North Block in order to meet the University's programming needs. Further, retaining the existing parking garage and landscaped plaza would maintain the five-foot change in grade between the garage's rooftop open space and the adjacent street. Should the proposed Mercer and LaGuardia Buildings be constructed and the central garage and landscaping be retained, there would still not be sufficient square footage of academic space developed on the North Block to meet NYU's academic space needs.

With the proposed project, a new, entirely below-grade parking structure would be constructed below areas of the new landscaping and part of the new Mercer Building. Unlike the existing parking garage, the new structure would allow for new at-grade open space on the North Block.

In consideration of the purpose and need of the NYU Core project, it is not possible to retain all of the historic elements on the Washington Square Village site. Therefore, there is no prudent and feasible alternative that would both meet the purpose and need to the NYU core project and avoid an adverse impact to Washington Square Village. The NYU Core plan is the most feasible alternative. It allows NYU to develop the amount of square footage required to meet its needs for additional academic space while incorporating urban design considerations into the overall plan, such as keeping the Mercer and LaGuardia Building heights shorter by developing a significant amount of academic square footage below-grade. Further, the heights of these two buildings have been established in response to the heights of nearby existing buildings. Though the form of these two buildings would be dissimilar to other existing nearby buildings, they incorporate the sculptural quality of the mechanical structures on the roofs of the Washington Square Village residential buildings. These two new buildings have also been designed to improve physical and visual access to the new open space to be developed on the North Block. The public parks and publicly accessible open space have been designed in response to community feedback and would be located at street level with design features that encourage accessibility by the surrounding community. Further, the NYU Core plan would retain the most significant and visible components of Washington Square Village—the two 17-story, approximately 600-foot-long residential buildings that define the north and south ends of the North Block. Therefore, while it is not possible to fully avoid adverse impacts to this architectural resource, impacts would be minimized through the retention of these two residential buildings. NYU would consult with OPRHP regarding appropriate additional measures to mitigate this adverse impact on Washington Square Village. ✷