



NYU Shares Plan for a Fourth Tower on Landmarked University Village Site

NYU 2031: NYU in NYC is a long-term, city-wide strategy for growth that emerged from a three-year community discussion which was launched in 2006.

The strategy establishes a three-pronged approach. First, it calls for situating half of the projected new square footage outside of the Greenwich Village neighborhood. Second, it looks to maximize capacity on its existing footprint in its Greenwich Village core, thus reducing pressure on the surrounding neighborhood. Third, it seeks opportunities in the neighborhood that are aligned with agreed-upon community integrated principles.

The strategy for the “Core” calls for using the available square footage under existing zoning rules – but no additional square footage – on the two superblocks owned by NYU [the Washington Square Village block and the University Village (Silver Towers) block] and seeking all necessary City approvals.

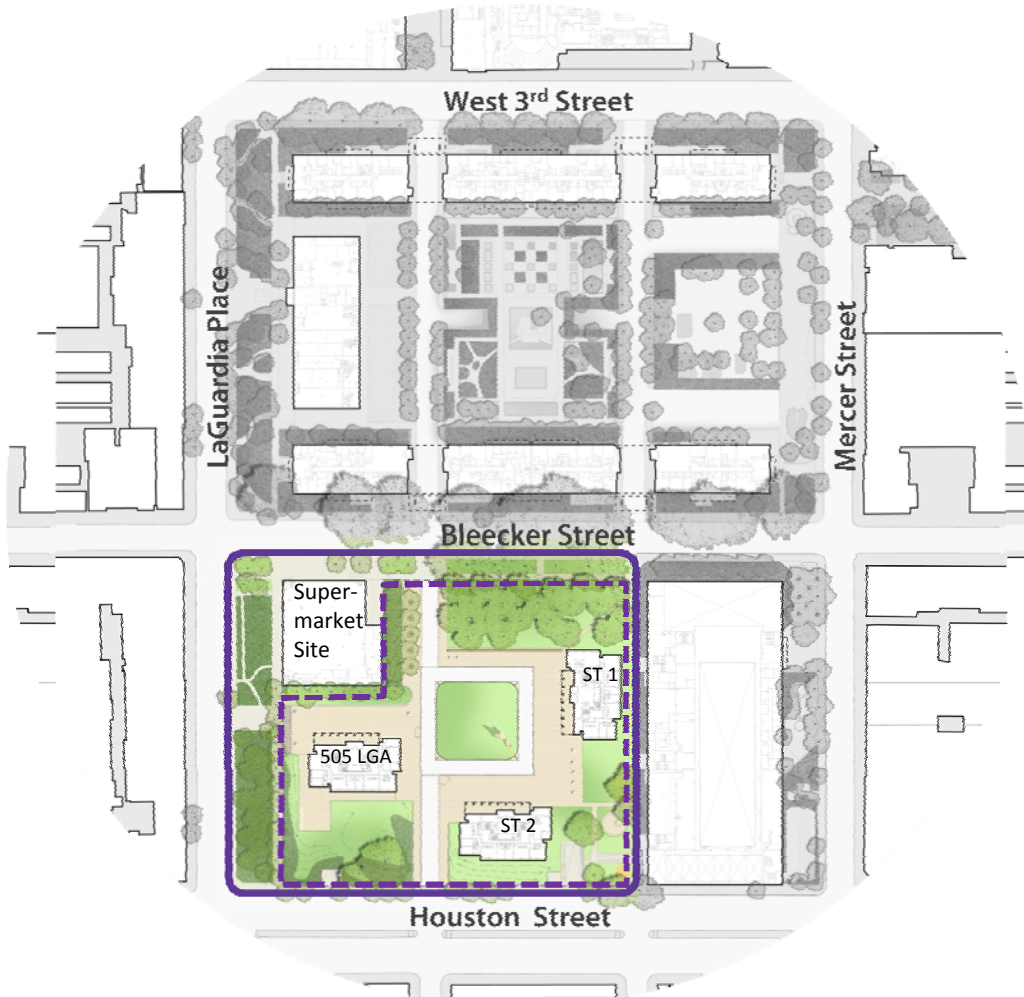
On the University Village block, one of NYU’s proposals is to build a tower. Originally the University had considered building on the existing supermarket site, which it owns. However, a far better proposal emerged from the planning process: by shifting the proposed tower eastward, it is possible to accentuate the I.M. Pei design, add to the “dynamic” pinwheel arrangement of the buildings, preserve clear view corridors, frame the “Bust of Sylvette” sculpture, and anchor the fourth corner of the site with green space.

City approvals for this site include both the Uniform Land Use Review Procedure (ULURP) and approvals from the Landmarks Preservation Commission (the University Village site was landmarked with the University’s support in 2008). The LPC review will provide clarity on whether the University’s ULURP application includes a building on the supermarket site or a building on the landmarked University Village Site.



EXISTING CONDITIONS ON SUPERBLOCKS (AREA OF DISCUSSION HIGHLIGHTED)

NYU's plans call for new buildings on both superblocks. The current proposal focuses on the University Village/Pei-designed towers and site (outlined in solid purple line below). The dotted purple line shows the landmark boundary.





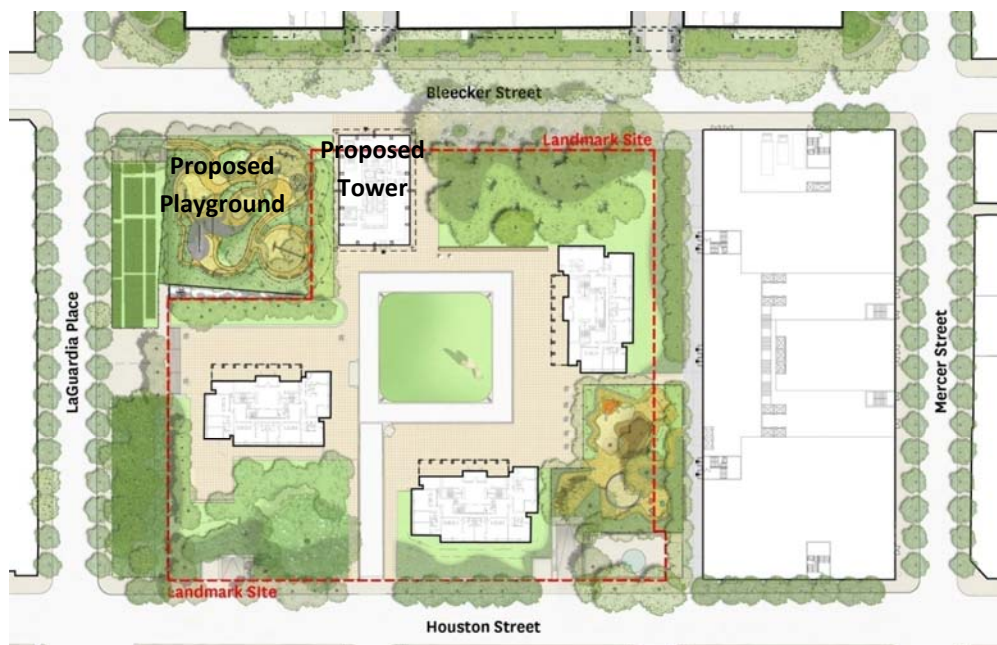
NYU’s Preferred Strategy: To build not on the supermarket site, but instead to shift the building to the east onto the landmarked site.

In 2001, when NYU purchased the supermarket, the intention was to secure the site and have the option to develop it over time. There exists an “as-of-right” option for the site that allows adding bulk/square footage to that corner at a future date (2021), even absent a larger ULURP.

However, through the 2031 planning effort, a group of designers (including landscape architects) helped the University approach the superblocks more strategically and holistically, leading to the preferred strategy to seek approvals from LPC to—instead of building on the corner supermarket site—shift the building to the east and integrate a new tower onto the landmarked site.

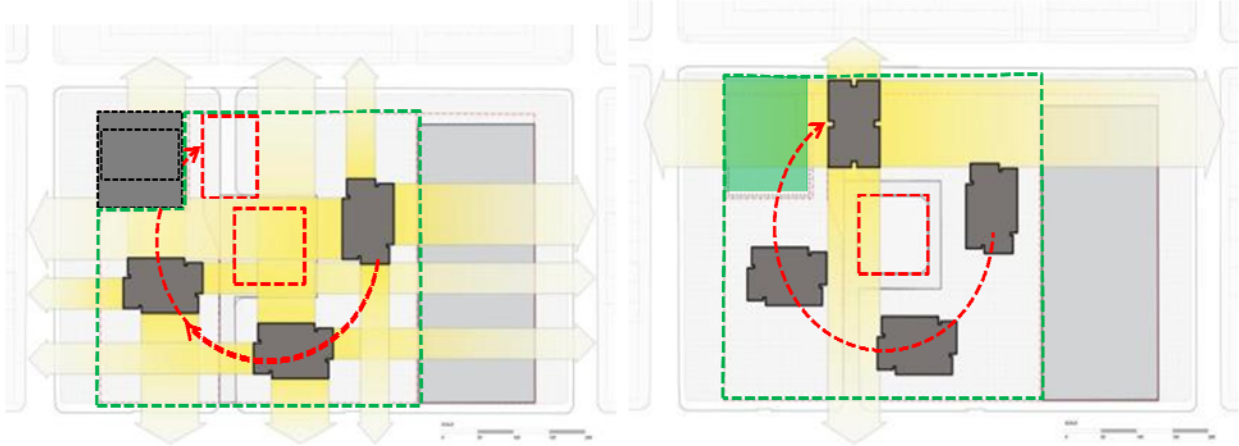
The proposed tower design complements the existing Pei design by adding to the dynamic pinwheel arrangement of the buildings, keeping clear view corridors, framing the Bust of Sylvette, and building on the asymmetrical facades of the Pei structures to provide a rhythm and counter balance. This design also, importantly, allows a new green space to be created on the northwest corner of the site - completing, in a sense, the “tower in the park” concept. The supermarket would be replaced within one of the new development sites (most likely where the existing gym facility is).

PROPOSED SITE PLAN WITH PREFERRED OPTION FOURTH TOWER AND NEW OPEN SPACE *(Requires Landmarks Commission Approval)*





Respecting and Adhering to the Pei Concept



Pei Design Concept

- “Towers in the Park” typology
- “Pinwheel” arrangement around a central lawn
- Preserves clear view corridors from each tower

Proposed Fourth Tower Design Concept

- Continues Pinwheel arrangement
- Maintains view corridors
- Frees up corner for open space
- Strengthens “Towers in the Park”



RENDERING OF PREFERRED OPTION -
FOURTH TOWER ON LANDMARKED SITE
(View Looking Northwest from Houston and Mercer Streets)





RENDERING OF PREFERRED OPTION –
FOURTH TOWER ON LANDMARKED SITE
(View Looking North up Wooster St.)



Fourth Tower Facts

- The proposed building would sit on the landmarked site and therefore requires Landmarks Preservation Commission approval.
- The footprint of the building is relatively small and would best accommodate residential uses.
- The proposed use for the building is a mix of faculty apartments and a university-affiliated hotel.
- Building to the east (on the landmarked site) allows a half acre new public green space to be added on the northwest corner (on the existing supermarket site). The supermarket would be relocated to nearby space on the superblocks.
- The tower best preserves the view corridors for the existing Silver Towers buildings and particularly 505 LaGuardia.
- The tower is proposed at 38 stories, plus mechanicals.
- The proposed square footage is 270,000 GSF.



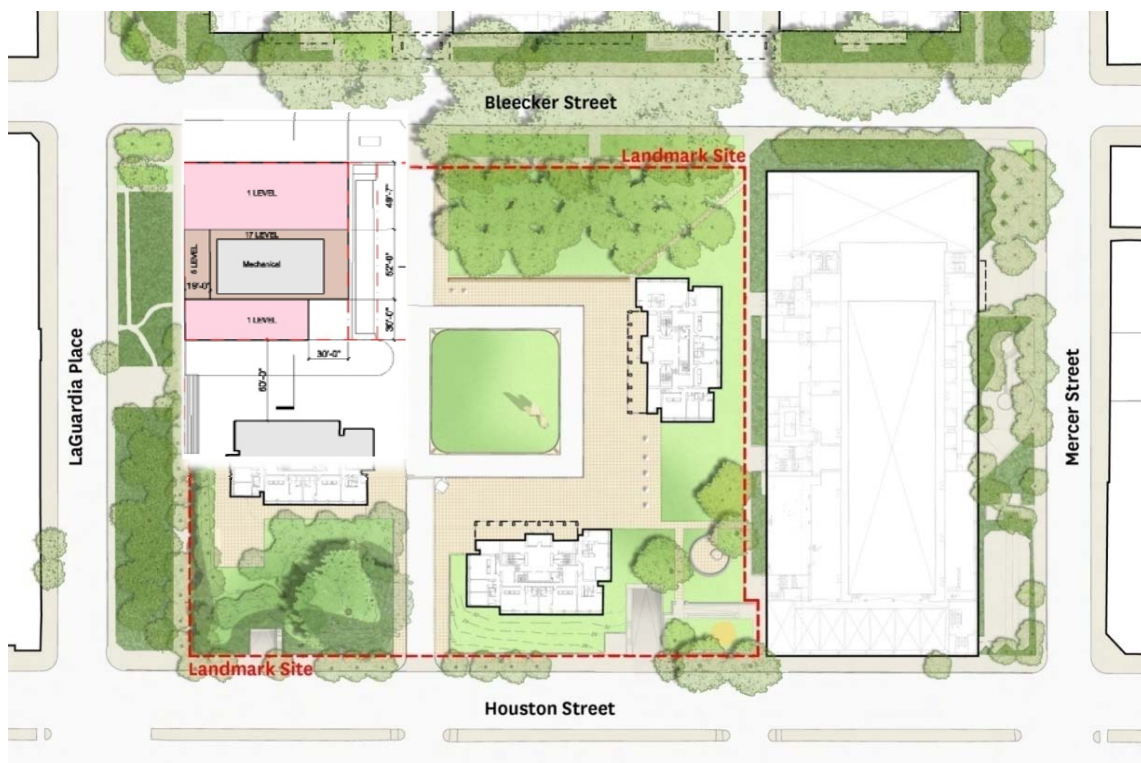
Alternative Option - Build on Supermarket Site (Corner Building)

In 2001, when NYU purchased the Morton Williams supermarket, the intention was to secure the site and have the option to develop it over time. There exists an “as-of-right” option for the site that allows adding bulk/square footage to that corner at a future date (2021), even absent a ULURP.

The site has a floorplate that is larger than the proposed tower and would therefore offer more flexibility in uses. A future site on this corner could include academic and/or residential (faculty or student). The supermarket would be replaced within one of the new development sites (most likely where the existing gym facility is).

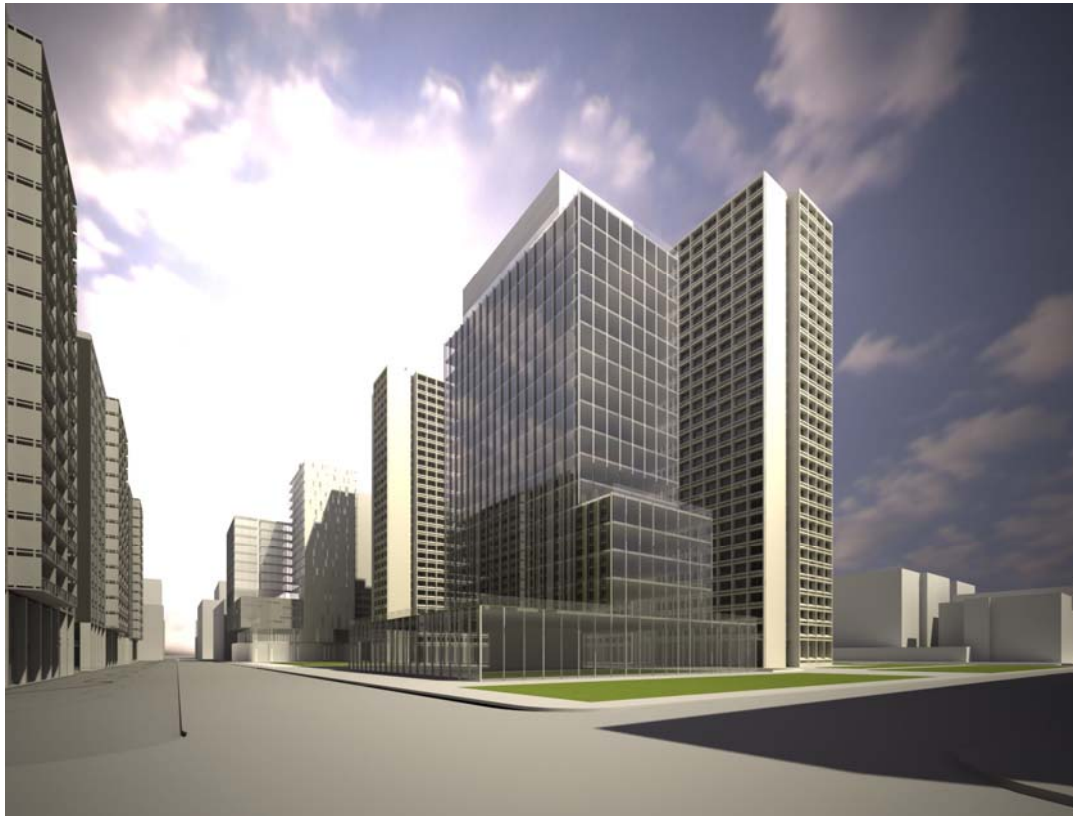
In the University’s judgment, from an urban design and planning perspective, a building on the corner site is less desirable than building a tower on the landmarked site; however, the University will include a new building on the corner site in the ULURP application if the proposal for the pinwheel tower is not successful before the LPC.

SITE PLAN WITH ALTERNATIVE CORNER BUILDING





MASSING DIAGRAM OF WHAT IS FEASIBLE ON THE SITE WITH NO ZONING ACTIONS - ESSENTIALLY THE MINIMUM-SIZED BUILDING THE UNIVERSITY WOULD BUILD



However, the NYU 2031 strategy contemplates using the available square footage on the block to meet its needs. Thus, if the Landmarks application for the tower were unsuccessful, the proposal that would be submitted via ULURP for the corner site would be significantly larger: in the 250,000 square foot range (similar in size to the Fourth Tower).

Corner Building/Supermarket Site Facts

- The building does not require Landmarks Commission approval.
- The footprint would allow a mixed-use building (academic and/or residential), which offers the University flexibility.
- A building on the site would not preserve the view corridors of the Pei towers, particularly those of 505 LaGuardia Place.
- The requested square footage for the site, if pursued in the ULURP application, would be approximately 250,000 square feet.



History of the Superblocks and University Village

The “superblocks” are a result of the 1950s Urban Renewal, slum clearance project led by the City and Robert Moses. Ultimately, nine city blocks to the southeast of Washington Square Park were cleared to make way for new development.

The northernmost block (bound by West 3rd and 4th Streets; LaGuardia Place to Mercer) was sold by the City to NYU in 1955 for its academic needs, and the two southern blocks were sold to a private developer.

The developer built only part of its full plan – the two of what was supposed to be three Washington Square Village buildings, the retail on LaGuardia and the supermarket – due to financial hardship. The City then sold the southernmost block to NYU (excluding the supermarket) and ultimately NYU took ownership of the Washington Square Village buildings and LaGuardia retail.

In the early 1960s, the University commissioned I.M. Pei to design the University Village residential complex. Two of the three towers were designed for NYU faculty (Silver Towers 1 and 2) and a third as independent moderate income residence (505 LaGuardia).

The University purchased the supermarket in 2001.

The University Village site was landmarked, with the support of the University, in 2008.

NYU 2031: NYU in NYC

In 2006, the University launched its first ever long-range plan for space growth. After many years and calls on the University by its local community to provide a more transparent and long-range plan, the University was finally in a position to set out on such a track. After three years of planning, numerous meetings and open houses, interactions with thousands of members of the public including a special Task Force convened by the Borough President, the University has set forth a strategy for how it will seek to grow over the next two to three decades.

The strategy acknowledges that not all of the University’s projected square footage needs can be met in and around Greenwich Village and therefore projects up to half of the growth will take place outside of the area in areas



such as the health corridor along First Avenue in the 20s and 30s, downtown Brooklyn, and Governors Island.

The strategy also calls for seeking City approvals—via a Uniform Land Use Review Procedure—to allow the University, over time, to build on the superblocks. The ability to build on the existing NYU footprint is a strategic use of underutilized space and is intended to relieve pressure on the surrounding neighborhood. And while the University will continue to take advantage of opportunities in the neighborhood, we will do so by adhering to principles agreed to with the community.

A ULURP application will be filed in the coming months. However, because the University has decided that the preferred solution for introducing a building near the Pei towers is to build a complementary tower on the landmarked site, the first step is to take the tower through an official LPC application. The schedule for that review process is intended to begin in the Fall 2010. The outcome of those deliberations will dictate whether the University's ULURP application is filed with a tower on the landmarked site or a building on the corner supermarket site.

For more information about NYU Plans 2031: NYU in NYC, visit: www.nyu.edu/NYUinNYC.