



NYU
2031
NYU in NYC



NYU 2031: A Strategy for Future Growth

NYU 2031: NYU in NYC is

- A long-term, city-wide vision to guide how the University grows over the next two decades
- Is in support of NYU’s longer-term academic priorities set in the “2031 Framework”
- A plan that understands the mutual and reciprocal benefits of NYC and NYU
(locational endowment for the NYU, talent attraction and economic benefits for NYC)
 - NYU is among New York City’s top ten employers
 - NYU is one of the top 60 research universities in the nation
 - NYU attracts thousands of new students to NYC each year
- A vision that aligns with the City’s PLANYC 2030
 - The University, like the City, recognizes the need for planning for the future
 - NYU accepted and will exceed the Mayor’s Climate Challenge, calling for a 30% reduction in greenhouse emissions by 2018
- A result of an intensive and inclusive process between the University, its community and its neighbors which included:
 - A multitude of open houses and meetings
 - Interaction with thousands of members of the public and numerous community groups
 - Gaining feedback and input which was incorporated in real time



NYU 2031: NYU in NYC

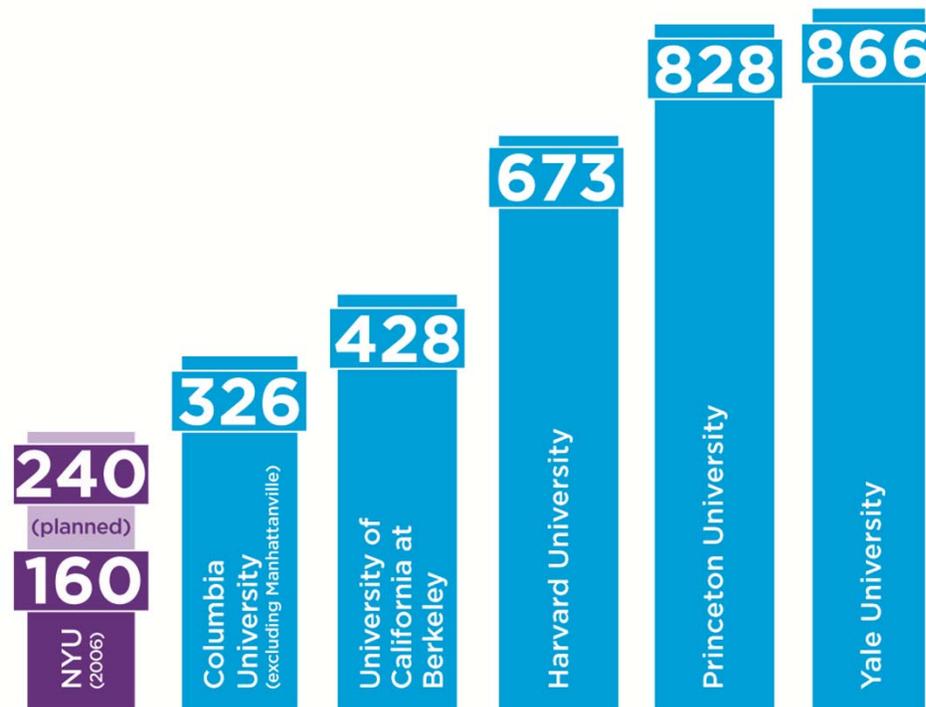
- Projects modest growth averaging 240,000 square feet per year for 25 years
 - Recent historical trends
 - Projected enrollment growth (modest)
 - Schools' 10 year plans
 - Needs not currently met

- Is a pathway for approximately half of the new development taking place away from Greenwich Village and distributed across New York City
 - Health Corridor on Eastside of Manhattan
 - Polytechnic in Downtown Brooklyn
 - Governors Island

- Requires a new approach
 - NYU must evaluate and prioritize uses that must be proximate to the Washington Square Campus – based on our needs, the spaces available in the “Core” and “Neighborhood” are not endless
 - NYU must recognize the limitations of a campus in Greenwich Village on some disciplines, such as the major sciences
 - The entire plan calls for a level of predictability and transparency that has never been a part of how NYU has grown



NYU will always be lean compared to others; however, 2031 planning aims to ensure that NYU's academic capability is not undercut by its physical capacity



Academic Square Feet per Student



NYU Growth Drivers

Support Academic Ambitions

Momentum in the Sciences

Stature in Arts and Education

Leadership in the Professional Schools

Firmly Anchor the Global Network University

By...

Providing Sufficient Faculty Space

- Partner's Program (2005-2010): Largest expansion of faculty in the arts and sciences (125) in NYU history
- Housing, offices, labs, conference space are a major recruitment/retention
- NYU recruits nationally and internationally

“Decompression” of Current Facilities

- For past two decades facilities space has not kept pace with enrollment

Enhancing Student and Graduate Housing

- Need to accommodate the potential increase in housing demand over the long term
- Percent of graduate housing well below competitors

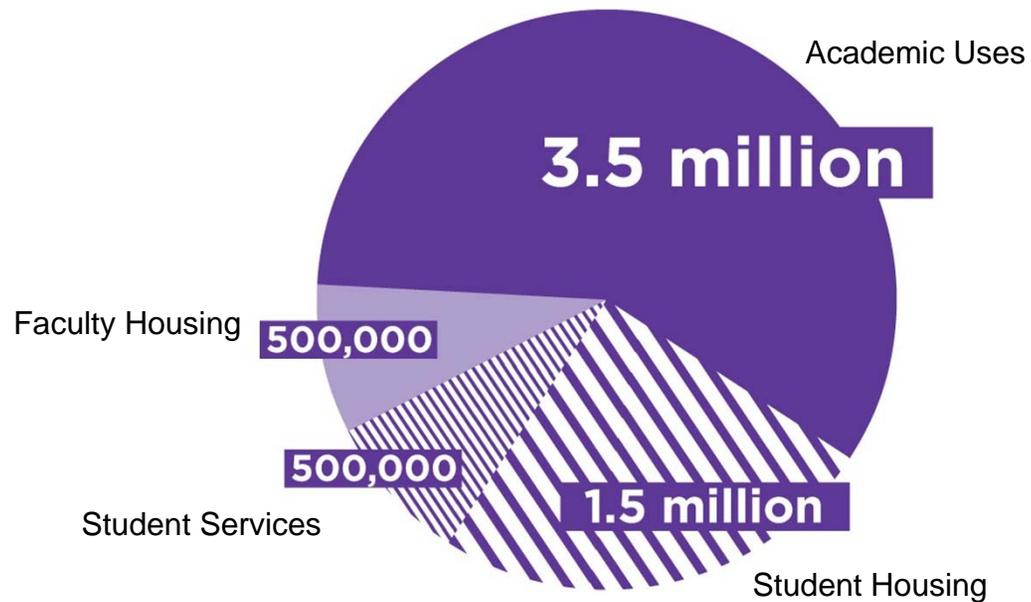
Accommodating University Scholars and Visitors from Around the World

- Each year, tens of thousands of people visit the NYU campus
- The range of visitors is vast including the families of the over 30,000 undergraduate applicants to the University, scholars in NYC for one of the hundreds of academic conferences or collaborative research projects; or members of our Global Networked University spending a week, semester or year in NYC
- This “talent flow” puts pressure on quality academic and conference space and would benefit from a University-affiliated hotel so visitors can affordably stay near the main campus



Projected Growth over 25 years

total: 6 million square feet





Phase I Defined by Community Outreach and Planning Milestones

2006	NYU, for the first time, establishes the Office of Strategic Assessment, Planning and Design
February 2007	Manhattan Borough President Stringer forms Community Task Force on NYU Development
May 2007	Outside Design Team Hired
June 2007 – April 2008	Planning Exercise and Community Open Houses
January 2008	Task Force Planning Principles Adopted
April 2008	Design Team Recommendations to University
May 2008 – Present	NYU Review, Analyses and Decision Making



Phase I Projects: A New Approach

These projects reflect and integrate the 2031 planning principles, prioritizing contextuality, better urban design, public review, preservation and maximizing efficiencies

Under Construction

- Center for Academic and Spiritual Life
- 7 E. 12th Street (new home for SCPS)
- NYU Cogeneration Plant and Mercer Park

Recently Completed

- Genomics Center
- 133-139 MacDougal Street

Purchased

- Gramercy Green
- 730 Broadway
- Forbes Building

Planning

- Basic Science Block
- Tisch Institute for Performing Arts
- Mews Renovations and Conversions



Rendering of Mercer Park



Rendering of 133-139 MacDougal



NYU 2031: NYU in NYC

A Strategy for Future Growth



NYU 2031: A Citywide Approach



Remote Sites

(Health Corridor, Downtown
Brooklyn, Governors Island)



Washington Square Campus "Core"



Neighborhood Boundary

(1st to 8th Avenues and
Canal to 18th Streets)



Strategy for the Remote Sites



Remote Sites: 3 million square feet

Strategies are always based on an academic rationale. Can happen by:

- Incremental growth
- Critical mass growth
- Other independent opportunities that may arise





Strategy for The Health Corridor: up to 1 million square feet

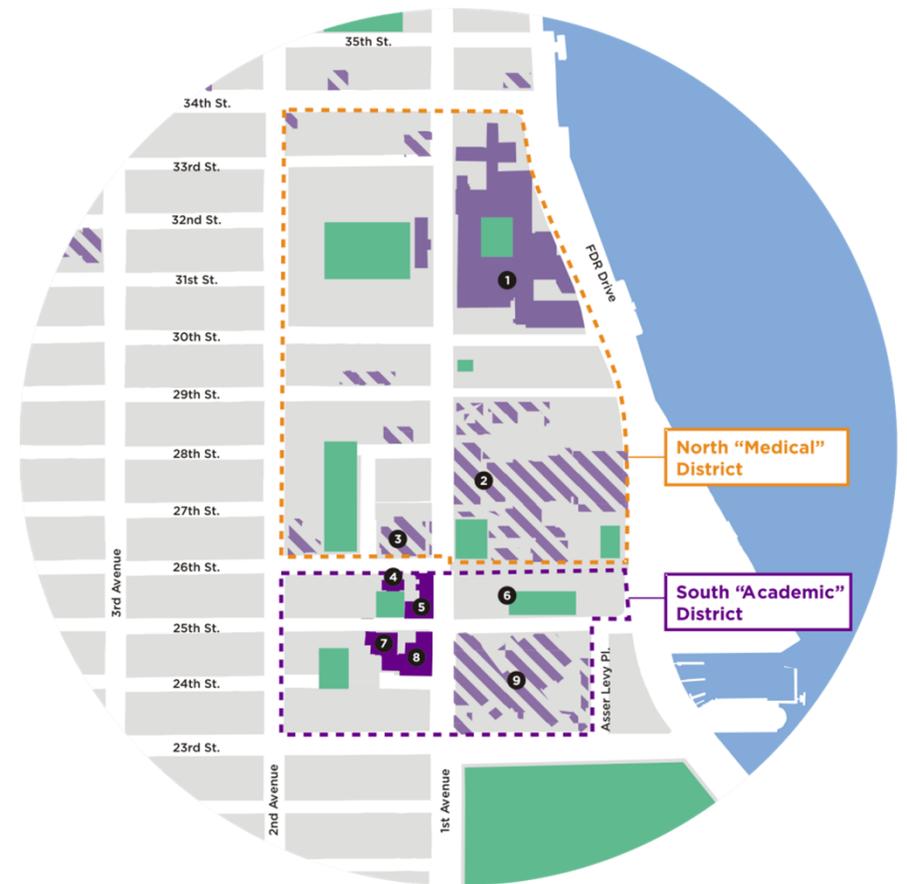
NYU's existing presence in this area, includes the NYU Langone Medical Center, the NYU College of Dentistry and affiliations with surrounding health facilities

NYU will look to grow incrementally in this area

NYU will seek to grow in ways that are consistent with the current academic programs in the area; an example includes plans to move the NYU Nursing School to the health corridor onto an already owned site

NYU will look for other sites in the area (such as CUNY's Brookdale, for which we responded to an RFP in March 2008)

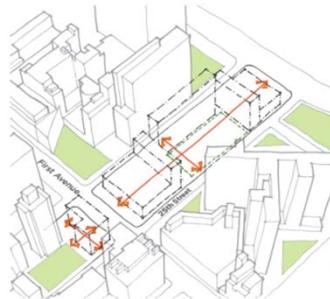
The health corridor is most compatible with health related programs, education, research, and science



- NYU owned
- NYU-Langone owned
- NYU leased and affiliated
- Possible open space
- 1** NYU Langone Medical Center
- 2** Bellevue Hospital Center
- 3** Basic Sciences Site
- 4** 26th Street Residence Hall
- 5** College of Dentistry
- 6** Brookdale Site
- 7** Public Health Laboratories
- 8** University Court
- 9** Veterans Affairs Hospital



Strategy for The Health Corridor: up to 1 million square feet

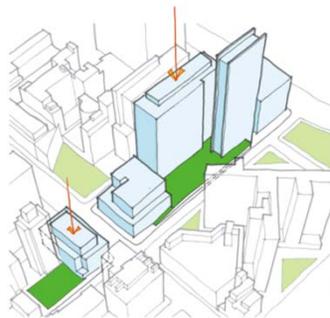


Possible development sites

Basic Science site, west of First Avenue; Brookdale (not owned by NYU, subject to RFP) is to the east

Basic Science site planning is underway; Brookdale RFP not finalized

Both sites could accommodate nearly one million square feet and allow incremental growth over the next two decades





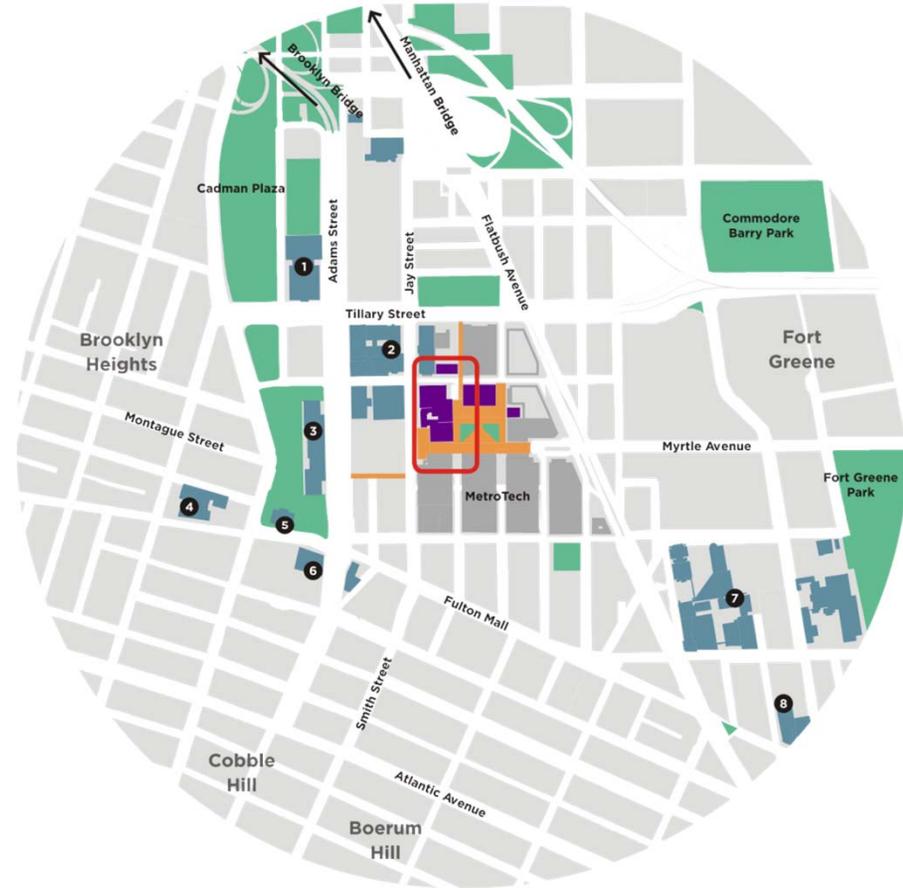
Strategy for Downtown Brooklyn: up to 1 million square feet

NYU recently entered into an affiliation with Polytechnic (now NYU Poly) which is slated to be a full merger in the next 3 to 5 years

NYU's first priority is to invest in and enhance the current campus environment and facilities (projected to take 5 to 7 years)

Growth will take place in this area incrementally and will come in the shape of the University seeking opportunities that are proximate to the Poly campus and taking advantage of available air rights

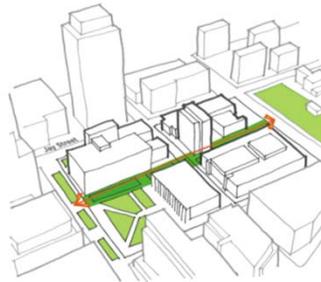
Downtown Brooklyn is compatible with a number of University needs including science and technology, continuing education, graduate programs, arts programs



- Polytechnic Institute of NYU
- Open Space
- 1 US Courthouse
- 5 Borough Hall
- MetroTech Campus
- Pedestrian Commons
- 2 City Tech (CUNY)
- 6 Brooklyn Law School
- Educational, Cultural, and Governmental Institutions
- 2031 Possible Development Area
- 3 NY State Supreme Court
- 7 Long Island University
- 4 St. Francis College
- 8 Brooklyn Academy of Music (BAM)



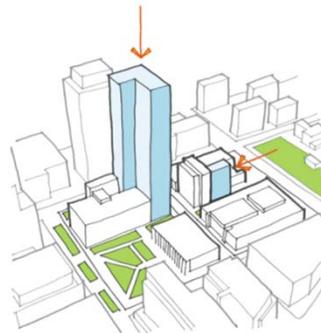
Strategy for Downtown Brooklyn: up to 1 million square feet



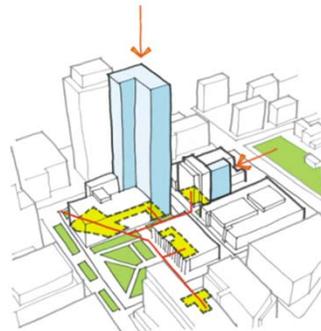
Possible development sites

The first step is investing in and upgrading the current facilities and campus environment

From there, there are available air rights which may be utilized over time



The “as-of-right” modeling of the air rights are depicted (left), the University may choose to pursue City approvals in the future to reconfigure the massing to make it more compatible with University needs



Other downtown Brooklyn sites may also offer good growth opportunities



Strategy for Governors Island: up to 1 million square feet

Governors Island represents an unparalleled opportunity for the University to look for long-term growth

Growth will need to be done in a “critical mass” and will need to be mixed use to ensure a successful living and learning experience

The University will continue work with the City and GIPEC as discussions about the Island move forward

The University contemplates that growth on the Island would be driven by demand of entirely new programs (such as the science of cities); growth of engineering and science, artists colonies, etc.



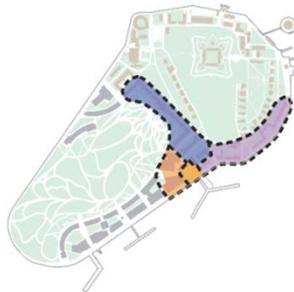


Strategy for Governors Island: up to 1 million square feet



Possible development sites

The University envisions being able to utilize Yankee Pier (on the Brooklyn side) as the focal point and arrival for its campus



Development would include careful re-use and restoration of some of the historical facilities (i.e., Liggett Hall) on the Island, with new development allowed on the southern portion



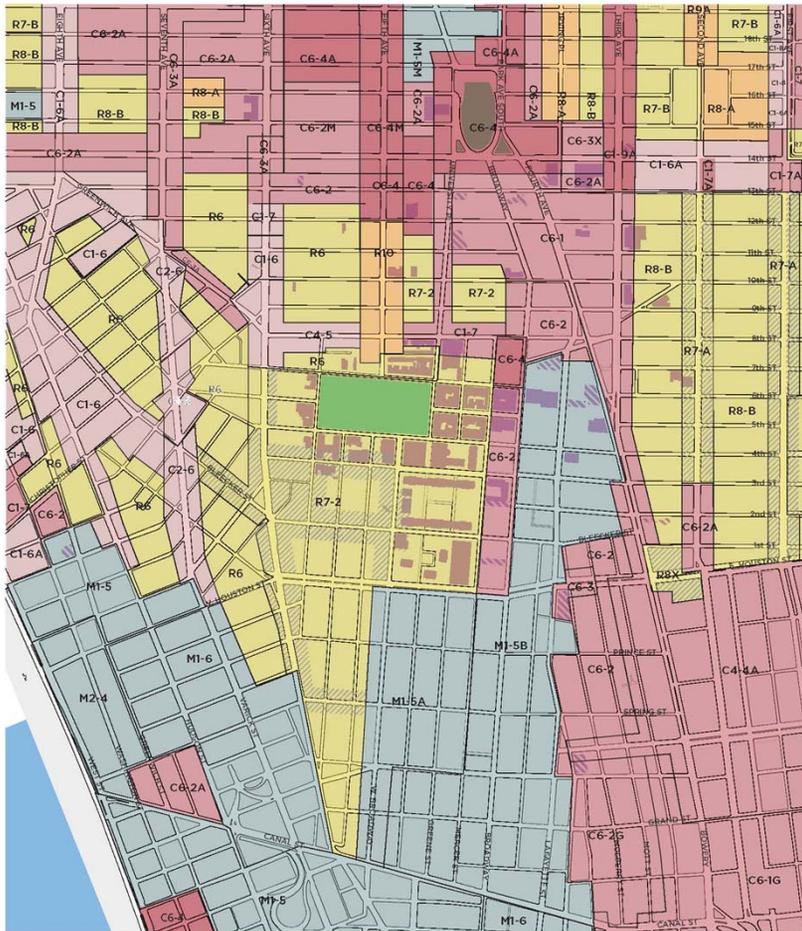
The existing facilities are most conducive to housing students, faculty and visitors while newly built facilities provide highly flexible academic space



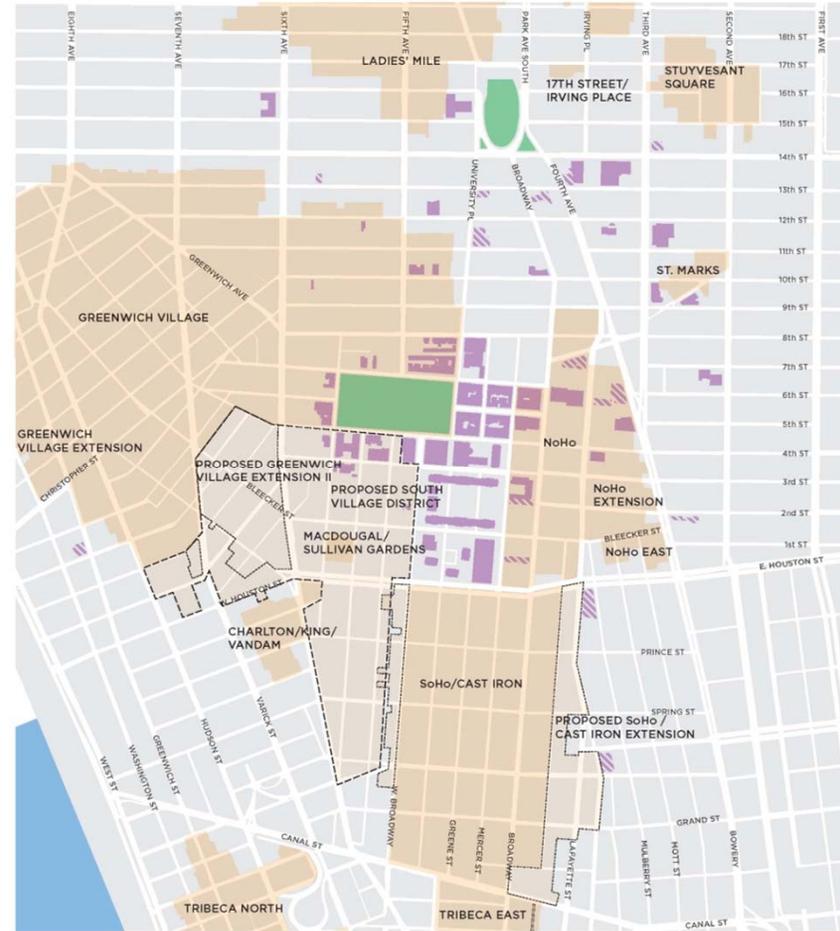
Strategy for the Core



The Core in an Urban Context (limited expansion outward)



Zoning

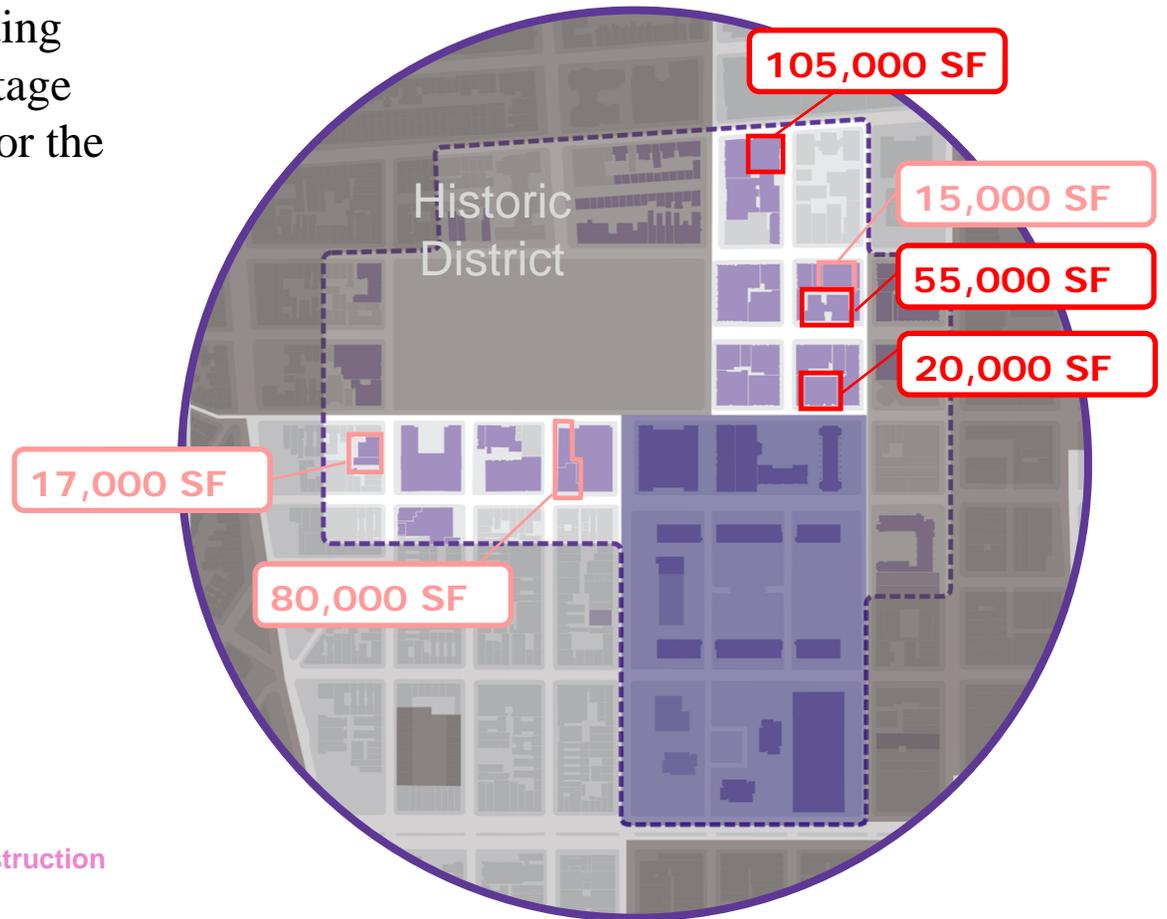


Historic Districts



Core Opportunities

There are only three remaining sites in the Core for development, yielding very little additional square footage (approximately 180,000 GSF) for the University's future

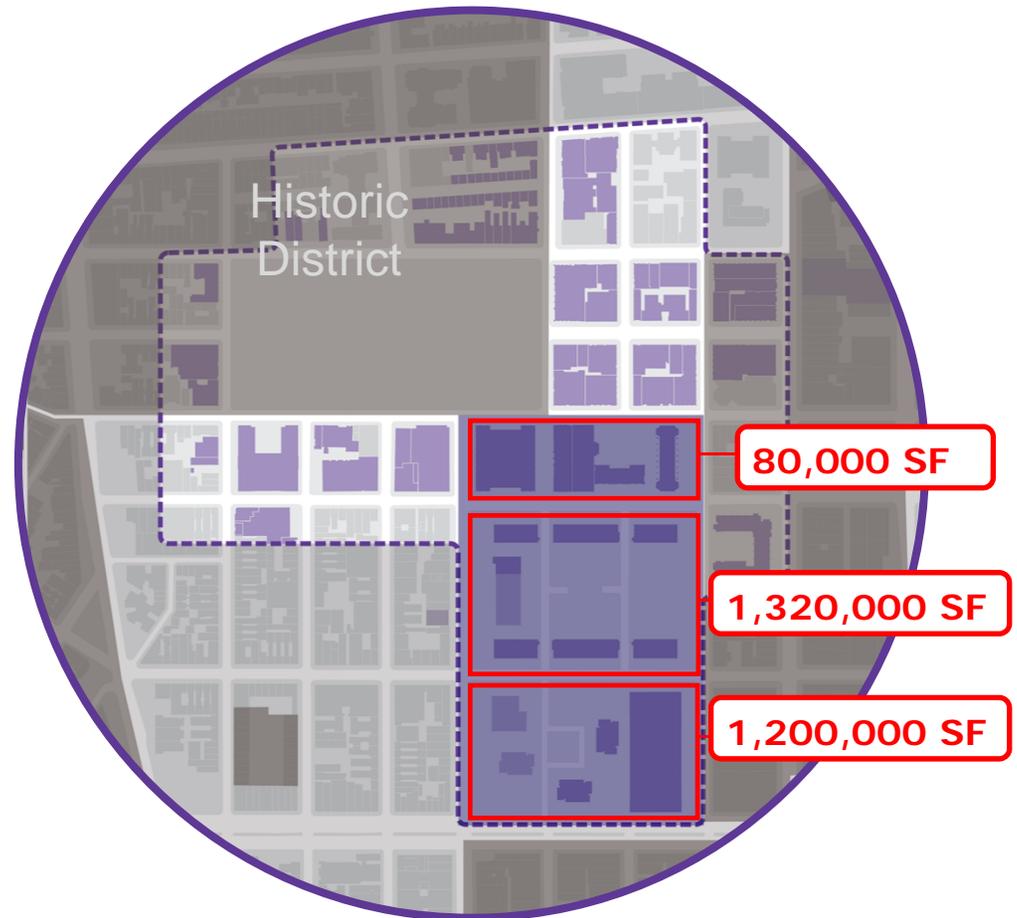


Key
Red #'s – Available As-of-Right
Pink #'s – Currently under construction



Core Opportunities

Based on remaining Core opportunities and the surrounding historic district and zoning restrictions, development of the Superblocks becomes a critical component as the University contemplates its future growth needs

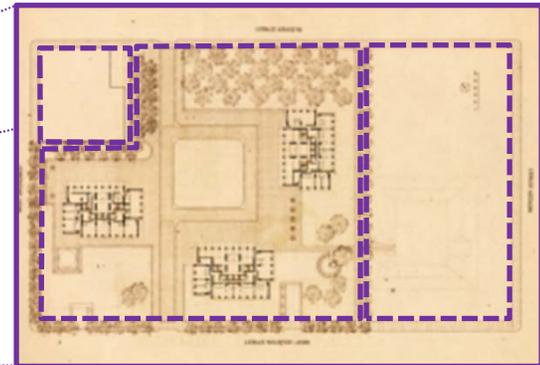
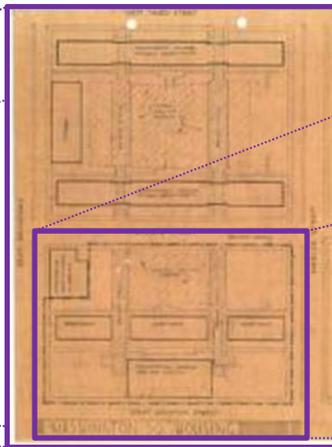
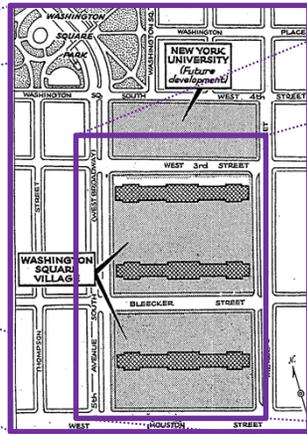
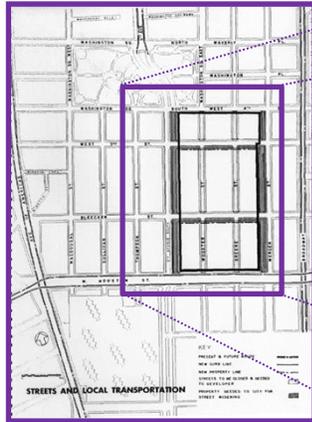


Key

Red #'s – Maximum GSF available



Superblocks: Site History



1954

Urban Renewal creates 3 superblocks between West 4th and Houston

Wooster and Green Streets are demapped, zones are designated for future widening of LaGuardia Place and Mercer Street

1955

NYU takes ownership of the northernmost superblock

Private developers purchase the two southern blocks

1956-60

Private housing (WSV) development completed on the middle block, including LaGuardia retail and supermarket

Washington Square Village sold to NYU

Remainder of southern block sold to NYU, with the exception of the supermarket

1960-64

NYU commissions the office of I.M. Pei to design the University Village residential complex

Silver Towers 1 and 2 house NYU faculty

505 LaGuardia developed as middle income housing

1981

Coles gymnasium completed on the east side of the University Village superblock

2001

NYU acquires supermarket site

2008

Pei Tower site landmarked



Existing Superblock Conditions

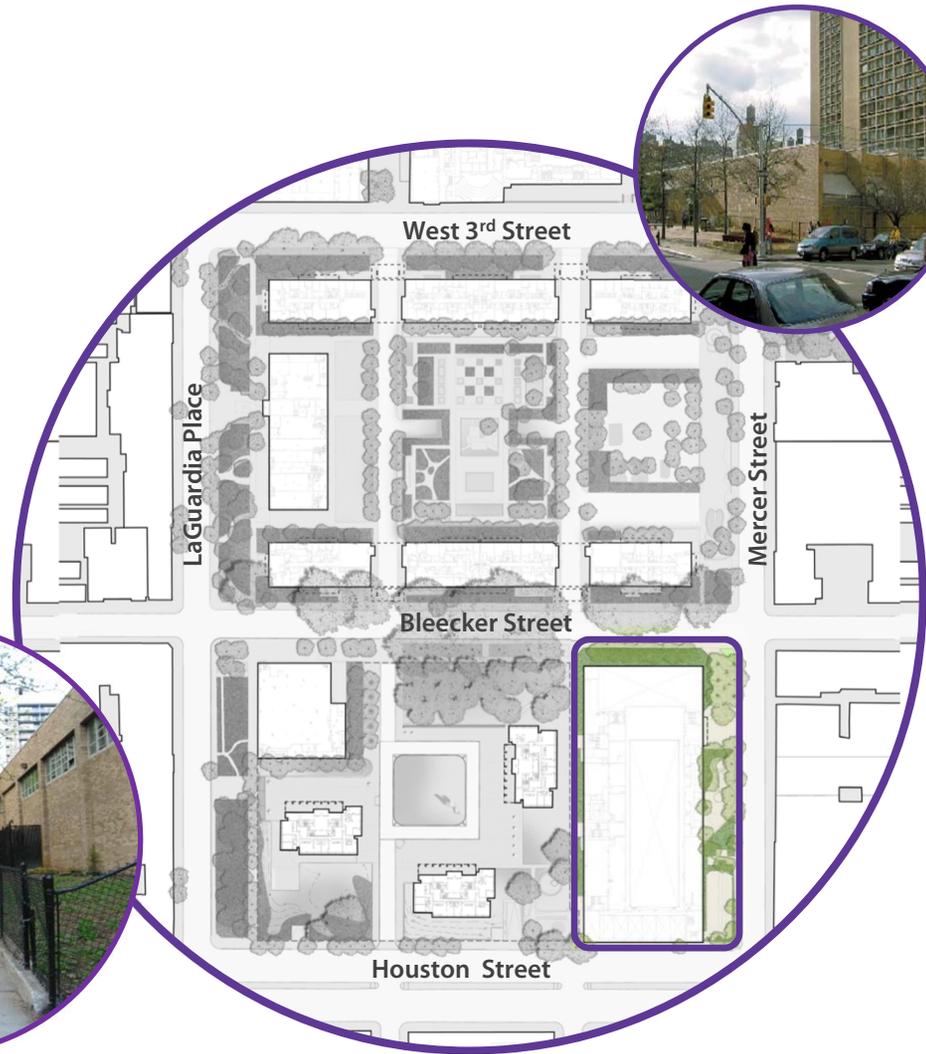




Coles Site

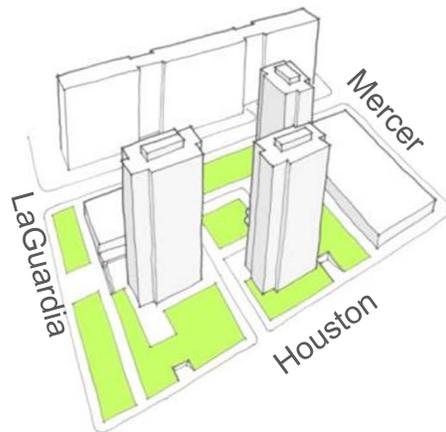
Profile

- Single-story Coles gymnasium building opened in 1981
- Open spaces along Mercer Street include dog run and play area
- Narrow walkway behind gym is remainder of Greene Street

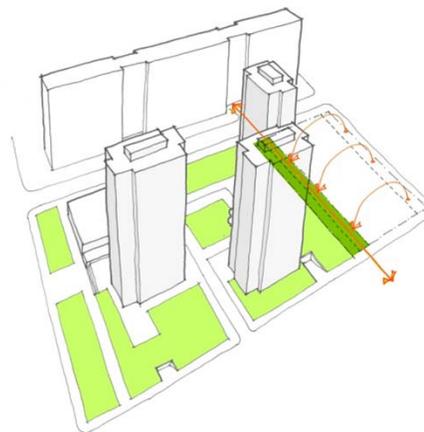




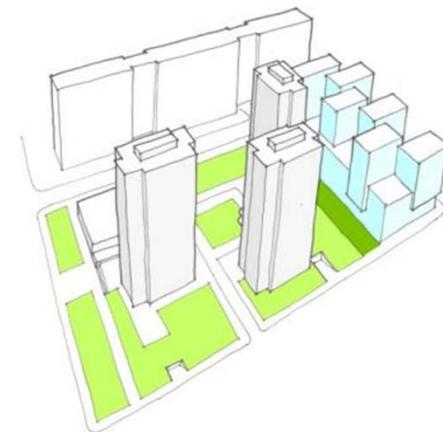
University Proposal for Coles Site



Existing Conditions



Combine green spaces and expand Greene Street Way, shift the new building eastward



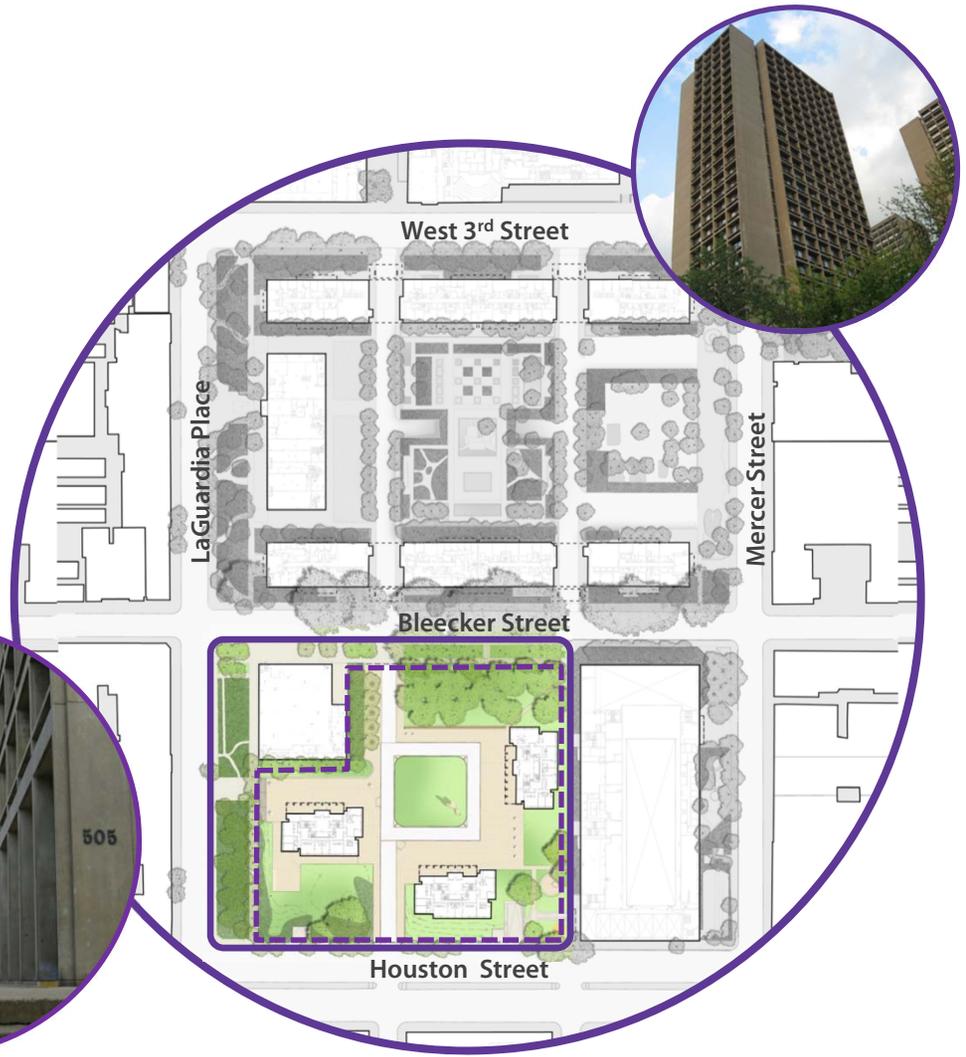
Rebuild gym, add retail and add highly functional academic and residential space above



University Village Site

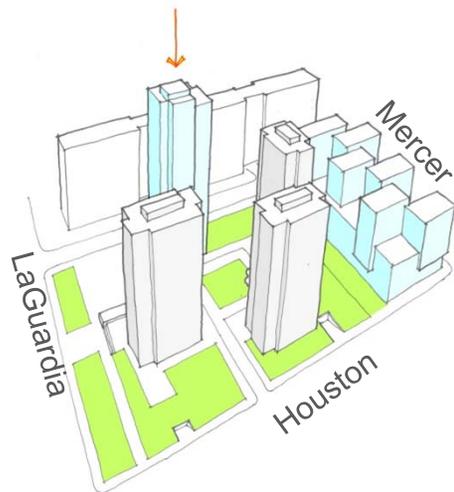
Profile

- “Towers in the Park” designed by I.M. Pei in the 1960s
- Two towers for NYU faculty, third tower is a moderate income cooperative
- Site landmarked in 2008 (not including supermarket on northwest corner)

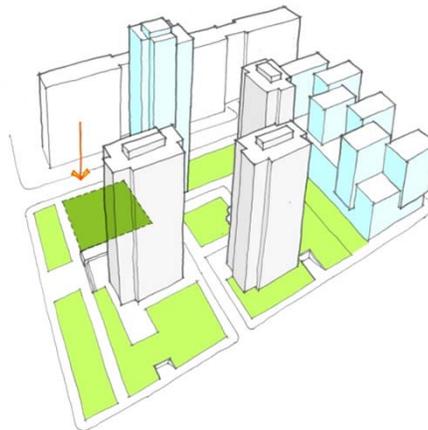




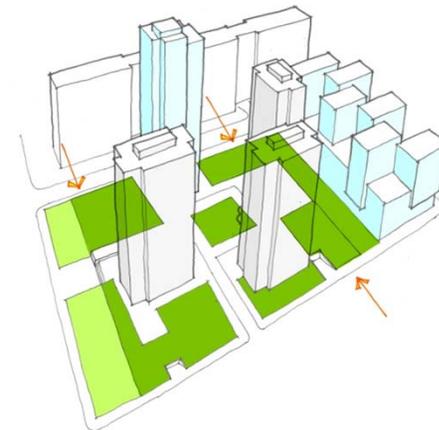
University Proposal for New Fourth Tower



Propose to not build on the supermarket site, but add a 4th tower to the current composition



Create major new open space at the corner of Bleeker and LaGuardia Place



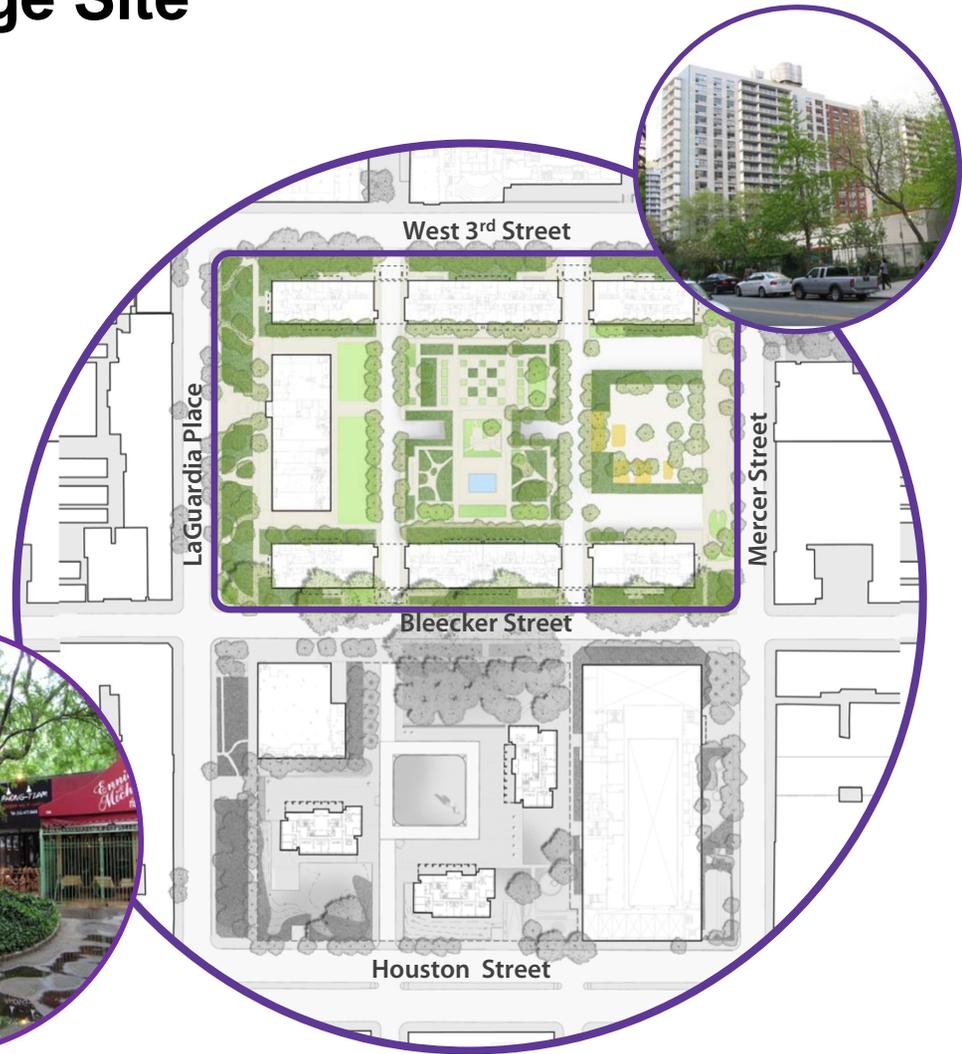
Tower would best accommodate residential needs



Washington Square Village Site

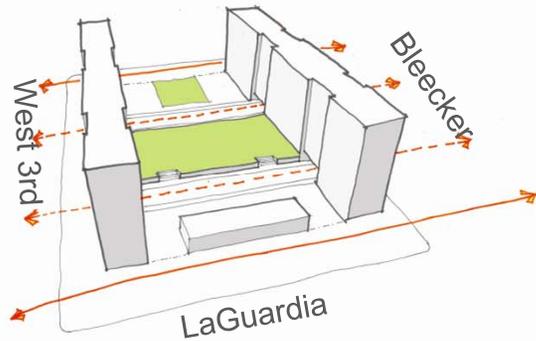
Profile

- Two 17-story housing buildings built in 1956 and sold to NYU in 1960
- Central raised garden above 2-story parking structure
- Single-story retail set back along LaGuardia Place

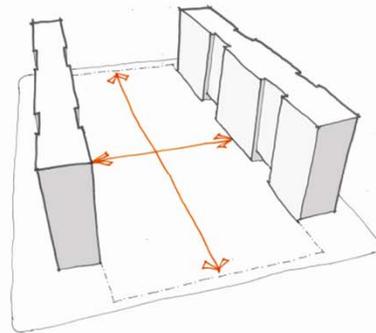




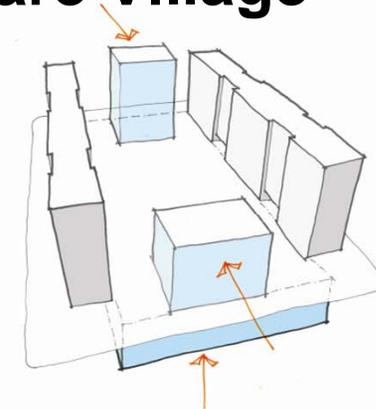
University Proposal for Washington Square Village



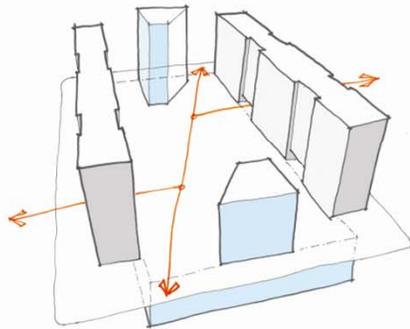
Existing Conditions



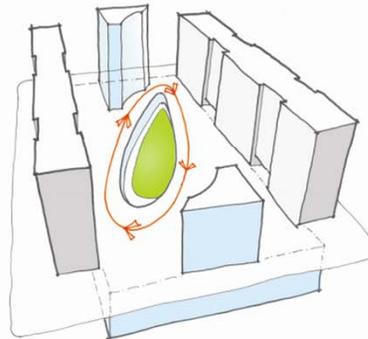
Create a single, publicly accessible ground plane



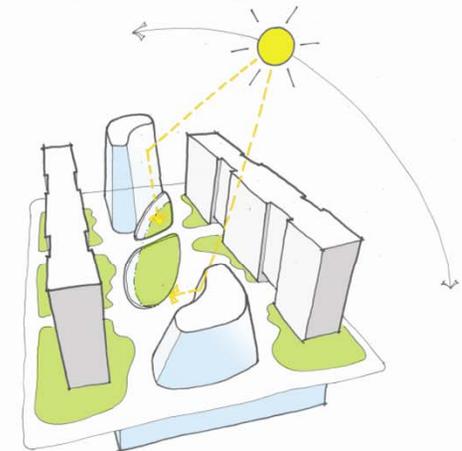
Maximize below-grade space



Shape buildings to animate the open space and frame pedestrian networks



Carve site to bring light to below grade space



Tune the building forms to maximize access to light and air



Strategy for The Core: 1.5 to 2 million square feet

Prioritize Uses Required in the Core

- Classrooms and teaching labs
- School departments
- Student support space
- First-year undergraduate housing
- Some faculty and visitor housing

Pursue opportunities on remaining available sites in the Core, phased over time and sensitive to current use (i.e., residential)

Seek approval to develop additional facilities on the two southern Superblocks following principles

- No eminent domain
- Existing housing remains
- Stay within current FAR
- Full use of below-grade space
- Greatly improve the public realm
- Better integrate the blocks into the City





Strategy for the Neighborhood



Strategy for the Neighborhood: 1.0 to 1.5 million square feet

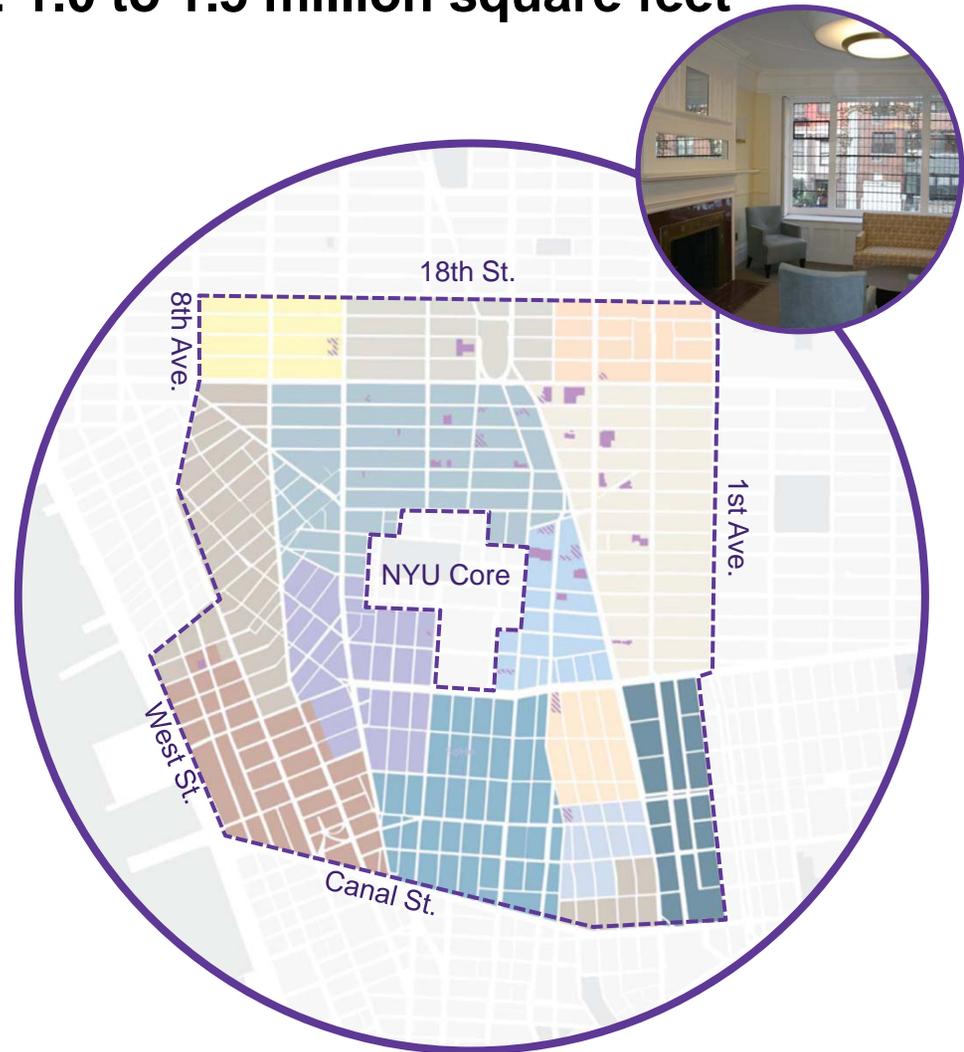
Prioritize Uses that need to be proximate to the campus core

- First and Second Year Housing
- School Departments
- Administrative Uses that Support the Core

Follow principles agreed to with the Community Task Force focusing on context, design, prioritizing re-use

The University cannot identify sites intended for purchase, but will ensure that appropriate notice is provided to the public

Some properties may require their own public approvals. Those approvals will be independent and project specific (i.e., 383 Lafayette)





NYU 2031 in Summary

City-wide and Simultaneous

- Utilize remote locations to further develop mixed-use academic centers and additional research and housing opportunities
- Maximize opportunities within the Core while respecting the surrounding context
- Seek appropriate opportunities within neighborhood for supporting facilities





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