



## NEW YORK UNIVERSITY

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### Government Affairs and Community Engagement

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**Alicia D. Hurley, Ph.D.** *Vice-President*

September 10, 2010

Jo Hamilton, Chair  
Community Board #2, Manhattan  
3 Washington Square Village, #1A  
New York, NY 10012

Dear Chairwoman Hamilton,

The following information and attached documents serve to respond to your August 17, 2010 letter to President Sexton and Community Board #2 resolution. As you know, we have been engaged in this dialogue about our future growth strategies for over three years and have greatly appreciated the opportunities provided for dialogue by the Board who has hosted us for over a dozen different meetings in that time. We look forward to continuing the conversation.

Attached are the University's response to the Task Force recommendation as well as an overview of our growth strategies and options. Below are the responses to the specific questions from Community Board #2.

***CB2 Question: Please detail the criteria the University utilizes to site certain uses and additional square footage in the Washington Square core.***

The University has identified that there is a potential for 1.5 to 2.0 million square feet available to be built on existing sites and property owned by the University within the campus core. This includes projects on the superblocks and not on the superblocks.

The uses that have been identified for the core include: Classrooms, seminar rooms, teaching labs, school departments (faculty offices, conference rooms, support space), student support space, first-year undergraduate housing, some faculty and visitor housing.

***CB2 Question: The plan proposes four large, new buildings in the two residential superblocks. What is the total square footage for each building, both above and below grade? What is the square footage broken down by specific uses within the building and what is proposed for each floor? Most importantly, please explain the University's justification for locating these buildings and uses in the Washington Square core.***

Through its planning, the University has re-oriented its thinking about future growth and here, for the first time, has committed to accommodating half of its space needs outside of the Greenwich Village area. There are still critical needs that must be met

in a 25-year growth plan on and around its main Washington Square academic center. The planning effort explored what portion of that growth could be accomplished on our own footprint, thus relieving pressure on the surrounding neighborhoods. The proposals for the superblocs are meant to allow the University to build those facilities, when the future need is there, when financing is available and if it is an identified priority use for the core area.

Important information about our superbloc proposals: No use of eminent domain, existing housing remains, the University can stay within the current FAR envelope, full use of below-grade space, greatly improve the public realm, better integration of the blocks into the City. The planning calls for a series of improvements to open spaces and replacement of current spaces such as the dog run, the playgrounds, and other active areas.

We have a general sense of uses and square footage ranges for each of the buildings. The southern block (bordered by Houston and Bleecker; LaGuardia and Mercer Streets):

- Proposed Coles replacement is known as “the zipper”
  - Total square footage approximately 800,000 square feet
  - Upper floors, about half of the square footage, is planned for residential/student housing
  - The other half of the square footage would be in the lower levels and dedicated to academic (as per the list above of priority uses), retail/supermarket and a newly built athletic facility
  - Possible site for the new elementary school to be built and run by the City
  
- Proposed Fourth Tower – the University purchased the Morton Williams supermarket with the thought that it would develop that site. Through the planning, the University felt that a preferred option would be to move the building mass instead to the east and build a tower that would complement the current University Village landmarked site.
  - Total square footage approximately 275,000 above and 100,000 below grade
  - The upper half of the tower would be faculty residential
  - The lower half of the tower would be for a university-affiliated hotel
  - The below grade space would accommodate parking (which is slated to move from the northern block)

The northern block (bordered by Bleecker and West 3rd; LaGuardia and Mercer Streets):

- Building on LaGuardia side
  - Total square footage approximately 150,000 square feet above grade
  - Building would be used for academic purposes
  - Possible site for the new elementary school to be built and run by the City
  
- Building on Mercer side
  - Total square footage approximately 250,000 square feet above grade
  - Building would be used for academic purposes
  
- Below grade space
  - Approximately 300,000 square feet can be built out below grade at Washington Square Village

*CB2 Question: You have identified other buildings to the east and north of Washington Square Park where you have remaining FAR. Which buildings are they, and how much additional square footage are you seeking in each? Is this FAR currently as-of-right, or are you planning that it will be part of the ULURP application?*

There are three other sites within the core footprint that NYU currently owns which have "as-of-right" available square footage.

25 West Fourth Street (currently academic) has an available 20,000 SF

15 Washington Place (currently residential) has an available 55,000 SF

36 East 8th Street (currently academic/residential) has an available 105,000 SF

The area to the east of Washington Square Park would be included in our ULURP application. This would be to allow retail to go into the ground floors (the rezoning would not enhance the FAR available). The current zoning limits the uses and types of retail that can go into this area.

*CB2 Question: The University has four projects in the area that have recently been completed or are currently under construction, and has indicated that they are counted against the total square footage proposed for the core. Please outline how each project has reduced that total, and include any forfeited FAR in the calculations.*

Specifics for the four projects:

Cogeneration plant – entire plant below ground  
0 SF new

133 – 139 MacDougal (Wilf Hall/Provincetown Playhouse)  
17,000 SF added  
Forfeited 9,000 SF to build contextual building

12 – 16 Waverly Place (Genomics Center)  
15,000 SF added

58 Washington Square South  
80,000 SF added (above and below grade)  
Forfeited 19,000 SF to build contextual building

Update for full 2031 scope, starting in 2006

To be counted against the 6 million square foot projection:

- Core Tally: 112,000 SF
- Neighborhood Tally: 299,700 SF
- Remote Tally: 294,800 SF
- Current Updated Total: 705,500 SF (out of the 6 million)

*CB2 Question: What is the current permanent population represented by NYU faculty and administrators in the Core, and what is the transient student population? What are your projections for increases in both populations?*

NYU employs over 12,000 people.

NYU has approximately 1900 residential apartment units in the Washington Square core area.

We estimate 2.6 people per household to equal: 5020 permanent residents.

Approximately 15% (285 of the 1900) of the apartments are occupied by non-NYU residents (rent-regulated, non-affiliates).

NYU houses about 1500 undergraduate students in the core area.

Projections are that up to an additional 1400 students could be housed.

We appreciate the opportunity to offer clarification on these issues. Although we may not agree on every point, the dialogue we have had with the Board as well as the Task Force has been tremendously useful in helping us understand how best to balance the needs of the University and our neighbors. The input we received has significantly shaped the development of our growth strategy. We are grateful for the feedback we have received and will continue to seek the Board's counsel as we move forward together.

Sincerely,

A handwritten signature in black ink that reads "Alicia D. Hurley". The signature is written in a cursive style with a large, stylized initial "A".

Alicia Hurley