



Welcome to the fifth NYU Plans 2031 Open House. In the spring of 2007, NYU engaged SMWM in association with Grimshaw Architects, Toshiko Mori Architect and Olin Partnership to help the University create a strategic framework to guide the University's growth between now and 2031. The Design Team has completed their recommendations and this Open House marks the culmination of nine months of planning, analysis and outreach. At today's event, the Team will present design approaches as to how the University can both accommodate additional square footage and make targeted improvements to the ground floors; open spaces and streetscape in the NYU Core area around Washington Square. Additionally there will be information about the three areas NYU has expressed interest in exploring for remote locations.

The designs are intended to be flexible, to create a framework for future development, but not to be proscriptive about the exact shape or program for that development. The needs of NYU will change over the next 25 years, in ways that no plan can entirely foresee. The plans, massings, and visualizations are meant to suggest future possibilities and to capture the spirit of the design intent, recognizing that final configurations and architecture may be different.

NYU will examine these refined options over the coming months as we move towards a comprehensive space-planning strategy for the next 25 years.

We look forward to hearing your thoughts!



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SCOTT M. STRINGER
BOROUGH PRESIDENT

A Roadmap to a New York University Campus Plan

Introduction:

In the fall of 2006, a group of community groups, local elected officials and representatives from New York University (NYU), convened the Community Task Force on NYU Development to discuss NYU's growth and its impact on surrounding communities. Over subsequent meetings, the group discussed the need for the University to develop a comprehensive campus plan that balances respect for the community with the University's needs. In August of 2007, the Task Force drafted the following guiding principles for that campus plan.

The principles focus on the areas of urban design, quality of life, sustainability, community planning process and accountability. Each guiding principle is designed to become a chapter in a greater campus plan that the Task Force is committed to developing with the University.

Accompanying the planning principles is a letter of support from NYU President John Sexton. In adopting these principles the University is committing to proactively working with the community in advance of development, and to negotiating with the community through future conflicts, should they arise. The University recognizes that these principles are the first step to realizing a comprehensive campus plan that not only addresses the University's long term needs, but allows for a transparent community based planning process.

Over the coming months, the Task Force will work with NYU on developing each planning principle into a fully realized policy that promotes respect for neighborhood character through an open, community based planning process.

List of Endorsees:

► **Members of the Community Task Force on NYU Development:**

Manhattan Borough President Scott M. Stringer
New York University
Congressman Jerrold Nadler
Councilmember Alan J. Gerson
Councilmember Rosie Mendez
Councilmember Christine C. Quinn
State Senator Martin Connor
State Senator Thomas K. Duane
State Assemblymember Deborah J. Glick
State Assemblymember Brian P. Kavanagh
Manhattan Community Board 2
Manhattan Community Board 3
American Institute of Architects
Carmine Street Block Association
Coalition to Save the East Village
The Greenwich Village Society for Historic Preservation
NoHomanhattan.org
The SoHo Alliance

► **Other Endorsees:**

The Greenwich Village-Chelsea Chamber of Commerce
NoHo NY BID
Village Alliance BID



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Planning Principles:

- ▶ **Establish criteria for development within the existing NYU footprint in the University's campus core and the surrounding neighborhoods that would prioritize**
 - Identifying opportunities to decentralize facilities and actively pursuing these opportunities;
 - Contextual development that is sensitive to building heights, densities and materials;
 - Reuse before new development; and
 - Consider mixed use facilities that complement Manhattan's mixed neighborhoods, particularly in regard to ground floor uses.

- ▶ **Identify solutions to maximize utilization of existing assets by consulting with the community on:**
 - The types of facilities that can be decentralized from the Village campus core and surrounding neighborhoods and cultivating locations outside these areas;
 - Preferences for appropriate places for vertical additions
 - Encouraging programmatic and scheduling efficiencies; and
 - Opening new and re-envisioning existing recreational spaces to better serve both the student population as well as the community at large.

- ▶ **Make thoughtful urban and architectural design a priority by:**
 - Respecting the limitations of the urban environment, including the impact on New York City's infrastructure;
 - Improving the quality of open spaces; and
 - Actively soliciting, utilizing and implementing input from the community in the design process.

- ▶ **Support community sustainability by:**
 - Preserving existing diverse social and economic character through the support of community efforts to sustain affordable housing and local retail;
 - Exploring the utilization of ground floors of buildings for community-oriented uses such as local retail, gallery spaces for local artists, non-profit users and other providers of community services; and
 - Generating a tenant relocation policy for legal, residential tenants, in the event that construction or conversion necessitates the relocation of tenants.

- ▶ **Respect the community's existing quality of life including but not limited to:**
 - Taking measures to mitigate effects of construction such as: noise, dust, work hours; sound mitigation for mechanical equipment; and construction staging;
 - Reaching out early and often for community consultation related to major construction;
 - Creating a website for ongoing constructions; and
 - Committing to a community-oriented public process for reviewing NYU's proposed projects and developments.

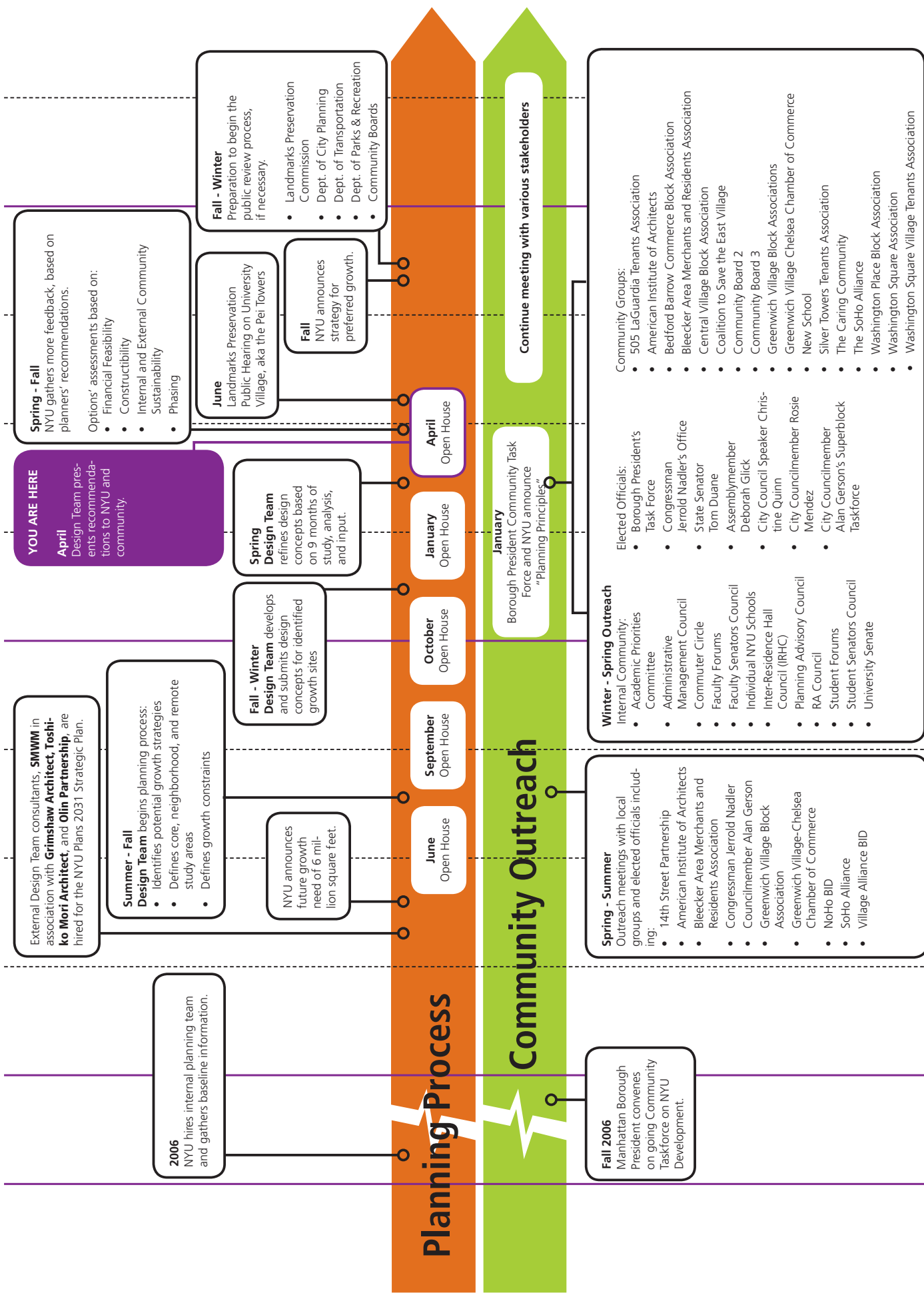
NYU Plans 2031 Timeline

2006

2007

2008

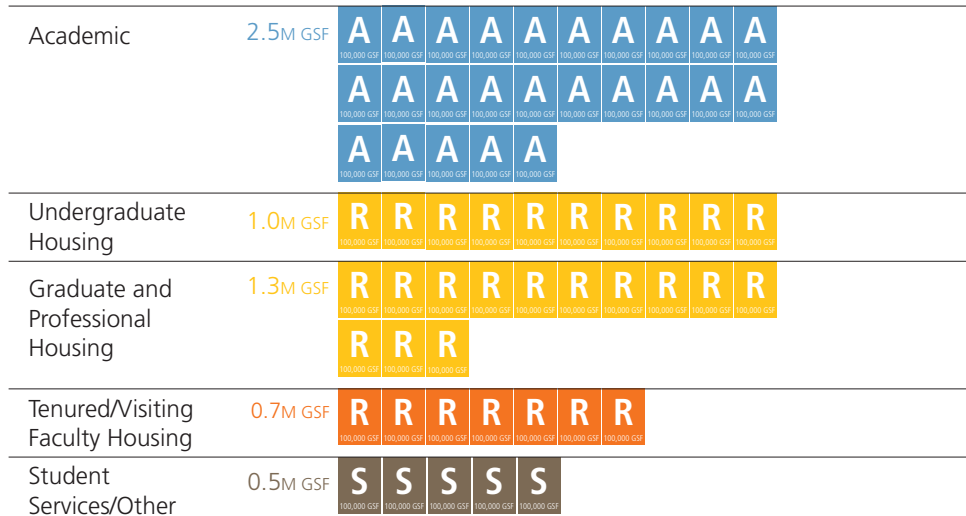
2009



Space Need

NYU estimates that it will need approximately 6 million gross square feet of new space in New York City over the next 25 years, of which half is academic space and half is housing for undergraduate, graduate and professional students, and faculty. There is no expectation that all of this can be absorbed in the NYU Core or Neighborhood.

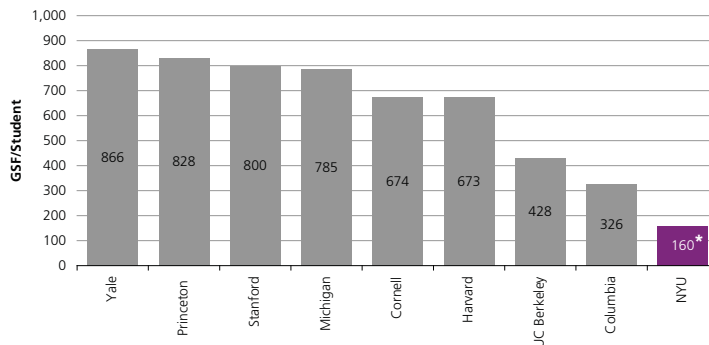
25-Year Growth Projection: 6.0M GSF *



The housing demand is driven by the ever increasing cost of housing in New York City and the ability for NYU to remain competitive with other institutions as the University seeks to attract the highest caliber students and faculty. The cost of housing in New York City puts NYU in a competitive disadvantage with other institutions. To address this situation, NYU will need to continue to offer attractive housing at appropriate costs to its faculty, graduate students and undergraduates. The amount of housing identified in the plan will allow NYU to modestly increase the percentage of undergraduates, graduates, and faculty housed.

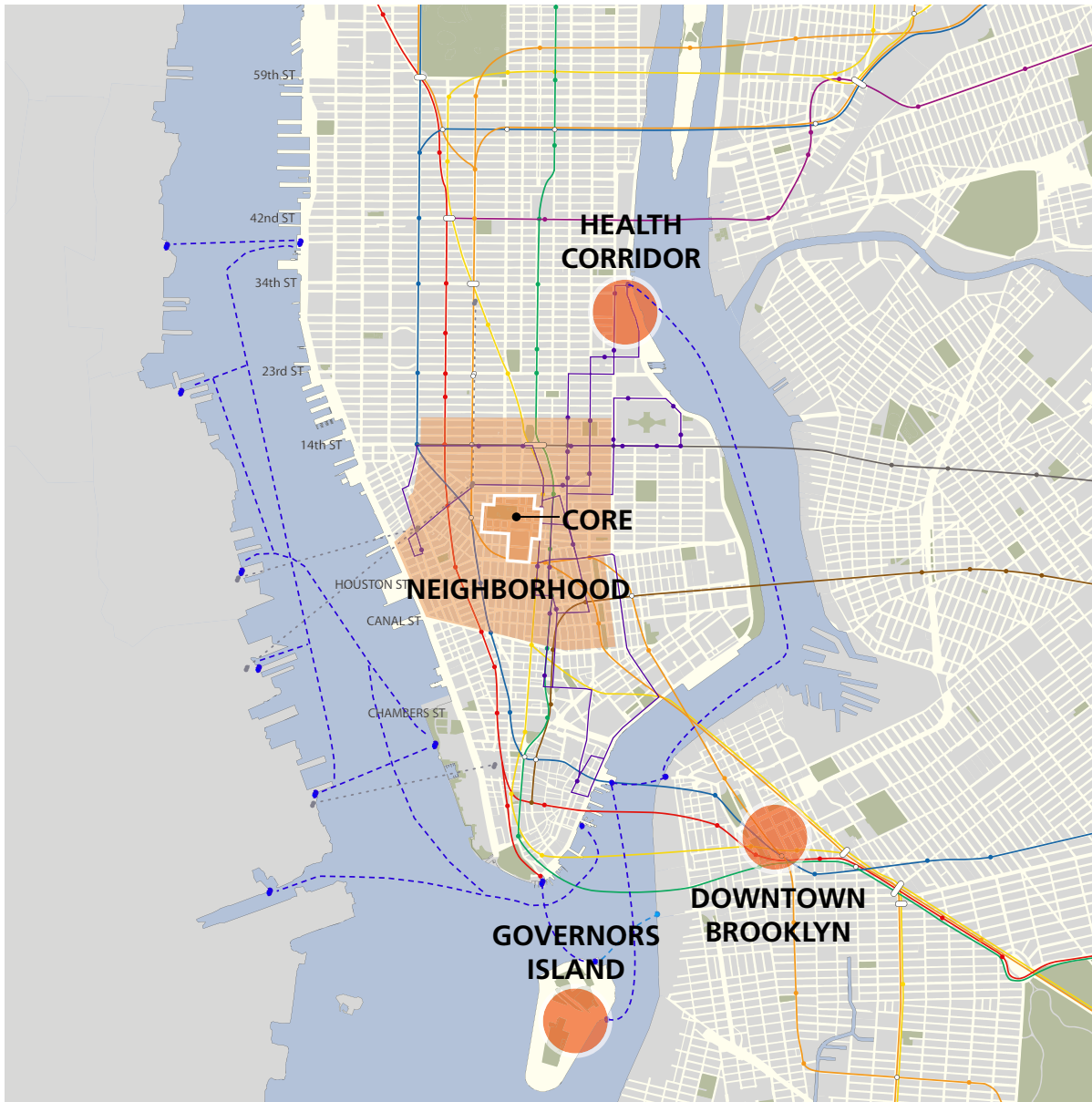
Gross Square Feet / Student Comparison

Note: 160 Gross Square Feet/student = 95 Net Square Feet/student
(Source: Manhattanville - Final Environmental Impact Statement, NYU SAPD)



NYU's academic space needs, based upon 10-year academic plans and historical information, are driven primarily by changes in teaching styles, the emergence of new disciplines, the need for more research space, and other trends affecting higher education across the board. Growth in facilities allows for the institution to further strengthen its core mission of academic excellence. In comparison to other peer institutions, NYU has much less academic space on a per student basis and even with additional space will still be well below these other institutions.

Planning Framework



The Design team has worked with NYU to develop a framework through which it can seek to accommodate the 6 million square feet within the NYU Core/Neighborhood and Remote Locations.

Not all of NYU's growth can fit in the NYU Core/Neighborhood. However, the NYU Core/Neighborhood provides opportunities to accommodate programmatic needs within walking distance of the Washington Square Center. There will be future uses that functionally and programmatically must be proximate to the Center and will be located in this area. To the extent that these uses can be located in the Core, less will need to be located in the Neighborhood area.

The Remote Locations identified (Health Corridor, Downtown Brooklyn, Governors Island) are all locations that could accommodate a mix of academic and housing uses. Future programmatic needs and real estate costs will influence the exact uses and amounts of space that are eventually developed in these or other Remote Locations. The Health Corridor and Downtown Brooklyn allow NYU to continue a historical pattern of building of established locations with incremental growth.