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Mr. Kruger,

I am writing in response to your email of July 14th regarding NYU's two superblock sites bounded by West 3rd Street to the north, West Houston Street to the south, LaGuardia Place to the west and Mercer Street to the East.

To date, the Department has not received any application or proposals from NYU; we are only aware of the same preliminary concepts which were shared with the community in April 2008. Given the complexity of the site, it is impossible to anticipate the zoning implications of any NYU proposal.

In the meantime, we felt that it might be helpful to provide general information regarding the site that may be of assistance to your office. All of the data below is from the Department of Finance records*.

The northern superblock is bounded by West 3rd Street, Mercer Street, Bleecker Street, and LaGuardia Place, and includes Washington Square Village and 543 LaGuardia Place. The lot area of the northern superblock is 287,513 square feet. It contains 1,151,956 sf of development, of which 1,345,435 sf are categorized as residential and 171,521 sf are categorized as commercial.

The southern superblock is bounded by West Houston Street, Mercer Street, Bleecker Street, and LaGuardia Place and contains a supermarket, 505 LaGuardia, Silver Towers, and the Coles gymnasium. The lot area is 233,487 sf. The site contains 811,741 sf of development, including 598,909 sf categorized as commercial and 212,832 sf as residential use.

An R7-2 zoning district covers the entirety of both superblocks, while a C1-5 overlay covers portions of LaGuardia Place. R7-2 is a mid-density residential district allowing for a range of floor area ratios from 0.87-6.5. The largest FAR, of 6.5, is for community facility use. Open space in R7-2 districts is regulated by an open space ratio, which is the amount of square feet of open space required on a zoning lot expressed as a percentage of floor area on that zoning lot. This encourages low apartment buildings on smaller lots and, on larger lots, taller buildings with low lot coverage. The open space ratio ranges from 15.5 to 25.5 in R7 districts.

In addition to the underlying zoning, there are other land use plans and City approvals which have applied to the two superblocks.

The Washington Square Southeast Urban Renewal Area, established pursuant to the Washington Square Southeast Urban Renewal Plan in 1954, covers all three superblock sites, bounded by West Fourth Street to the north, West Houston Street to the south, La Guardia Place to the west and Mercer Street to the east. The Department of Housing Preservation and Development has jurisdiction over Urban Renewal Plans and land disposition agreements entered into pursuant thereto.

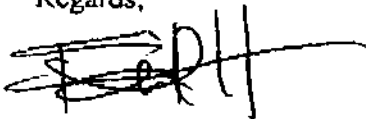
Additionally, there is a Large Scale Residential Development (LSRD) dating from 1961 extending across most of the southern superblock but excluding the supermarket site. An LSRD may be approved by the City Planning Commission for developments of a certain size with predominantly residential uses. Pursuant to an LSRD approval, certain zoning requirements may be waived in order to facilitate better site design. An LSRD may further limit the bulk and distribution of FAR across a site. In this case, the LSRD was created in order to facilitate the construction of Silver Towers and 505 LaGuardia Place. As a general rule, LSRDs remain in effect until repealed; they can be modified only through CPC action.

The Silver Towers site on the southern superblock has also recently been designated as an individual landmark by the Landmark Preservation Commission.

To calculate the maximum allowable development under current zoning for the northern and southern superblocks, an FAR of 6.5, which is the allowable FAR for community facility uses within an R7-2 zoning district, should be applied against the lot area. As such, we calculate that there are approximately 705,925 sf of additional development allowed on the southern superblock and 351,879 sf of additional development available on the northern superblock. However, all calculations would be verified and refined in the event that NYU files an application. Further, this calculation is based on zoning maximums only and is subject to change depending on the use mix in any proposal.

I hope that this information is helpful for you and your office in anticipation of the release of NYU's expansion plans.

Regards,



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