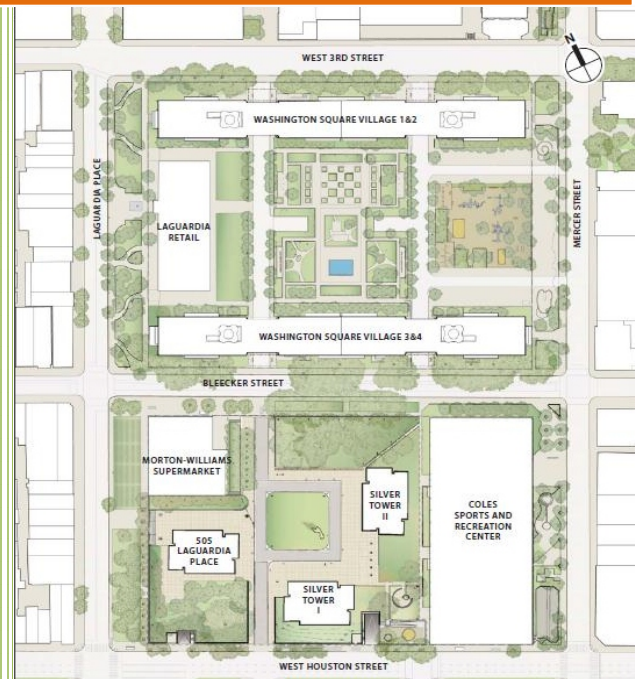


**The TRUTH About Open Space and  
The NYU 2031 Plan:**  
*Less Open Space  
Less Sunlight  
More Shadows*



**Greenwich Village Society  
For Historic Preservation**

[www.gvshp.org](http://www.gvshp.org)

232 East 11<sup>th</sup> Street

New York, NY 10003

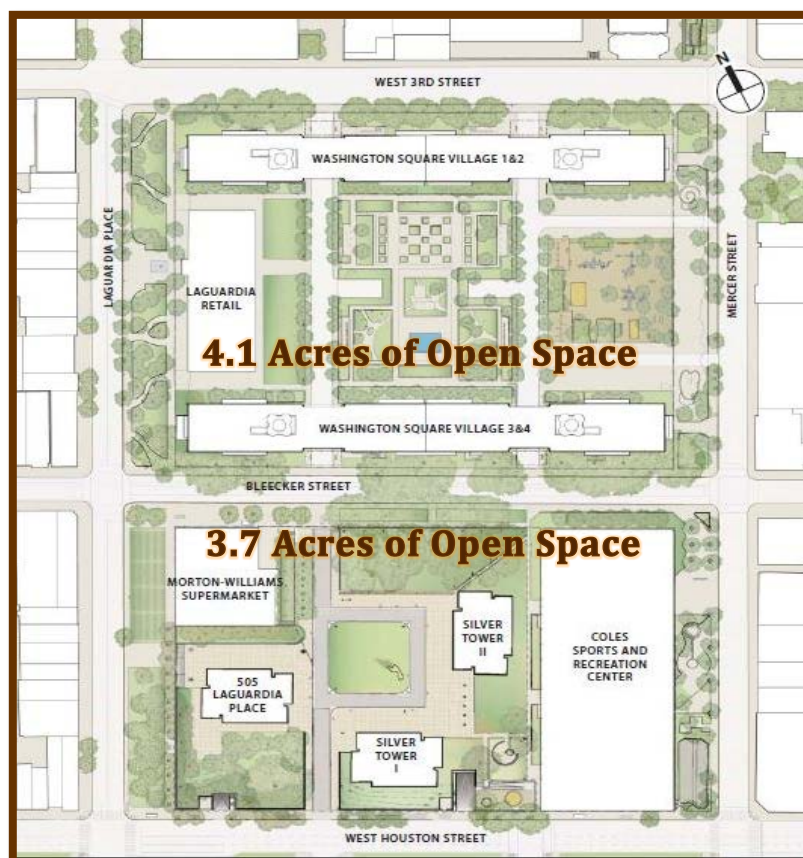
# Open Space at Washington Square Village and Silver Towers Superblocks

According to NYU, there is less than an acre of open space on the Washington Square Village and Silver Towers superblocks, and when construction is complete the NYU 2031 plan will add 3.1 acres of open space.

**In reality, the NYU 2031 plan will eliminate more than one acre of open space, and with its new construction encase much of the remaining open space in permanent shadows.**

Currently there are 4.1 acres of open space at the Washington Square Village superblock and 3.7 acres on the Silver Towers block.

## Open Space at Washington Square Village and Silver Towers Blocks

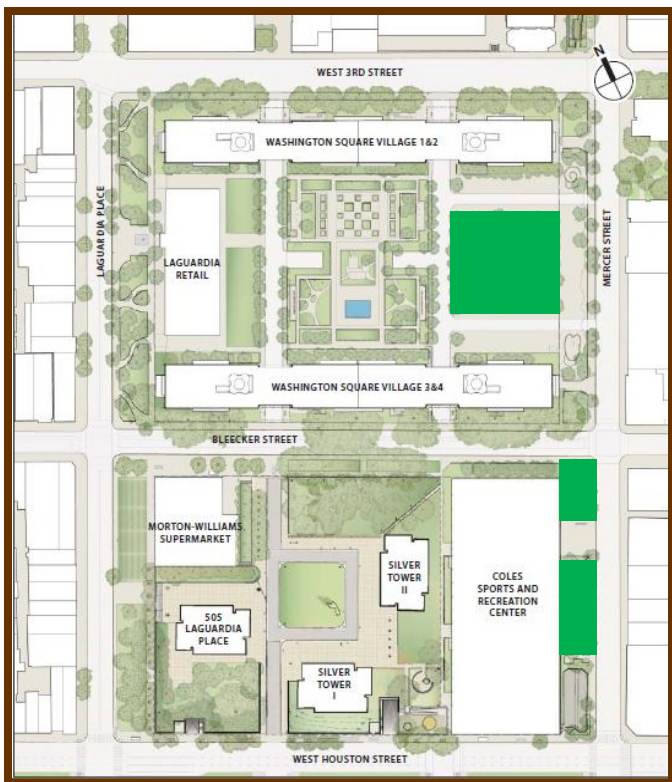


# Open Space According to NYU Draft Environmental Impact Statement

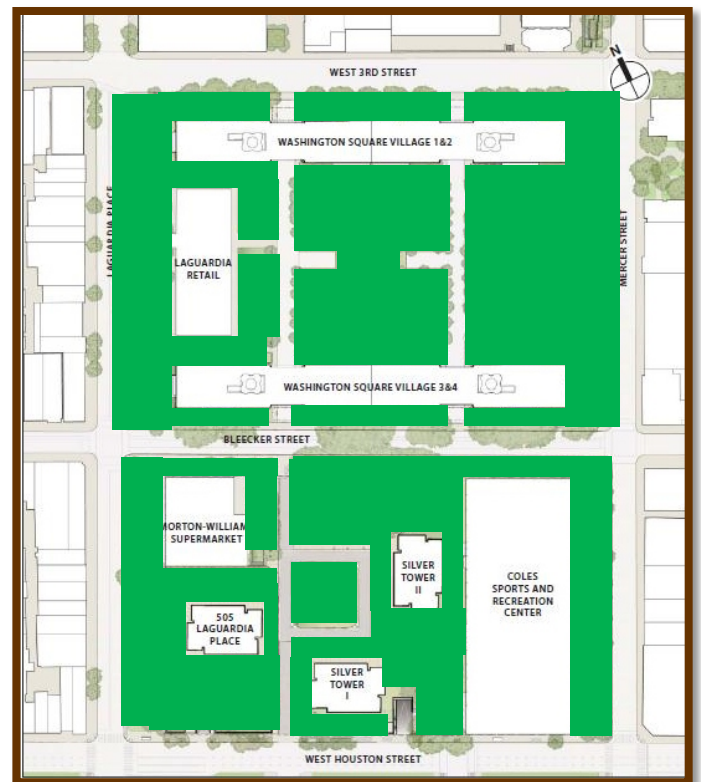
In the Draft Environmental Impact Statement, NYU states that there are .58 acres of open space on both of the superblocks. To arrive at this number, NYU is counting only the Mercer Street Playground in the Washington Square Village superblock and the Coles Plaza and Playground at the Silver Towers block as open space.

**This completely ignores the variety of passive and active use open space throughout the blocks, which totals nearly 8 acres.**

Open Space According to NYU



Actual Open Space



# Open Space at Washington Square Village and Silver Towers Superblock after NYU 2031 Construction

The proposed LaGuardia and Mercer buildings have a combined lot coverage of 45,059 square feet, which is more than one acre. **This means that when construction is complete there will be only 3 acres of open space at the Washington Square Village superblock, compared to 4.1 acres today.**

## Open Space with NYU 2031 Construction



## Current Open Space



# Increased Shadowing and Darkness Created by NYU 2031 Construction

The four new buildings proposed for the NYU 2031 Plan will not only add light-blocking density, but with heights ranging from 158 to 300 feet will also cast large shadows over the open space in the Washington Square Village and Silver Towers superblocks and the surrounding areas.

**In particular, the Zipper Building will darken the Silver Towers block significantly. The proposed Greene Street Walk, toddler’s playground, and new dog run would be shadowed most of the day, year round.**

## Shadows Created by New Buildings

### Spring and Fall

### Summer

