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.
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

- Academic Uses: 3.5 million square feet
- Faculty Housing: 500,000 square feet
- Student Services: 500,000 square feet
- Student Housing: 1.5 million square feet

Total: 6 million square feet
Phase I Defined by Community Outreach and Planning Milestones

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>2006</td>
<td>NYU, for the first time, establishes the Office of Strategic Assessment, Planning and Design</td>
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<td>February 2007</td>
<td>Manhattan Borough President Stringer forms Community Task Force on NYU Development</td>
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<td>May 2007</td>
<td>Outside Design Team Hired</td>
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<td>June 2007 – April 2008</td>
<td>Planning Exercise and Community Open Houses</td>
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<td>January 2008</td>
<td>Task Force Planning Principles Adopted</td>
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<td>April 2008</td>
<td>Design Team Recommendations to University</td>
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<tr>
<td>May 2008 – Present</td>
<td>NYU Review, Analyses and Decision Making</td>
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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
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.
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.
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 Bleecker and LaGuardia Place.

Tower would best accommodate residential needs.
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