Urban Renewal History
Urban Renewal History

1954

Urban Renewal Plan of 1954

- Urban Renewal Plan creates 3 superblocks between West 4th St and Houston St
- Wooster and Greene streets are demapped (no longer city streets) between Houston and West 4th
- Areas along LaGuardia Place, Mercer Street, West 3rd Street, and Bleecker Street are designated for future widening of streets
- Term of Plan: 40 Years
- 4 Amendments to the original Plan
- Designated Education Area
- Designated Housing Sites
- North Housing Site planned for 5 residential buildings and stores
- South Housing Site planned for 4 residential buildings, garage, and stores
Urban Renewal History

1955

Education Block

- Land conveyed from City to NYU via Educational Deed
- Deed restrictions expire forty years after the “completion of the educational project” as defined in the Land Disposition Agreement (LDA)

Housing Blocks

- Land conveyed from City to Private Developer
- Deed restrictions expire forty years after the “completion of the housing project” as defined in the LDA

1958

Urban Renewal Plan – 1st Amendment

- Reduced the number of buildings and units
- Relocated retail uses
- Garage on southerly site as commercial
Urban Renewal History

1960-1961

• Washington Square Village buildings completed
• LaGuardia retail building completed
• Supermarket building completed
• All owned and built by private developer
Urban Renewal History

1962
Urban Renewal Plan – 2nd Amendment
• Changes made to facilitate development of Southerly Housing Site
• Commercial garage eliminated

1963
• Southerly Housing Site sold to NYU from private developer (January)
• Northerly Housing Site with buildings sold to NYU from private developer (December)
• Morton Williams remains privately owned

1964
• Zoning Approvals (LSRD) granted for Southerly Housing Site
• One building (505 LaGuardia) set aside for affordable housing (long term ground lease)
Urban Renewal History

1966

Urban Renewal Plan – 3rd Amendment

• Changes made to facilitate Bobst Library
• Elimination of widened DOT area to allow Bobst to occupy area along LaGuardia Place
• Height and Setback controls along LaGuardia Place and West 4th Street to following zoning

1967

• University Village Buildings (Silver Towers and 505 LaGuardia) completed
• BSA approval for Bobst Library

1972

• Tisch Hall completed
• Bobst Library completed
Urban Renewal History

1979
Urban Renewal Plan – 4th Amendment
- Portion of Southerly Housing Site changed to Educational Area to facilitate gym building
- 23ft height limit placed on gym building
- The aggregate floor area of all structures in the education area
- City Planning ULURP actions approved

1981
- Coles gym completed

1992
- Kaufman Management Center completed

1994
- Urban Renewal Plan Expires

2001
- NYU purchases supermarket site (Morton Williams)
Current Regulatory Controls

Education Block

• Lack of clarity on Deed Restriction expiration (2012; 2034)
• BSA special permit restricts site plan, floor area and lot coverage of development

Housing Blocks

• Lack of clarity on Deed Restriction expiration (2007; 2021)
• BSA special permit for public parking garage on Washington Square Village
• Large Scale Residential Development that restricts site plan, floor area and lot coverage of development
• City Landmark designation of University Village buildings and site
Zoning/BSA Approvals Superblocks

- **1967**
  BSA variance to allow height and setback modifications for 12 story library.

- **1990**
  Amendment of resolution to modify previously approved site plan for enlargement of Shimkin Hall

- **2001**
  BSA approved the reestablishment and amendment of a variance to permit transient parking in an existing accessory garage. The variance expires on August 14, 2011. Garage licensed for 670 cars.

- **1964**
  LSRD to allow distribution of floor area, open space, rooms, and parking without regard for zoning lot lines.

- **1979**
  Zoning text change, special permit, and authorization within a LSRD to facilitate development of Coles.