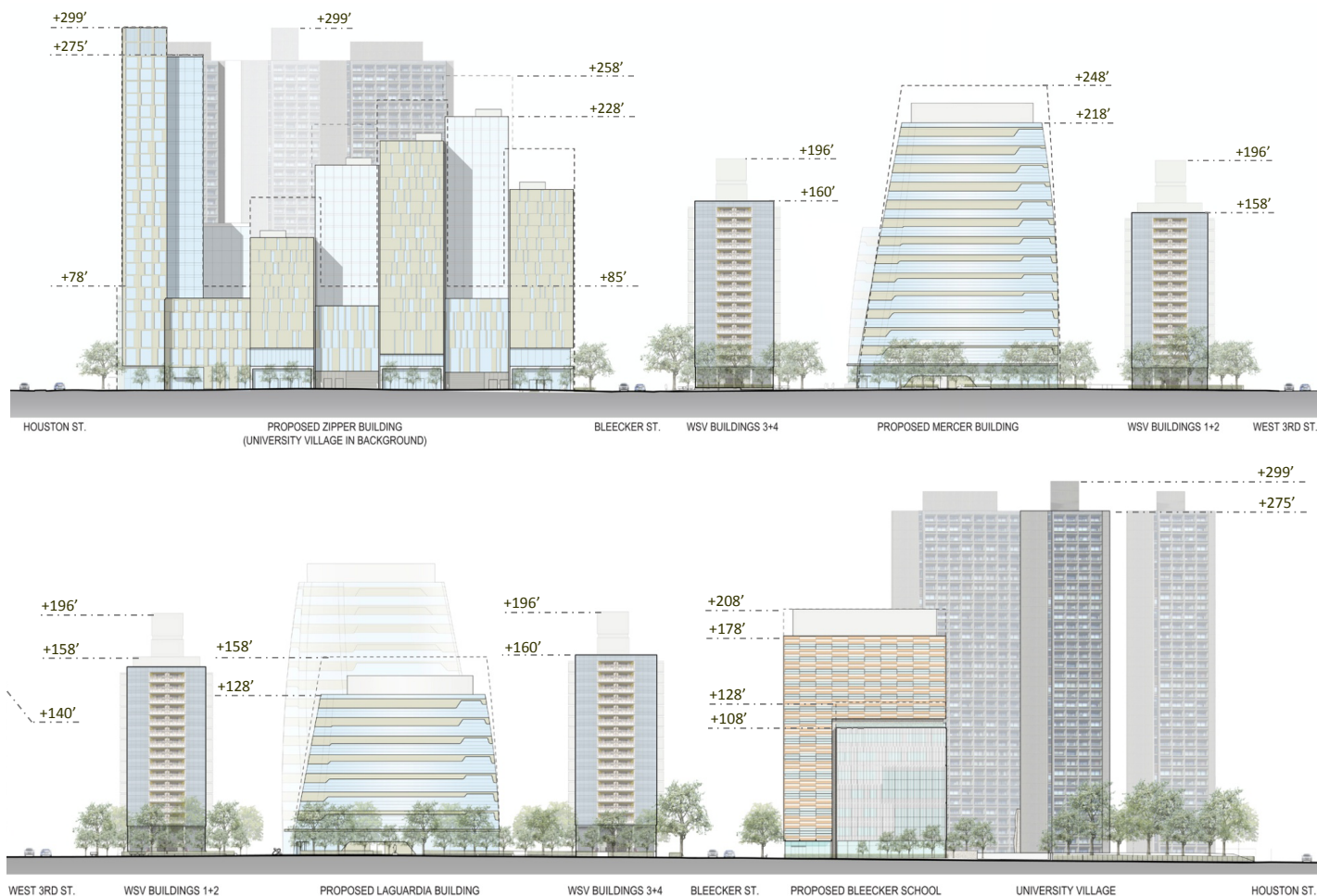


Summary of NYU2031 construction plans for the superblocks

The NYU administration has developed plans for construction on the two "superblocks" containing Wash. Sqr. Village and Silver Towers, where approximately 40% of faculty live, with 4 new buildings:

- the "Zipper" building (from Houston to Bleecker along Mercer) containing undergrad dorm rooms (1050 beds), faculty housing (80-100 units), a new gym (4 floors below ground level), academic/conference space, a 190-room hotel tower, and retail shops (incl. a supermarket).
- the Bleecker building (at the current Morton Williams site) containing a public school, undergrad dorm (190 beds) and academic space (4 floors below ground level).
- the Mercer and Laguardia buildings, both containing academic space (and also extending 4 floors below ground), placed at the two ends of the courtyard of WSV.

Renderings of the proposed buildings are provided in the diagrams below. Total new floor space is approximately 2.4 million s.f., 1.1 million of which are underground. For comparison, the two existing WSV buildings are about 530,000 s.f each. The plans also include reduction of the parking garage below WSV (and exclusion to use by residents), and relocation and renovation of many walkways and outdoor areas. Details may be found at the [NYU2031inNYC](#) site, which has links to an [overview with renderings](#), [building fact sheets](#) and the [full architectural plans](#).



Views of proposed buildings, from Mercer Street (top) and LaGuardia Street (bottom), from the [NYU presentation to CB2](#). Dashed boxes above buildings indicate bulkhead envelope (for rooftop mechanicals, as on WSV and ST). Note: these renderings do not include the 6% reduction in floorspace negotiated by Borough President Stringer on 12 Apr 2012.

Costs have been estimated in the range \$4-6 billion, or \$200-300m/year over 20 years. For comparison, NYU's endowment is now roughly \$2.8b, and the 2012 capital expenditure budget is \$213m. The Faculty Senate Council has requested an explanation of the financing, and how the debt will be paid, but the administration has not yet provided this.

Construction will be executed in five phases (for details, see the [NYU phasing plans](#)):

1. 2013-2014: temporary gym (for intercollegiate athletic teams only) will be built in the WSV courtyard (at the current location of the children's "keypark").
2. 2014-2019: Coles gym demolition, zipper building and Greene street esplanade construction.
3. 2019-2022: Bleecker building construction.
4. 2022-2028: Mercer building, new parking garage construction, new park and playground.
5. 2028-2031: Laguardia building construction.

City approval requires modification of residential zoning regulations to allow a hotel and "commercial overlay" for a supermarket and other shops in the zipper building, a relaxation of height and "setback" (distance from the edge of the lot) restrictions for all 4 buildings, and transfer of city-owned park strips along Mercer and Laguardia to the University. Approval is a 4-stage process:

1. An advisory vote by [Community Board 2](#) (CB2), which serves as a liaison between the local community and the city. The plan ([NYU presentation slides](#)) was [denied by CB2](#) on **Mar 11**.
2. An advisory vote by [Borough President Scott Stringer](#), on **Apr 12**, approved the plan, after NYU agreed to reduce the total space by 16% (full statement [here](#)).
3. A binding vote by the [City Planning Commission](#), on **Jun 6**, approved the plan (12 to 1), with reduction in the Mercer/Laguardia building height, and elimination of commercial overlay and hotel.
4. A final vote by the [City council](#) (lower Manhattan representative: Margaret Chin), expected in July. If approved, construction can begin as early as end of summer, 2012.

Further information

Official NYU 2031 site: <http://www.nyu.edu/nyu2031/nyuinnyu/>

NYU Faculty Senate Council: [results of faculty survey on NYU2031 results](#)

Faculty against the Sexton Plan (FASP): <http://nyufasp.com/>

CB2 site (includes historical overview): <http://www.nyc.gov/html/mancb2/html/home/home.shtml>

Greenwich Village Society for Historical Preservation:

http://www.gvshp.org/gvshp/preservation/nyu/nyu_main.htm

Greenwich Village and Chelsea Chamber of Commerce (GVCCC):

<http://www.villagechelsea.com/advocacy/nyu2031/>

Community Action Alliance on NYU 2031 (CAAN2031): <http://caan2031.org/>

Municipal Art Society of New York (MASNYC): <http://mas.org/urbanplanning/nyu-expansion/>

Hunter College Center for Community Planning & Development: [Open space analysis](#), (5/6/12)

Press coverage

NYTimes:

[N.Y.U.'s Plan for Expansion Draws Anger in Community](#) (Berger, 3/9/12)

[It Riles a Village](#) (Kimmelman, 3/22/12)

[Key Official Would Trim N.Y.U. Plan to Expand](#) (Berger, 3/29/12)

[Let N.Y.U. Expand in Its Backyard](#) (editorial, 4/1/12)

[N.Y.U. Agrees To Scale Back Its Expansion In the Village](#) (Berger, 4/10/12)

[Expand Minds, Not the N.Y.U. Campus](#) (op-ed, Davis/Deer/Miller, 4/25/12)

[N.Y.U.'s Expansion Plan, as Seen by Its Leaders](#) (letter, Lipton/Sexton/McLaughlin, 4/6/12)

[N.Y.U. Plan to Expand Has Critic in Neighborhood Star](#) (Yee, 6/29/12)

Wall Street Journal:

[NYU Tries to Move Ahead With Expansion](#) (Kusisto, 6/5/12)

WNYC News:

[Pushing Back Against Critics, NYU Powers Ahead ...](#) (Babin, 6/5/12)

[NYU Expansion Plan Could Bankrupt School, Professors Say](#) (Babin, 6/27/12)

Reuters:

[Why is NYU building?](#) (opinion, Salmon, 7/9/12)

Washington Square News:

[NYU 2031 will not affect Village's historic charm](#) (editorial, 3/27/12)

[Faculty vote against NYU 2031 expansion plan](#) (Chen, 4/16/12)

[Protest grows as NYU 2031 progresses](#) (Chen, 4/23/12)

[Mixed reactions to NYU 2031 voiced at public hearing](#) (Chen, 4/27/12)

[NYU 2031, Despite Its Flaws, Will Improve Student Life](#) (Brigham, 5/1/12)

East Village Local (in collaboration with the NY Times):

[N.Y.U. President John Sexton: 'We Need More Space'](#) (Rinn, 2/29/12)

[N.Y.U. Supporters Tout Economic Benefits of Expansion](#) (Rozdeba, 3/14/12)

[N.Y.U. Opponents Urge Stringer to Fight Expansion](#) (Brown, 3/22/12)

[Expansion Explainer: Parking Impacts of N.Y.U. 2031](#) (Brown, 3/27/12)

[Expansion Explainer: The Playgrounds in N.Y.U. 2031's Footprint](#) (Rinn, 3/28/12)

[Expansion Explainer: Why Dogs Are Always at N.Y.U. 2031 Protests](#) (Rinn, 3/29/12)

[Expansion Explainer: The Shadows Cast by N.Y.U. 2031](#) (Brown/Rinn, 3/30/12)

[The Skinny on the Slimming of N.Y.U. 2031](#) (Brown, 4/11/12)

[N.Y.U. 2031's Boos and Boosters Face Off Before Planning Commission](#) (Rinn, 4/26/12)

[N.Y.U. 2031, Now Hotel-Free, Clears Another Hurdle](#) (Darville, 6/6/12)

[At 'Memorial Service,' Residents Mourn Garden Bound to Be Uprooted ...](#) (Darville, 6/28/12)

[LIVE: City Council Hearing On N.Y.U. 2031](#) (Darville, 6/29/12)

[Ferris Bueller and Other Villagers Take Day Off for Final N.Y.U. 2031 ...](#) (Darville, 6/29/12)

NY Observer:

Up-to-date [index to multiple article listing](#)

NY Daily News:

[NYU, spread your wings](#) (Ed Koch, 3/14/12)

[NYU's grand plan](#) (editorial, 3/19/12)

Bloomberg:

[NYU Attacks Greenwich Village With Bloated Plan: Review](#) (opinion: Russell, 5/3/12)

[Actor Broderick Joins Opposition To Nyu's Expansion Plan](#) (Goldman, 6/29/12)

The Village Voice:

[NYU2031, the Expansion Plan of the Century, is a Mayoral Game](#) (Surico, 3/30/12)

[New York Times Supports NYU Expansion in Editorial](#) (Zuckerman, 4/1/12)

[NYU Expansion Proposal Scaled Back, Scott Stringer Says Compromise ...](#) (Levin, 4/11/12)

[Christine Quinn, Next Mayoral Candidate Who Will Impact NYU Expansion..](#) (Levin, 4/13/12)

[NYU, Greenwich Village Residents Face Off at 2031 Expansion Hearing](#) (Wheeler, 6/29/12)

New York Press:

[David vs. the NYU Goliath](#) (1/11/12)

[Community to University: Don't Overwhelm Our Neighborhoods!](#) (Krawitz, 2/16/12)

[A Rallying Cry](#) (Maier, 3/2/12)

[Urban Planning Experts Debate NYU 2031](#) (Krawitz, 4/4/12)

[Stringer Endorses NYU Expansion](#) (4/11/12)

[Borough President Stringer's NYU Concessions ...](#) (Krawitz, 4/16/12)

[Debate Over NYU 2031 Plan Rages On](#) (6/11/12)

[City Council Hearing Over NYU Expansion Gets Heated](#) (7/5/12)

[NYU Faculty Calls Out President Sexton's 2031 Expansion Plan...](#) (Wheeler, 7/10/12)

The Villager:

[Chamber chief: N.Y.U. plan will help Village keep its character](#) (Anderson, 3/12/12)
[Anti-N.Y.U. plan coalition demands hearing by Stringer](#) (Amateau, 3/29/12)
[N.Y.U. scales back its superblocks plan 17 percent](#) (Amateau & Anderson, 4/12/12)
[N.Y.U. freshmen need a campus — on Governors Island](#) (opinion: Glick, 4/20/12)
[PROGRESS REPORT: Still, the fight CAANtinues! Yes, we CAAN win this thing](#) (opinion, 4/26/12)
[N.Y.U. drops hotel, 'loft blocks' rezoning: Planning O.K.'s 2031](#) (Amateau, 5/7/12)
['It's gone too far': Broderick brings down the N.Y.U. house](#) (7/4/12)
[Chin must reduce N.Y.U. 2031 project's scale](#) (editorial, 7/4/12)

Capital:

[At a meeting with students, NYU President Sexton turns on the charm...](#) (Rosenblum, 2/29/2012)
[At N.Y.U., faculty form a group to protest big 2031 expansion...](#) (Scola, 3/13/12)
[A debate about N.Y.U.'s expansion plan gets academic, in more ways than one](#) (Scola, 3/29/12)
[N.Y.U.'s Alicia Hurley takes on intransigent neighbors...](#) (Scola, 4/3/2012)
[Faculty step up opposition to NYU expansion plans, department ...](#) (Scola, 4/10/12)
[A poll finds most N.Y.U. faculty oppose big expansion plan,](#) (Scola, 4/19/12)

RealDeal:

[Will history repeat itself with NYU expansion?](#) (3/22/12)
[Bloomberg voices support for NYU 2031](#) (4/10/12)
[NYU reduces expansion proposal but still doesn't satisfy opponents](#) (4/11/12)
[NYU expansion detractors rally at public hearing](#) (Clarke, 4/25/12)
[The Village Vanguard - it's time to move forward...](#) (opinion: Gardner, 5/1/12)
[NYU Greenwich Village expansion gets planning approval,](#) (Voien, 6/6/12)

ArchDaily:

[Update: Resistance to NYU 2031 Expansion Heightens](#) (Quirk, 3/29/12)