

# Fashion Institute of Technology

Residential Life  
Master Plan 2018

100% Final Report  
06/30/2021



State University  
of New York

# Acknowledgements

## COMMITTEE MEMBERS

**Sherry Brabham** | Treasurer & Vice President for Finance & Administration  
**Kelly Brennan** | Associate Vice President for Enrollment Services, Enrollment Management and Student Success  
**Caroline Samuels** | Deputy to the VP for Finance & Administration  
**Shadia Sachedina** | Assistant Vice President for Student Success & Dean of Students  
**Chris Diggs** | Director, Residential Life  
**Pablo Salinas** | Director, Capital Budget  
**June Ng** | Director, Space Management & Planning  
**George Jefremow** | Executive Director, Operational Services  
**Allen King** | Associate Vice President for Finance  
**Robert Fornshell**  
**Antonia Lynch** | Admin Coordinator, Operational Services

Photos courtesy of FIT Communications and External Relations  
and DLR Group

## PREPARED BY:



1201 Broadway  
Suite 1006  
New York, NY 10001

## CONTACT

Tom Gallagher  
917.281.3204  
tgallagher@dlrgroup.com

## PROJECT TEAM

**Tom Gallagher** | Principal  
**Kate Yurko** | Principal  
**John Adamek** | Architect  
**Matt Streed** | Architect  
**Laura Smith** | Architect  
**George Rishmawi** | Architectural Designer



# TABLE OF CONTENTS

## VOLUME I

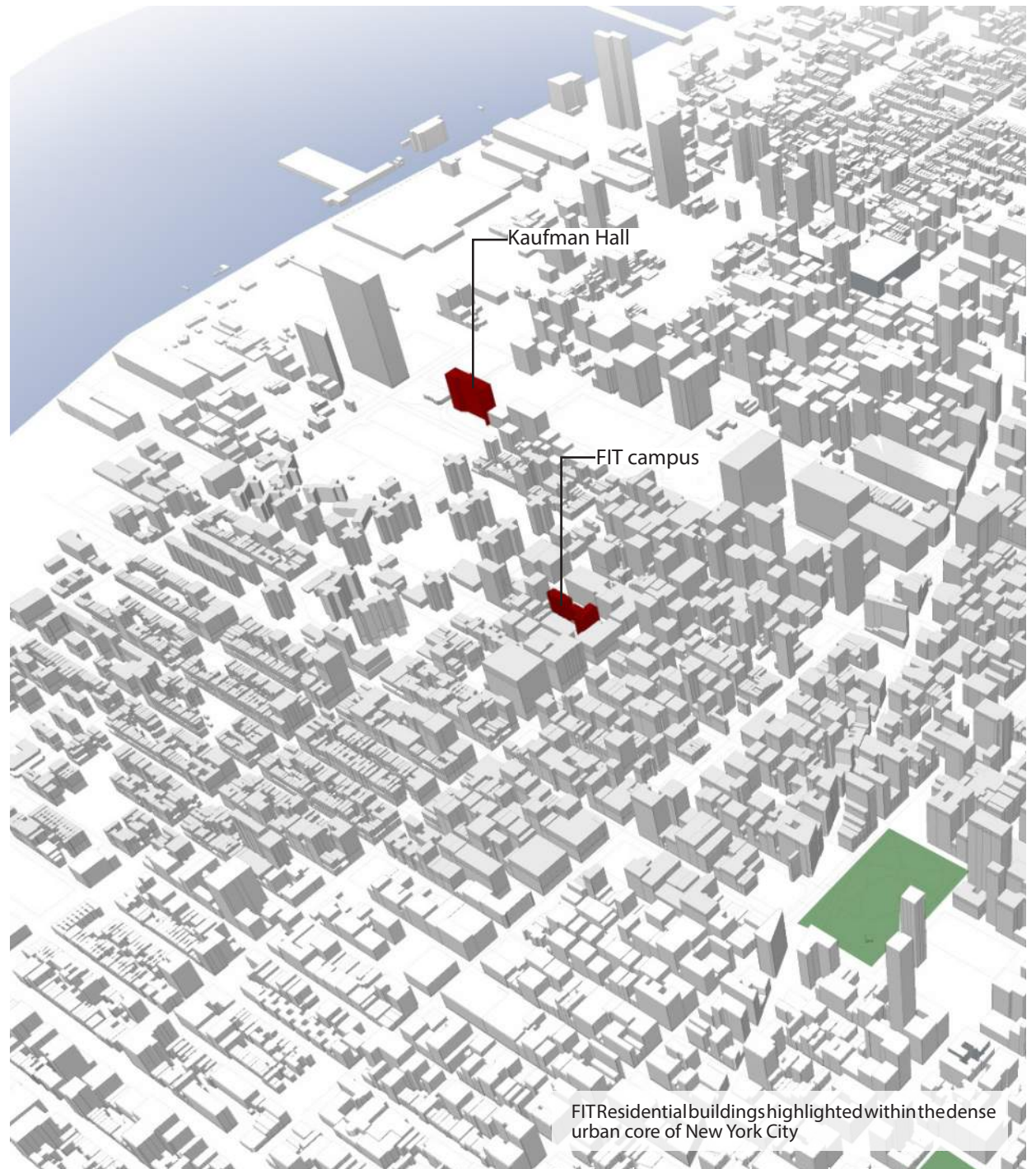
|          |  |       |
|----------|--|-------|
| <b>1</b> | <b>EXECUTIVE SUMMARY</b>                                       |       |
|          | Introduction and Planning Goals                                | 5     |
|          | Process  | 6-7   |
|          | Key Drivers and Space Needs Analysis                           | 8-9   |
|          | Planning Recommendations and Phasing                           | 10-13 |
| <b>2</b> | <b>EXISTING ANALYSIS &amp; SPACE NEEDS</b>                     |       |
|          | Context  | 15    |
|          | Site Analysis  | 16-19 |
|          | Residential Facilities   | 20-25 |
|          | Facility Assessment  | 26-31 |
|          | Space Needs Analysis   | 32-41 |
| <b>3</b> | <b>PLANNING CONCEPTS -<br/>SITE AND RESIDENTIAL FACILITIES</b> |       |
|          | Planning Recommendations                                       | 43    |
|          | National Trends & Emerging Issues                              | 44-47 |
|          | Recommendations for Coed, Alumni and Kaufman Halls             | 48-53 |
|          | Recommendations for a new Residence Hall                       | 54-57 |
|          | Zoning Massing Studies   | 58-61 |
| <b>4</b> | <b>DEVELOPMENT STRATEGY &amp;<br/>IMPLEMENTATION PLAN</b>      |       |
|          | Implementation   | 63    |
|          | Res Life Master Plan Project Summary List & Phasing            | 64-65 |
|          | Comprehensive Project Summary List                             | 66-69 |
|          | Estimated Costs  | 70    |

## VOLUME II

|          |                       |         |
|----------|-----------------------|---------|
| <b>5</b> | <b>APPENDIX</b>       |         |
|          | Survey Summaries      | 74-80   |
|          | Facilities Assessment | 81-89   |
|          | Workshop Summaries    | 90-121  |
|          | Zoning Analysis       | 122-129 |

# 1

## EXECUTIVE SUMMARY



# Introduction and Planning Goals

The goal of the Residential Life Master Plan is to provide the Fashion Institute of Technology (FIT) with an assessment of student housing needs and a phased plan to meet the goals of the institution. The plan is driven first and foremost by the Mission and Vision of the institution, building off key values of community, inclusivity and collaboration. The following document summarizes FIT's Planning Goals, Process, Space Needs and Final Recommendations.

## 1- Expected outcomes of the residential life plan

- Assess potential residential market demand associated to student profiles
- Identify current & potential bed capacities

## 2 - Residential Life Improvements Goals

- Promote a more engaged community
- Unite co-curricular Academics & Res-Life with mix-use & multi-purpose support spaces
- Support FIT's innovation and collaboration goals
- Encourage sustainable living
- Employ technological solutions and enhance infrastructure to improve operations & use

## Context

FIT is one of New York City's premier public institutions and a part of the State University of New York (SUNY). FIT is an internationally recognized college for design, fashion, art, communications, and business. Since the Institution's start in 1944 with 100 students, FIT has grown to more than 9,000 students and now occupies a city block.

Located in the heart of Manhattan, FIT is uniquely positioned on Seventh Avenue at West 27th Street in the heart of the garment district. The urban condition of the site presents opportunities and constraints and deeply influences the strategic plan for existing and new campus resources. The campus also faces some challenges in its highly dense surroundings. Real estate values are high and space is at a premium. An important aspect to the planning of residential life facilities is acknowledging the delicate balance between the two.

This Residential Life Master Plan study investigates FIT's four existing residence halls. Three of the halls, Alumni Hall, Nagler Hall and Coed Hall, are located on 27th Street and house first year students. Kaufman Hall is located approximately half a mile northwest on 31st Street and houses upperclassmen.

## Process

DLR Group and the FIT planning committee began work on this study in September of 2017. The process began with an investigation into existing conditions of residential facilities—information and data was gathered on existing bed counts, unit types and quantities of student amenities, and wrapped up with an existing facilities assessment in November of 2017.

During the phase of existing conditions analysis, it was also critically important to the planning committee to gather feedback from students. An online survey was distributed in December that sought feedback from current and previous students, who lived on and off campus, on their existing facilities and conditions.

In early December, a Big Ideas workshop with the planning committee took place in which DLR Group facilitated an activity designed to generate various scenarios for the future of student housing on campus. Issues, opportunities, and challenges were discussed. Through the next several workshops and progress update meetings, the team reviewed several alternatives, weighing priorities, phasing and budgets, and ultimately arriving at the initiatives in this residential life master plan.

Regular check-ins with the President and Cabinet were scheduled to confirm progress and direction of the master plan, and ensure cohesiveness with other campus projects and associated funding.

The master plan report is scheduled to be finalized after approval by the President and Board of Trustees in April 2019.



Tour of the Facilities



Workshop #2: Big Ideas



Student & Residence Life Staff Engagement

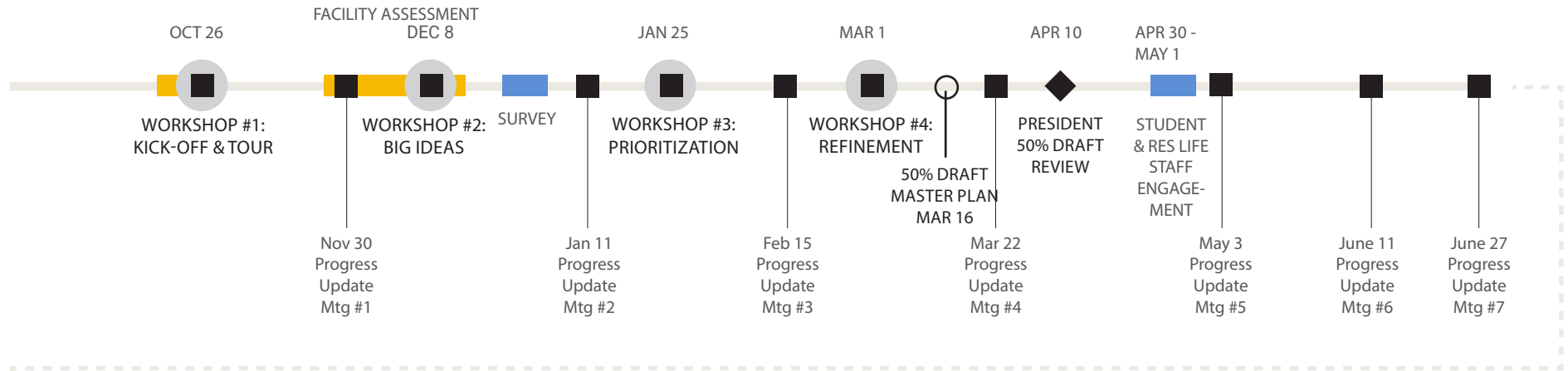


Residence Life Staff Engagement

2017 2018

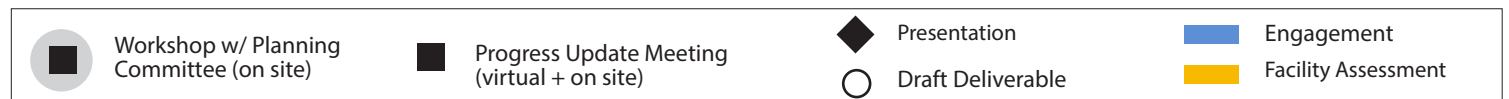
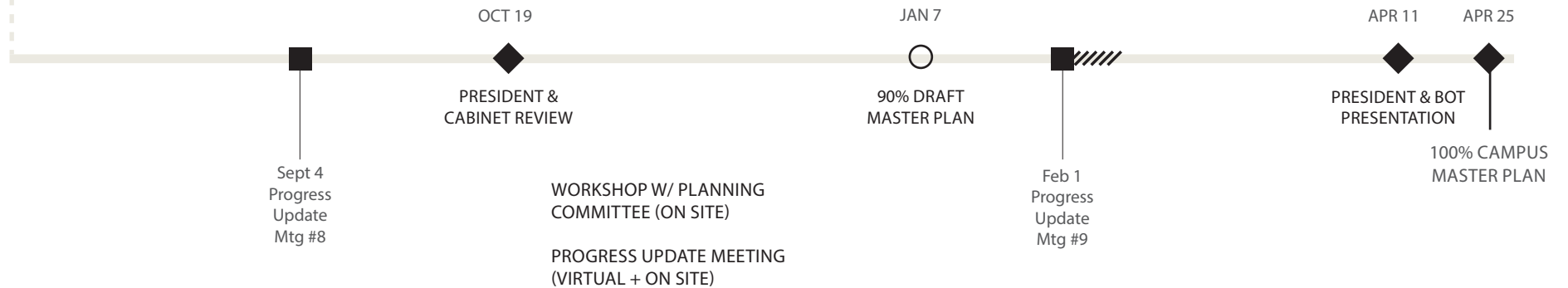
RESIDENTIAL LIFE MASTER PLAN SCHEDULE

|         |          |          |         |          |       |       |     |      |
|---------|----------|----------|---------|----------|-------|-------|-----|------|
| OCTOBER | NOVEMBER | DECEMBER | JANUARY | FEBRUARY | MARCH | APRIL | MAY | JUNE |
|---------|----------|----------|---------|----------|-------|-------|-----|------|



2018 2019

|      |        |           |         |          |          |         |          |       |       |
|------|--------|-----------|---------|----------|----------|---------|----------|-------|-------|
| JULY | AUGUST | SEPTEMBER | OCTOBER | NOVEMBER | DECEMBER | JANUARY | FEBRUARY | MARCH | APRIL |
|------|--------|-----------|---------|----------|----------|---------|----------|-------|-------|



## Key Drivers

Several key factors for FIT served as the catalyst to the Residential Life Master Plan and then later, during the planning process, served as decision making tools.

### Space Needs Analysis:

Campus bed capacity needs are growing in response to increasing student enrollment, and a desire to house more students on campus. Based on enrollment projections, bed capacity goals were set, using targeted student capture rates as guidelines to the number of desired beds on campus.

In addition to providing more beds, the facilities and amenities to support community and student needs were also changing. Industry averages and best practice benchmarks for typical residence halls were used to determine where there may be a deficit or surplus in building amenities. Common trends in student housing amenities were shared and discussed with student groups. Findings revealed both a lack in shared community spaces as compared with industry averages, especially in Nagler Hall, as well as voiced sentiment that community and shared space are common priorities among all four residence halls.

### Facility Assessment:

All residence halls were assessed for major building systems and deferred maintenance items. While Alumni Hall, Coed Hall and Kaufman Hall have few and less costly items for replacement, Nagler Hall has the most cost associated with deferred maintenance, spurring consideration, and ultimately, recommendation for a new residence hall to replace Nagler.



# Space Needs Analysis

## Campus Bed Capacity Goals

In determining campus bed needs, it was imperative to understand FIT student enrollment goals. Beginning with 2018 campus data, the analysis revealed that approximately 54% of students new to FIT live on campus in either Alumni, Nagler or Coed Halls (approx. 1219 students). Approximately 18% of the sophomore and upperclassmen population lives in FIT housing in Kaufman Hall (approx 1,100 students).

Modest growth in total student enrollment has been set around 1%-2% each year, generating a projected headcount of around 9,000 students in 2028. Of these students, the target housing goal for first year students is 55%, or approximately 1,565 beds. Part of FIT's strategy to attract and retain upperclassmen in student housing is reflected here in an increased target housing goal from 18% to 20%, starting in year 2022. In the next ten years, FIT's goal is to provide +/- 500 additional student beds.

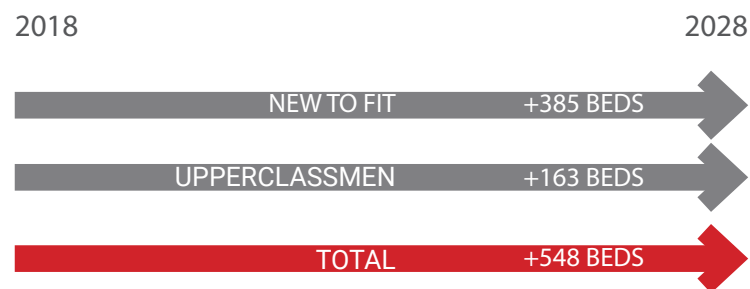
Best practices in college residence halls have led most institutions to tie staff residences with the building they oversee. This allows for community building, more frequent interaction with students, and having a pulse on the living experience in the hall that can be translated into one's work. At FIT, various barriers have prevented staff from living in the building they oversee. Currently, all professional staff living in campus live in one of two buildings, rather than being distributed amongst all four residence halls. As facilities and amenities are upgraded in the residence halls under this plan, staff residences should be redistributed so that the benefits of this practice can be achieved.

| HALLS          | EXISTING BED COUNTS |
|----------------|---------------------|
| ALUMNI         | 496                 |
| NAGLER         | 309                 |
| CO-ED          | 414                 |
| KAUFMAN        | 1098                |
| <b>TOTAL #</b> | <b>2317</b>         |

1219

\* Does not include professional staff beds

Existing Bed Counts



Bed Count Goals

|  | 2018         |              |             | 2020         |              | 2022         |              | 2024         |              | 2028         |              |
|--|--------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|  | Enrolled     | Beds         | % on Campus | Enrolled     | Beds (Need)  | Enrolled     | Beds (Need)  | Enrolled     | Beds (Need)  | Enrolled     | Beds (Need)  |
| <b>Enrollment and Bed Goals</b>          |              |              |             |              |              |              |              |              |              |              |              |
| New                                      | 2,200        | 1,180        | 54%         | 2,350        | 1,293        | 2,500        | 1,375        | 2,650        | 1,458        | 2,846        | 1,565        |
| Upperclassmen                            | 5,854        | 1,068        | 18%         | 5,854        | 1,068        | 6,004        | 1,201        | 6,154        | 1,231        | 6,154        | 1,231        |
| Res Life Staff Beds (Student RAs)        |              | 69           |             |              | 69           |              | 75           |              | 75           |              | 80           |
| Res Life Staff Beds (Professional Staff) |              | 19           |             |              | 17           |              | 17           |              | 18           |              | 19           |
| <b>Totals*</b>                           | <b>8,054</b> | <b>2,317</b> | <b>29%</b>  | <b>8,204</b> | <b>2,430</b> | <b>8,504</b> | <b>2,651</b> | <b>8,804</b> | <b>2,763</b> | <b>9,000</b> | <b>2,876</b> |

Bed Count Details 2018-2028

\* Does not include professional staff beds

Benchmark for commuter campus is approx 25%

# Planning Recommendations

## Replacement of Nagler

Nagler Hall has reached a point where many building and system components are in need of replacement and/or repair. Additionally, the building lacks key community and amenity spaces that support student needs and FIT programming. Rebuilding on the site of Nagler Hall takes advantage of currently unused bulk through the construction of a new residence hall built to the site's maximum allowable size. An efficient floor plate gains an increase in bed counts and community space and allows for mixed use functions on the lower two levels.

## Amenity Space

Increase community / amenity spaces in all residence halls (Alumni, Kaufman, Coed) Repurposing one or two residence rooms on selective floors to shared community areas will provide much-needed student gathering, study and social space for residents. Single rooms are also a priority for residence hall improvements. Each hall targets a minimum of 2% single rooms.

## Green space improvements

There is incredible opportunity in the rear and front yards to enhance outdoor gathering spaces, creating visual and physical connections through the residence halls.

## Miscellaneous Renovations

Modest phased renovations across Alumni, Kaufman and Coed Halls are planned to consistently update and upgrade building systems, finishes, and accessibility. The majority of these projects are slated as capital projects over summer months to limit the time available beds on campus are offline.

## Additional Recommendations

Seek opportunities and/or additional provisions to meet projected bed count goals. Four proposed scenarios for a new residence hall explore various zoning opportunities and maximizes the bed count. The overall bed capacity need of FIT is ~2,870, resulting in an increased need of ~559 beds.

# Recommendations

## Alumni Hall

Introducing community space and flexible single room suites are priorities for Alumni Hall. Currently, the hall is made up entirely of suite-style apartments. The conversion of quad apartments on every other floor will open up opportunities for more private living conditions for students seeking single units in Alumni, as well as professional staff and RA accommodations. Each of these units have a bathroom and kitchen. Additionally, should the need arise, two people could occupy one of these suite units.

Flexible lounge/study space every four floors will provide much-needed student social or quiet space. The lounge should have operable walls to allow for larger gatherings and entire hall meetings.

- Add community space (floors 4, 8, 12, 16)
- Add single rooms for students, RAs and/or professional staff (floors 4, 8, 12, 16)
- Gain of 1,500 sf Lounge
- Loss of 24 beds

## Coed Hall

Similar to Alumni Hall, community space is lacking in Coed Hall. To address this priority need, every other floor will receive a lounge / study space centrally located off the elevator core. This allows relatively easy access for those floors without a lounge, as a shared space is never further than one story. It provides a neutral space large enough for the hall to gather, and offers much needed amenity space. In addition to room renovations, hall restrooms should be modernized to gender neutral restrooms with single stalls for showers and toilets and shared sink areas.

- Gender Inclusive Restrooms
- Add community space on 7 floors
- Gain of 2,780 sf Lounge
- Loss of 20 beds

## Kaufman Hall

Kaufman Hall is the largest of the residence halls, housing upperclassmen and returning students, in apartment-style suites and micro studios. These units allow for increased privacy and independence with bathrooms and kitchens in unit, however, can lead to less interaction with others on the floor as there are no shared amenities. Each floor plate is quite expansive with approximately 34 units, and up to 74 student beds on each floor.

The basement of Kaufman offers a variety of amenities, including a Fitness Center, FIT Express, Laundry, and large Student Workroom, frequently used by students. These areas should continue to be maintained and updated as needed. In addition to common space on the lower level, it is important that students have spaces to go outside of their room - whether to be social, for study purposes or simply to have a location away from a roommate.

Community space among the upper levels is recommended throughout Kaufman Hall. The conversion of two micro studios across from the elevator core provides for a centrally located, medium-sized lounge that can fit approximately half the students living on a floor. Lounges will be located every other floor so its placement in a highly visible and accessible location is key to attracting students. Every other level will house two single micro studios, to be distributed among students, RAs, and Professional staff.

- Add community space every 2 floors
- Gain of 5,600 sf in Lounge
- Loss of 28 beds

# Recommendations

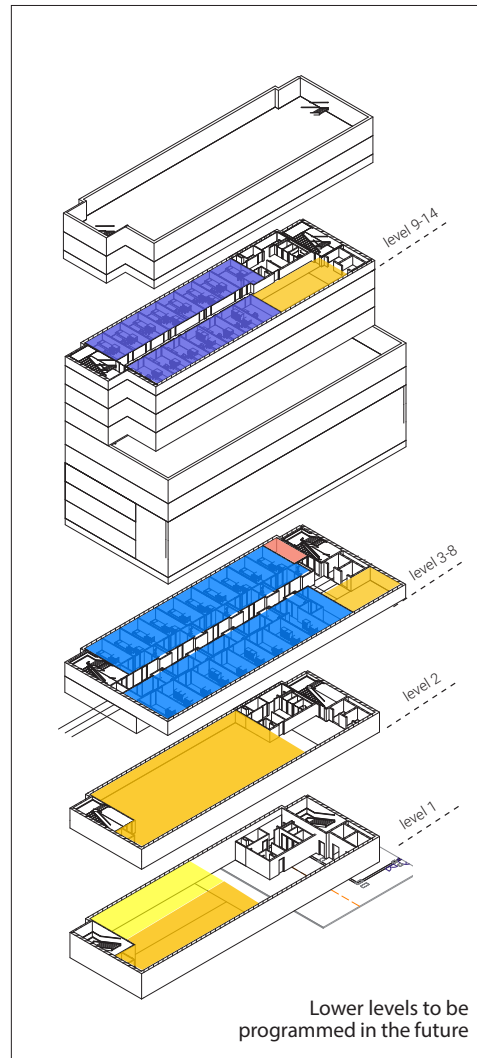
## New Residence Hall

Early in the process, various proposals for the future of Nagler Hall were considered. Studies included the addition of floors to the existing structure to maximize the square footage as-of-right, the demolition of the existing facility for a new residence hall, and the potential transfer of air rights to build a new residence hall taller than as-of-right zoning regulations. Opportunities and constraints were identified and prioritized for each option, as well as the consideration of existing analysis and assessments. Nagler's condition as demonstrated through its high Facility Condition Index (FCI) would require significant investment to bring building systems, infrastructure items, and finishes up-to-date. Additionally, construction costs to reinforce the structure, essentially pairing columns to support additional stories proved cost-prohibitive for that option.

Ultimately, these factors led to the recommendation of the demolition of Nagler Hall and construction of a new residence hall. In the next section, two scenarios are outlined that explore two potential zoning approaches and massing studies.

Each study utilizes floor plates that maximize the number of room units, provides some diversity in room types, and maintain the most efficient layout in terms of structural components, stacked plumbing fixtures, and floor to floor height.

The Traditional floor plate is made up of traditional room types, in which two students share a bedroom, with restrooms shared by the hall. A Modified Traditional floor plate is defined by the room type, which are quad units. Two bedrooms, each shared by two students, is joined by a shared bathroom and entry area by the quad. Each floor plate accommodates an RA single and a student single bed.



Proposed New Residence Hall Axon View

### PROPOSED NEW RESIDENCE HALL<sup>^</sup>

104,000 gsf  
50,600 nsf res units  
16,500 sf amenities + restrooms

396 TOTAL BEDS  
382 Student Beds  
14 RA Beds  
TBD Prof Staff Beds

Suite  
0%

Traditional  
6% Single Traditional  
44% Double Traditional

Modified Traditional  
3% Single Mod Trad  
44% Double Mod Trad  
3% RA Single Mod Trad

*^based on as-of-right hybrid massing study*

Studio  
0%

Micro Studio  
0%

#### Amenities

Workroom Lounge  
Vending Kitchen  
Laundry Mailboxes  
Courtyard

- Office
- Lounge / Study
- Laundry
- Dining
- Fitness
- Mail Room
- Proposed Book Store
- Studio Res Unit
- Suite Res Unit
- Traditional Res Unit
- Micro Studio Res Unit
- Service / Support / Storage

# Phasing

- Required # of Beds based on projections
- Proposed # of Beds on campus

**Coed Renovation**  
(Lounge Renovation Floors 3,7,11,15)  
May 2020 - Aug 2020

**Alumni Renovation**  
(Floors 4,8)  
Jan 2022 - Jun 2022

**New Residence Hall**  
(As of Right Hybrid Scheme)  
Jul 2023 - Jul 2025

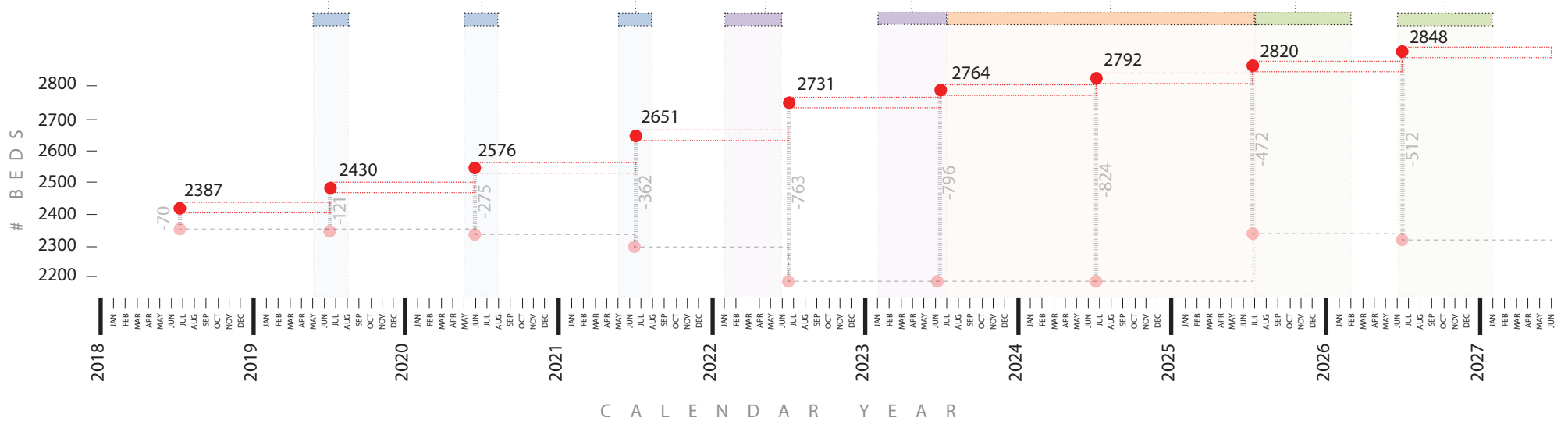
**Kaufman Renovation**  
(4 Floors)  
Jun 2026 - Jan 2027

**Coed Renovation**  
(Floors 9,10 restrooms)  
May 2019 - Aug 2019

**Coed Renovation**  
(Lounge Renovation Floors 5,9,13)  
May 2021 - Aug 2021

**Alumni Renovation**  
(Floors 12,16)  
Jan 2023 - Jul 2023

**Kaufman Renovation**  
(4 Floors)  
Jul 2025 - Feb 2026



# 2

## EXISTING ANALYSIS & SPACE NEEDS



Nolli Map of Manhattan

# Context Campus

As outlined in the 2015 Master Plan, FIT's near term (until 2020) anticipated non-residential real estate resources, both owned and rented is as follows:

## Campus Square Feet (Academic Bldgs)

|               |           |
|---------------|-----------|
| ASF Total     | 688,000   |
| non-ASF Total | 367,698   |
| Total Area    | 1,055,698 |

### Assignable Square Feet (ASF) per Building

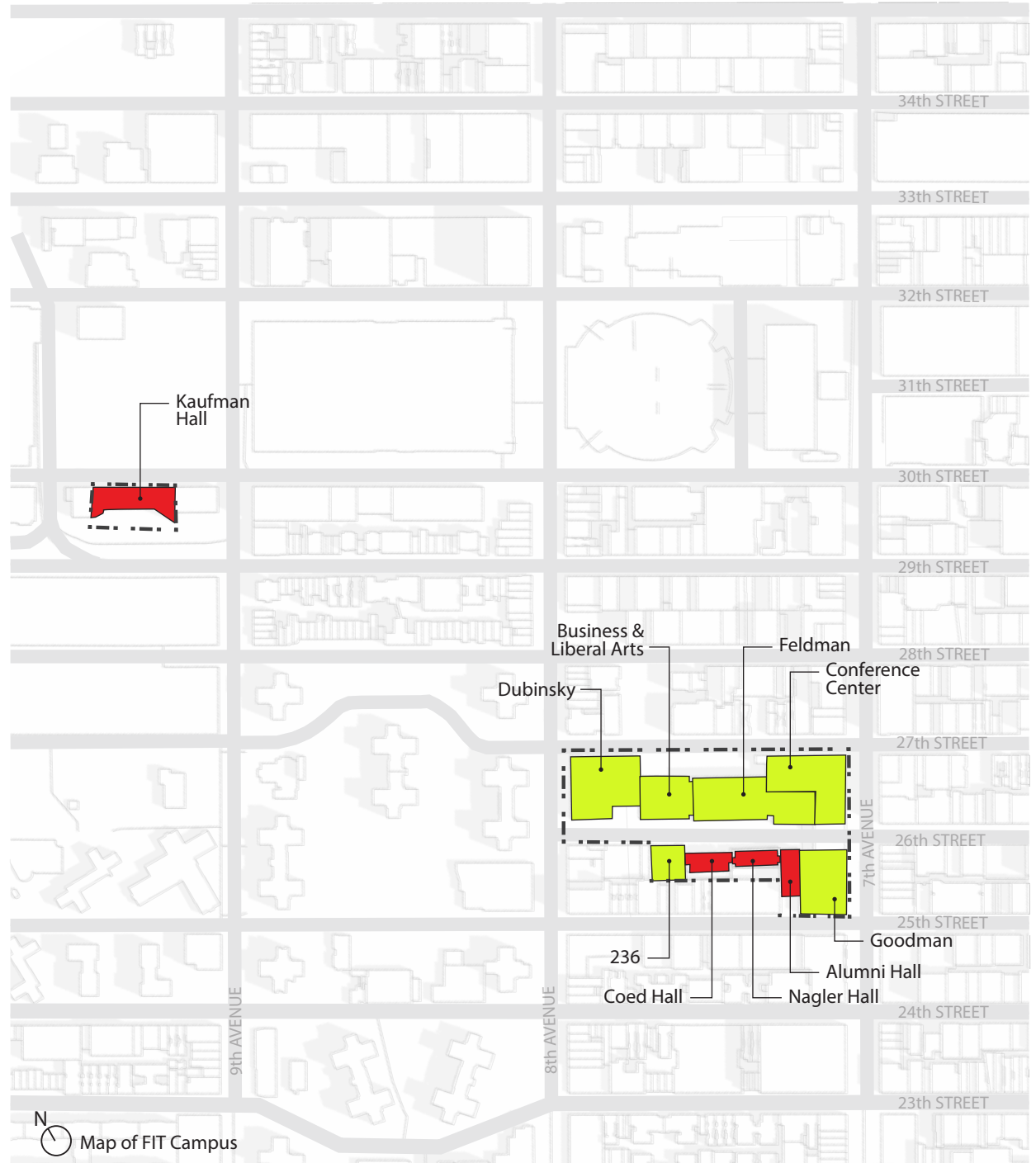
| Building         | ASF Total      | %           |
|------------------|----------------|-------------|
| Dubinsky         | 128,842        | 19%         |
| B&LA             | 105,857        | 15%         |
| Feldman          | 176,644        | 26%         |
| Pomerantz        | 118,294        | 17%         |
| Goodman          | 93,502         | 14%         |
| 236 W. 27th St.  | 24,553         | 4%          |
| 333 7th Ave.     | 40,308         | 6%          |
| <b>ASF Total</b> | <b>688,000</b> | <b>100%</b> |

|                             |                  |             |
|-----------------------------|------------------|-------------|
| <b>TOTAL NEAR TERM AREA</b> | <b>1,055,698</b> | <b>100%</b> |
|-----------------------------|------------------|-------------|

### Non-Assignable Square Feet (Non-ASF) per Building

| Building             | Non-ASF Total  | %           |
|----------------------|----------------|-------------|
| Dubinsky             | 73,916         | 20%         |
| B&LA                 | 63,459         | 17%         |
| Feldman              | 77,881         | 21%         |
| Pomerantz            | 65,040         | 18%         |
| Goodman              | 47,441         | 13%         |
| 236 W. 27th St.      | 11,630         | 3%          |
| 333 7th Ave.         | 28,331         | 8%          |
| <b>Non-ASF Total</b> | <b>367,698</b> | <b>100%</b> |

- FIT Residence Halls
- FIT Owned Buildings
- FIT Leased Buildings
- - - FIT Property Line



# Site Analysis

## Zones

FIT is located in a commercial zoning district amidst residential, commercial and manufacturing districts. The variety of services, food, and retail offer students many options in close proximity to FIT. The majority of FIT's buildings are located in a C6-2 zoning district, which allows a commercial floor area ratio (FAR) of 6.0. Kaufman Hall is located in a C6-4 zoning district, but lies in a Special Hudson Yards District Resolution area, allowing bonus FAR, which is discussed later in the document. The nonadjacent location of Kaufman Hall offers challenges and opportunities. Its presence in the developing Hudson Yards is a great opportunity for increased FIT visibility and will offer students an array of services not previously available. It also offers upperclassmen a more independent living situation, slightly away from the rest of campus.

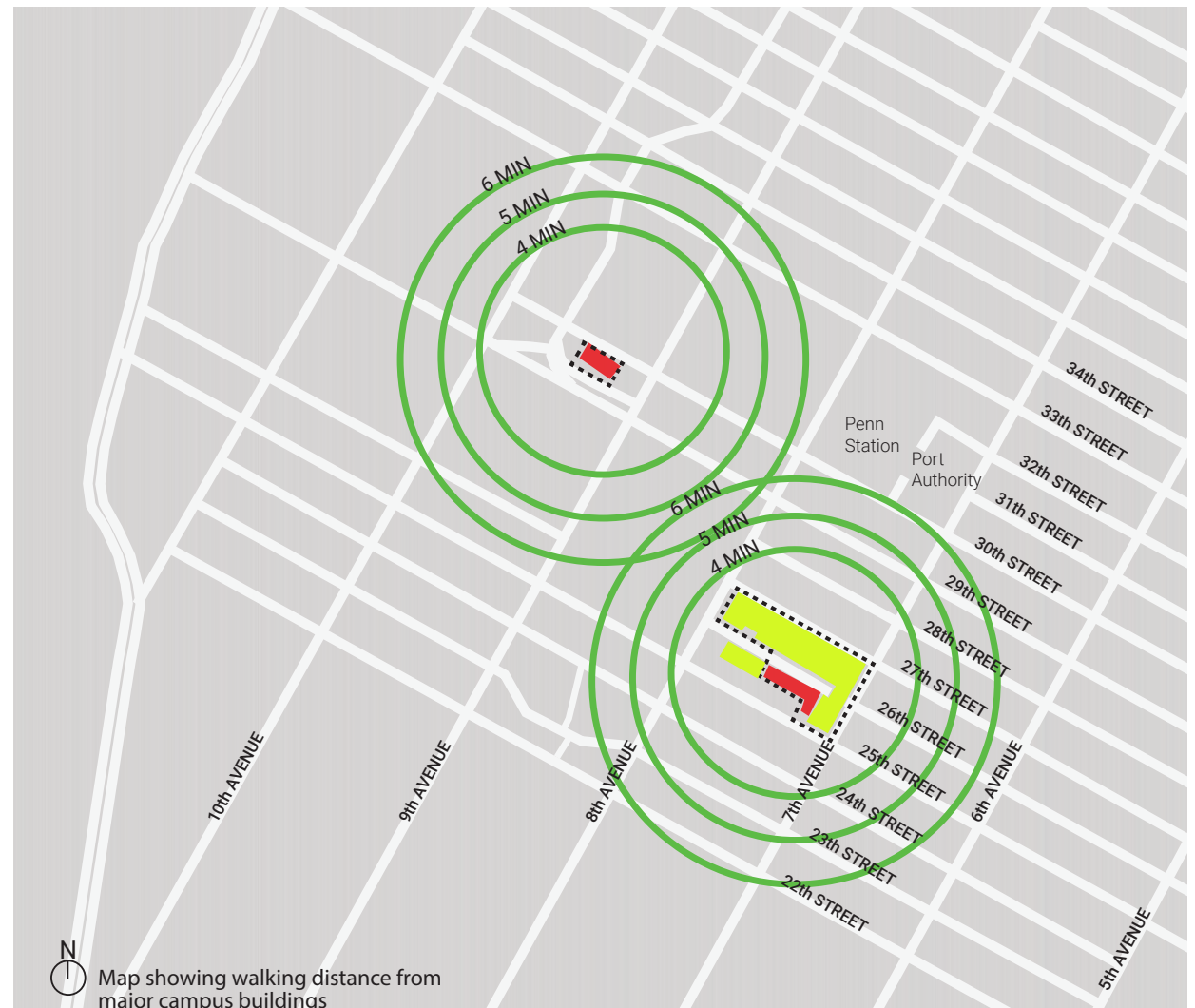


## Site Analysis

### Walkability

Walking distance between campus academic buildings to Kaufman Hall has been one of the largest complaints brought forward by students. When assessing walkability of a campus, a twelve-minute walking diameter is often used as a baseline for comfortable distances. Kaufman Hall to Goodman Center lies right around the twelve-minute marker, comparable to many college campuses across the country.

- FIT Residence Halls
- Walk Distance (diameter)
- FIT Associated Buildings
- FIT Property Line



# Site Analysis

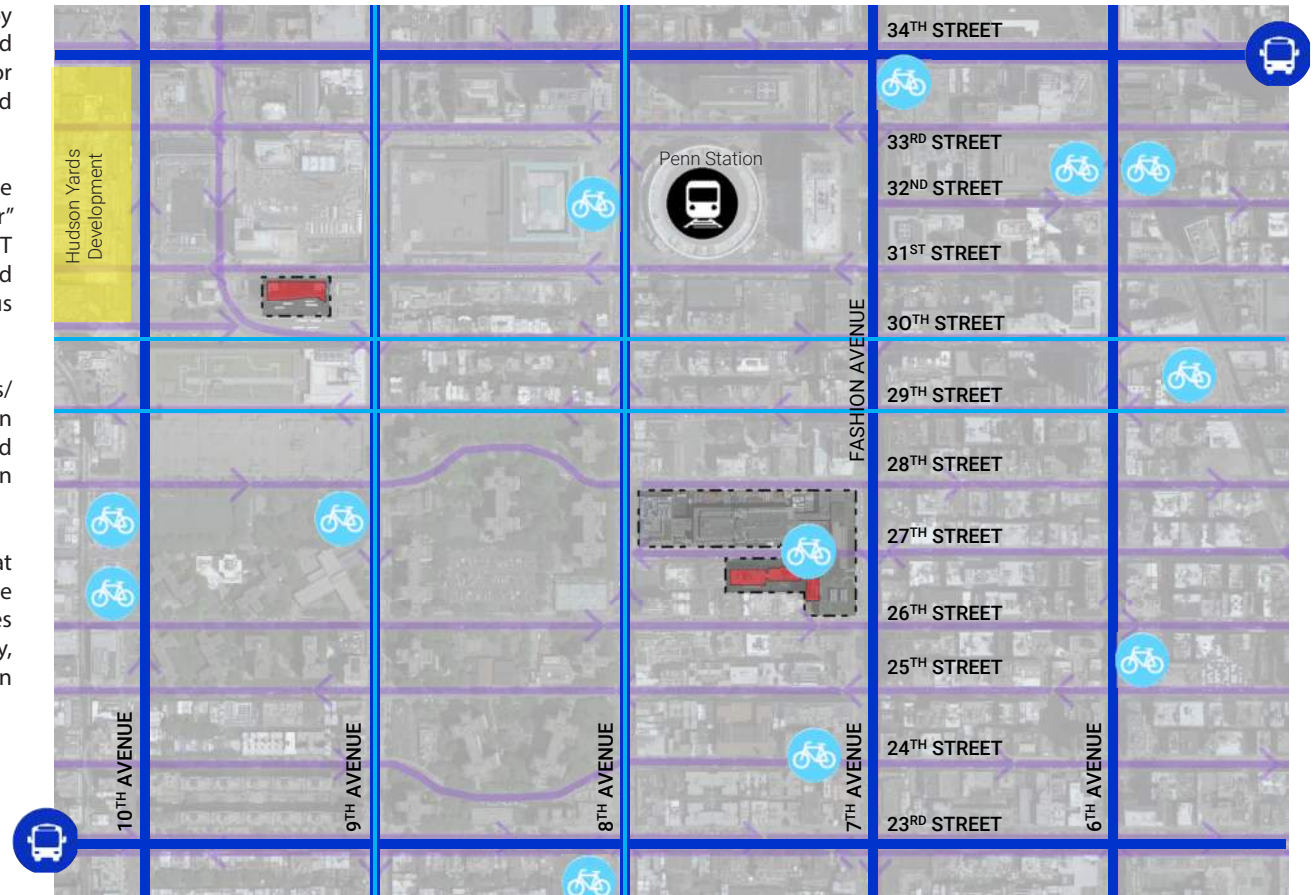
## Transportation



Situated in Manhattan, the campus is very well connected by public transportation, including primary city bus routes and subway stations. The campus is several blocks from major transit hubs such as Penn Station, Port Authority, and Grand Central Station.


The campus extends across W 27th Street, between 7th Ave and 8th Ave, creating the unique opportunity of an “interior” campus boulevard between two facing blocks. Prominent FIT signage on the overhead connection between Goodman and Pomerantz also marks a distinct arrival point in the campus entry sequence.

FIT offers shuttle buses, as well as escorted walks for students/faculty to aid in the safety and security of traveling between Kaufman and 27th Street. The services may be under-utilized due to more limited operating times or longer wait times than desired.

A Citi Bike station is located at W 27th St and 7th Ave, right at the campus entry for a convenient transportation option. The station does present some maintenance issues during times when street cleaning or snow removal is required. Currently, there are no Citi bike stations on the same block as Kaufman Hall.



-  Citi Bike station
-  Major bus route

Map of Transportation Methods 

# Site Analysis

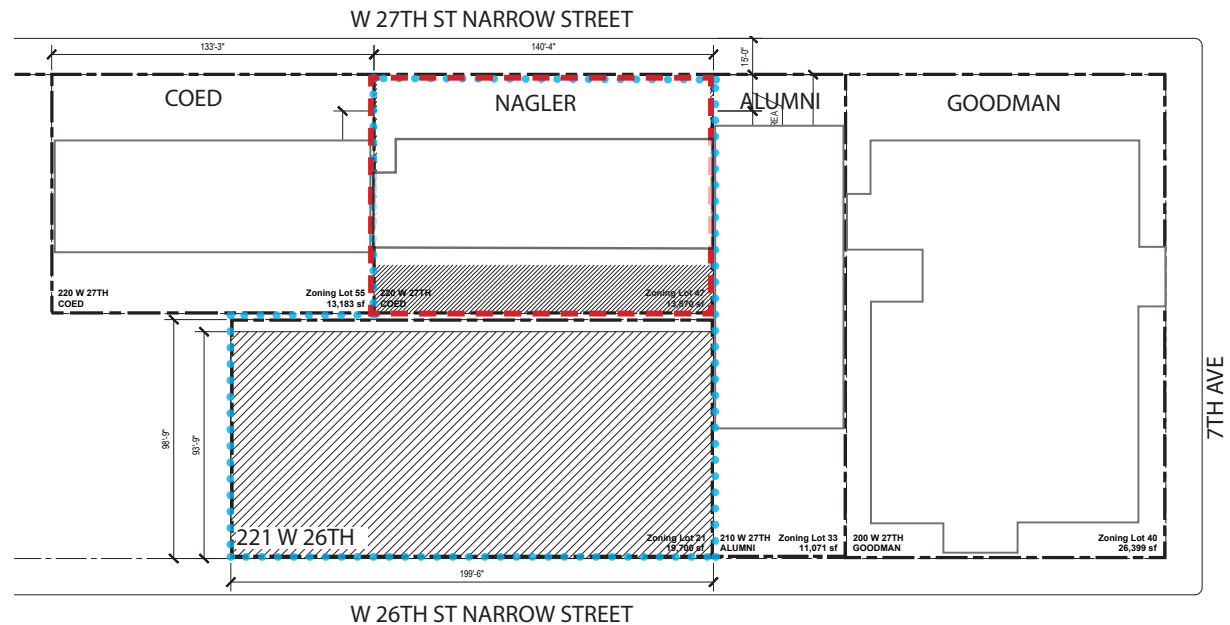
## Zoning

The zoning analysis has revealed that several lots on Block 776 have not been fully utilized, while others have been built to full capacity and then some. This helps inform future decisions of demolition, additions, and new building construction. Air rights may be transferred within the same block, so that the unused bulk may be aggregated and reallocated to a new building. Development transfers across blocks are currently not allowed by city code.

Each building on Block 776 roughly align to a lot, as outlined in the table. Nagler and Goodman, owned by FIT, are lots that have unused bulk, in the amount of approximately 35,000 sf.

Additionally, to the south of Nagler Hall, adjoining lot 221 West 26th has a considerable amount of unused bulk, at approximately 65,000 sf.

Two potential scenarios regarding Air Rights Transfer were explored and are discussed in Section 3.



N Zoning Diagram

| BUILDING      | LAND USE      | LOT | FAR   | LOT AREA | MAX FA  | GROSS FA | UNUSED BULK |
|---------------|---------------|-----|-------|----------|---------|----------|-------------|
| COED          | PUBLIC FAC    | 55  | 6.5 X | 13,183   | 85,690  | 109,132  | (23,443)    |
| NAGLER        | PUBLIC FAC    | 47  | 6.5 X | 13,870   | 98,574  | 65,240   | 33,334      |
| ALUMNI        | PUBLIC FAC    | 33  | 6.5 X | 11,071   | 71,962  | 149,614  | (77,653)    |
| GOODMAN       | PUBLIC FAC    | 40  | 6.5 X | 26,339   | 171,594 | 169,784  | 1,810       |
| 221 WEST 26TH | COMM & OFFICE | 21  | 6.0 X | 19,700   | 118,200 | 53,361   | 64,839      |

# Residential Facilities

Four on-campus residence halls house approximately 1,180 new/entering students on 27th Street (Alumni, Coed and Nagler Halls) and 1,070 current/returning students on 31st Street (Kaufman Hall).

Sleeping accommodations range among the residence halls, including traditional and apartment style rooms, in single, double, triple and quad occupancies.



Aerial View of Residential Facilities

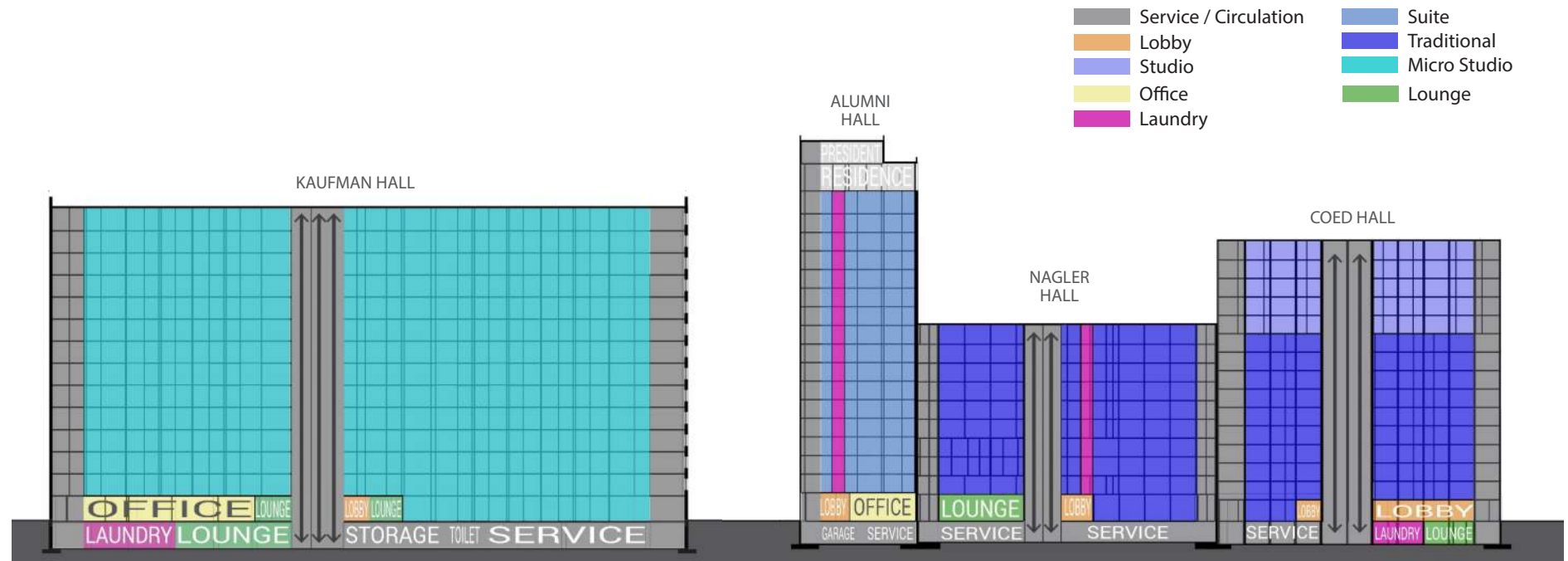
|                            | ALUMNI HALL          | NAGLER HALL          | COED HALL            | KAUFMAN HALL            |
|----------------------------|----------------------|----------------------|----------------------|-------------------------|
| ADDRESS                    | 210 West 27th Street | 220 West 27th Street | 230 West 27th Street | 406 West 31st Street    |
| GROSS SQUARE FEET (GSF)    | 150,000              | 65,000               | 110,000              | 320,000                 |
| STORIES                    | 18 + Basement        | 10 + Basement        | 15 + Basement        | 15 + Penthouse          |
| YEAR BUILT                 | 1988                 | 1962                 | 1975                 | 1914; Renovated in 2006 |
| CURRENT OCCUPANCY (# BEDS) | 496                  | 309                  | 414                  | 1107                    |

# Residential Facilities

## Building Use in Section

Each residence hall houses some variation of common or shared space on the basement and first levels. The most public space occurs at the reception / lobby area, before passing through the secured entries to the semi-public spaces, shared by the hall residents: student lounges, workroom, laundry, and storage. Resident rooms are the most private, accessible only to those living there. Semi-private amenity space, like social lounges or study rooms on each floor, are lacking in the existing student housing.

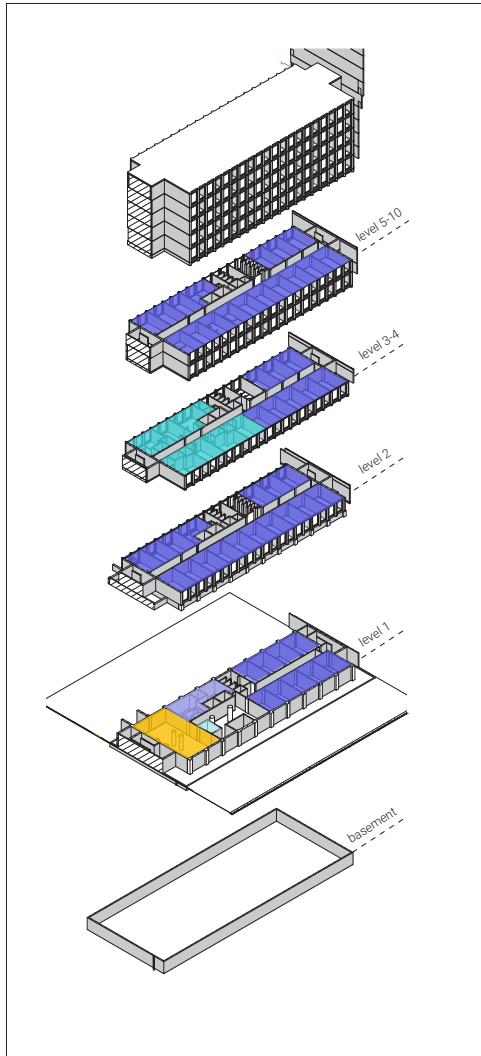
With the exception of Alumni Hall, there are some residence rooms located on each of the first levels. Rooms at ground level are the least desirable rooms for students and last to fill.



Residence Halls in Section

# Residential Facilities

## Unit Type Breakdown



Existing Coed Hall Axon View

### EXISTING NAGLER HALL

309 TOTAL BEDS  
 300 Student Beds  
 9 RA Beds  
 0 Prof Staff Beds

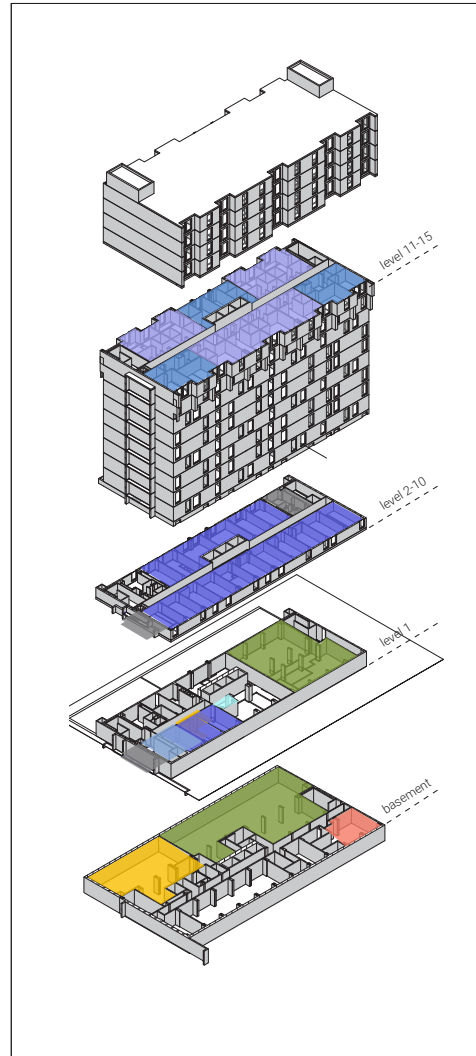
Suite  
 0%

Traditional  
 89% Double Traditional  
 3% RA Single Traditional

Studio  
 1% Quad Apartment

Micro Studio  
 5% Double Apartment  
 1% Single Apartment  
 1% RA Single Apartment

Amenities  
 Workroom Lounge  
 Vending Kitchen  
 Laundry Courtyard  
 Mailboxes



Existing Nagler Hall Axon View

### EXISTING COED HALL

424 TOTAL BEDS  
 400 Student Beds  
 14 RA Beds  
 10 Prof Staff Beds

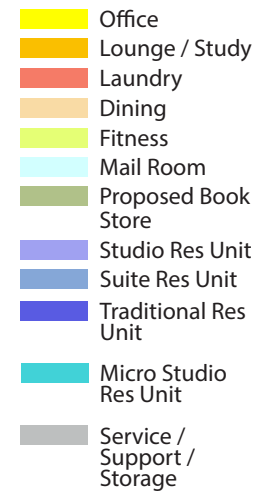
Suite  
 2% Double Apartment  
 3% Quad Apartment  
 1% Prof Staff Beds

Traditional  
 60% Double Traditional  
 13% Triple Traditional  
 2% RA Single Traditional

Studio  
 17% Double Apartment  
 1% RA Single Apartment  
 1% Prof Staff Beds

Micro Studio  
 0%

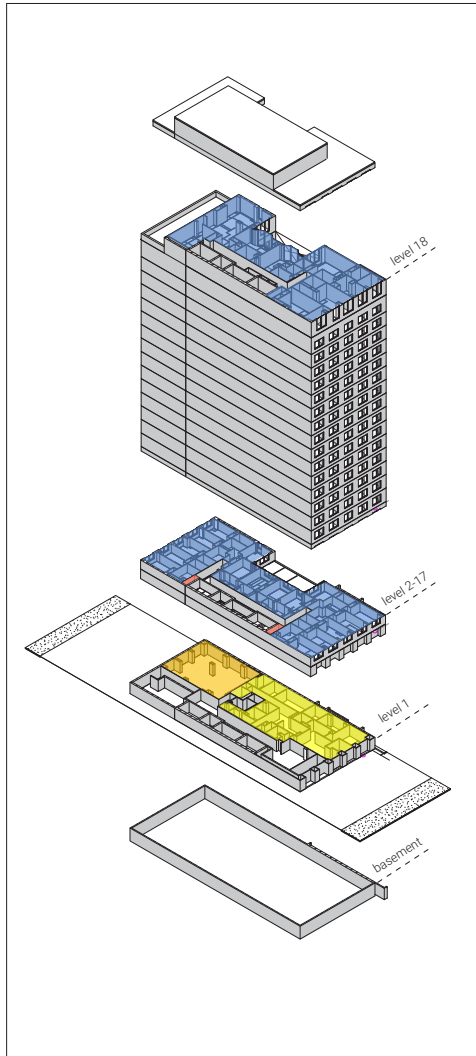
Amenities  
 Workroom Lounge  
 Vending Kitchen  
 Laundry Res Life Offices  
 Mailboxes (Planned)  
 Courtyard Bookstore



# Residential Facilities

## Unit Type Breakdown

- Office
- Lounge / Study
- Laundry
- Dining
- Fitness
- Mail Room
- Proposed Book Store
- Studio Res Unit
- Suite Res Unit
- Traditional Res Unit
- Micro Studio Res Unit
- Service / Support / Storage



Existing Alumni Hall Axon View

### EXISTING ALUMNI HALL

496 TOTAL BEDS  
 480 Student Beds  
 16 RA Beds  
 0 Prof Staff Beds

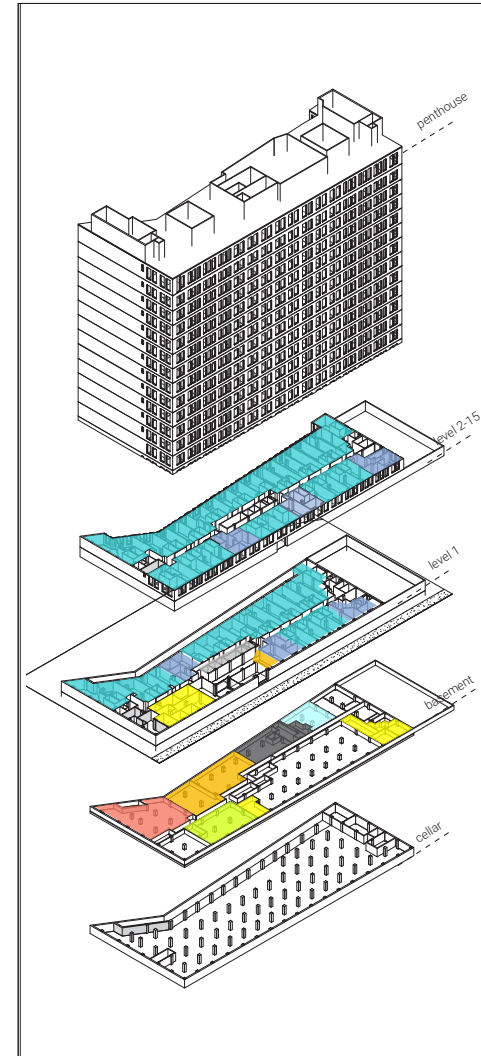
**Suite**  
 97% Quad Apartment  
 3% RA Triple Apartment

**Traditional**  
 0%

**Studio**  
 0%

**Micro Studio**  
 0%

**Amenities**  
 Workroom Lounge  
 Vending Res Life Offices  
 Laundry Mailboxes



Existing Kaufman Hall Axon View

### EXISTING KAUFMAN HALL

1107 TOTAL BEDS  
 1068 Student Beds  
 30 RA Beds  
 9 Prof Staff Beds

**Suite**  
 5% Quad Apartment  
 3% RA Quad Apartment

**Traditional**  
 0%

**Studio**  
 0%

**Micro Studio**  
 68% Double Apartment  
 23% Triple Apartment  
 1% Single Apartment

**Amenities**  
 Workroom Lounge  
 Vending Res Life Offices  
 Laundry Mailboxes  
 FIT Express Fitness Center  
 Student Storage

# Residential Facilities

## Room Types

FIT provides a variety of living accommodations with its current composition of room types. Traditional double bed rooms are typically seen in freshmen or first year housing. FIT currently has ~586 beds in traditional units. This arrangement accommodates two student beds, with toilet facilities shared by the hall.

The majority of beds, ~1662 are in suite-style and apartment style rooms. This layout consists of an in-unit toilet, kitchenette, and in larger units, noted here as Studios and Suites, a sitting or dining area.

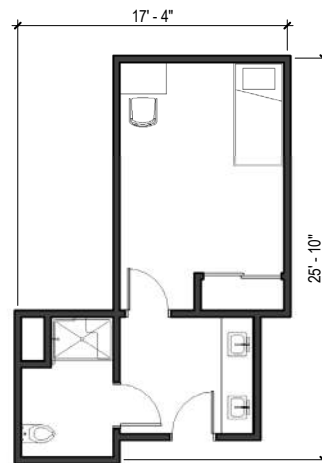
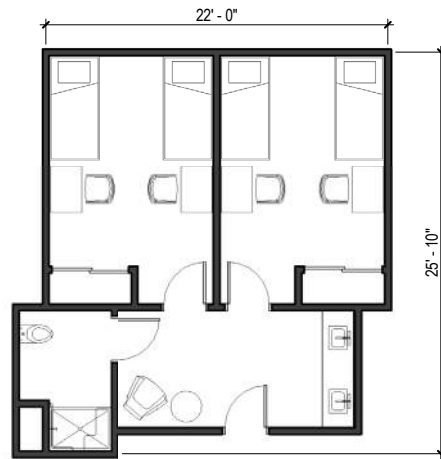
Another popular room typology not currently present on campus is the Modified Traditional unit. This unit is often seen in first year student housing. It pairs two Traditional units with a shared bathroom. Often, it is convenient to place sinks outside of the toilet and shower facilities to allow multiple people in the unit to use the facilities simultaneously.

Additionally, there is a growing need for single and accessible rooms, which should be planned for and incorporated during residence hall renovations.

### REPRESENTATIONS OF POTENTIAL FUTURE ROOM TYPES

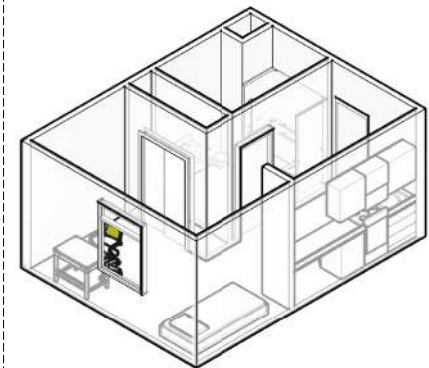
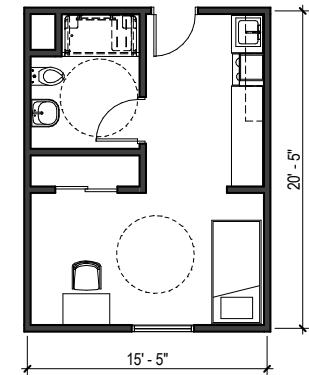
#### MODIFIED TRADITIONAL

APPROX. 520 SF



#### MICRO STUDIO - ADA

APPROX. 290 SF

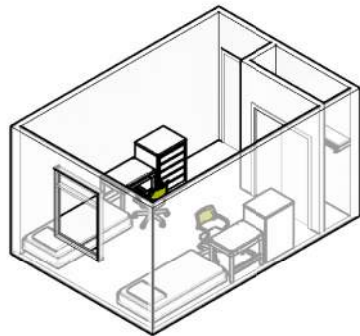
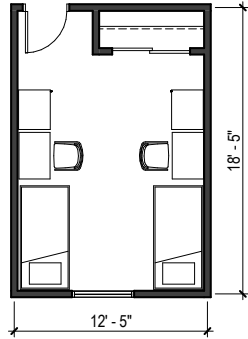


REPRESENTATIONS OF EXISTING ROOM TYPES

DOUBLE

TRADITIONAL

APPROX. 220 SF

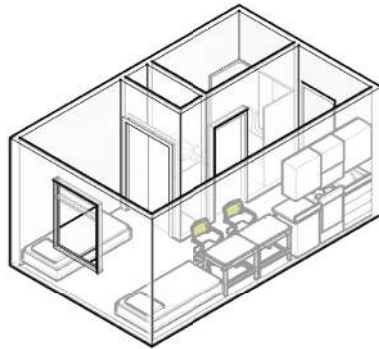
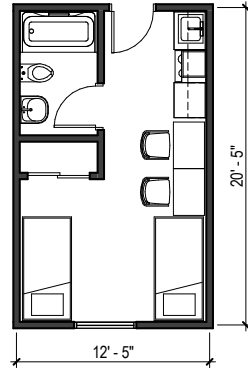


Halls: Nagler & Coed  
Occupancy: double or triple

APARTMENT

MICRO STUDIO

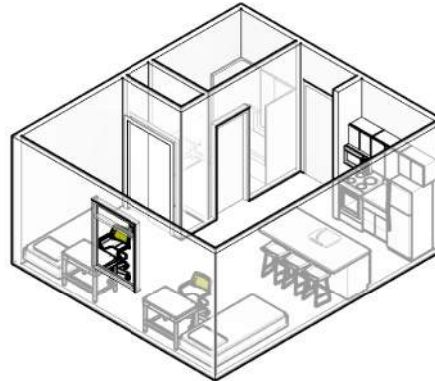
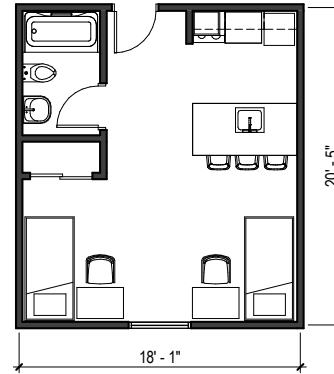
APPROX. 240 SF



Halls: Kaufman & Coed  
Occupancy: single, double or triple

STUDIO

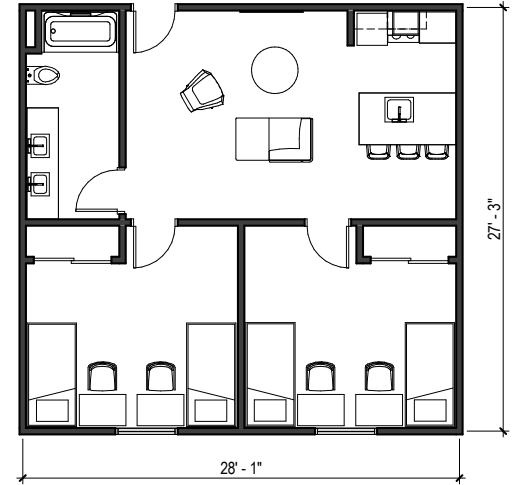
APPROX. 350 SF



Halls: Coed (floors 11-15)  
Occupancy: double or triple

SUITE

APPROX. 730 SF



Halls: Alumni & Kaufman  
Occupancy: double, triple or quad

# Facilities Assessment

Facility assessments of the four residence halls took place in November 2017 by a team of engineers and architects from DLR Group | Westlake Reed Leskosky. The team spent two days on site, meeting with representatives from the FIT Facilities department and Residential Life and documenting facility conditions. They then compiled the assessments for high level cost estimating by Nasco Construction Services. cursory assessments were performed for Alumni, Coed, and Kaufman Hall, with a more in-depth assessment for Nagler Hall.

Buildings were assessed for status of major building systems, e.g. Architectural, Electrical, and Mechanical, and itemized as deferred maintenance if components were due for replacement. Nasco Construction Services assisted in providing high-level cost estimates for assessments provided by DLR Group. Project costs are based on 2017 Construction Costs.

Overall, anticipated deferred maintenance costs for each facility are listed here. Alumni Hall, Coed Hall and Kaufman Hall have few and less costly items for replacement, while Nagler Hall has the most cost associated with deferred maintenance.

## Definitions

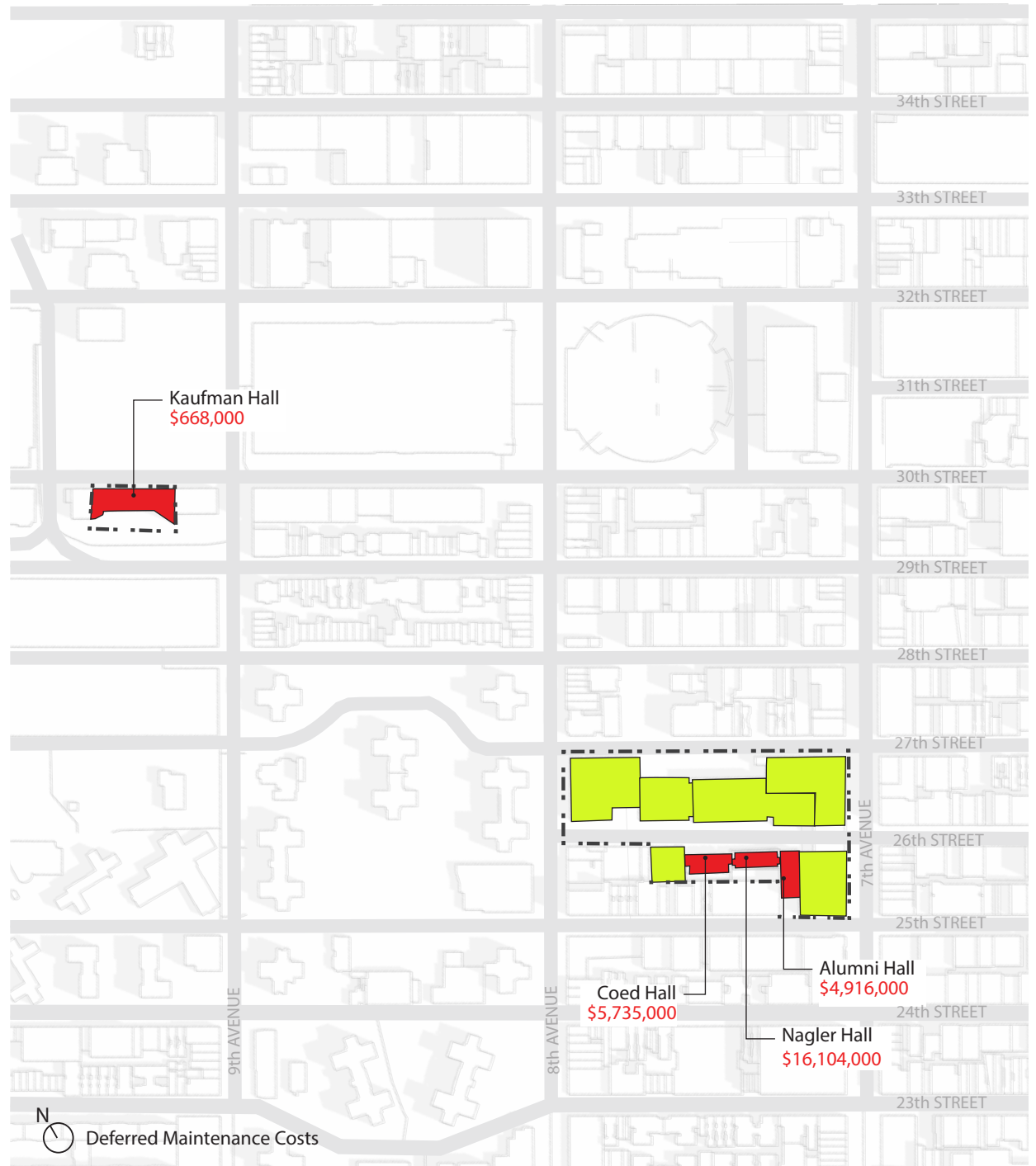
**Deferred Maintenance** - practice of postponing maintenance activities such as repairs to infrastructure, finishes, furniture, etc.

**Current Replacement Value** - the amount in current dollars it would cost to replicate the existing facilities

**Minor Renovation** - Replacement of finishes & doors

**Moderate Renovation** - Replacement of finishes, doors & reconfiguration of interior walls

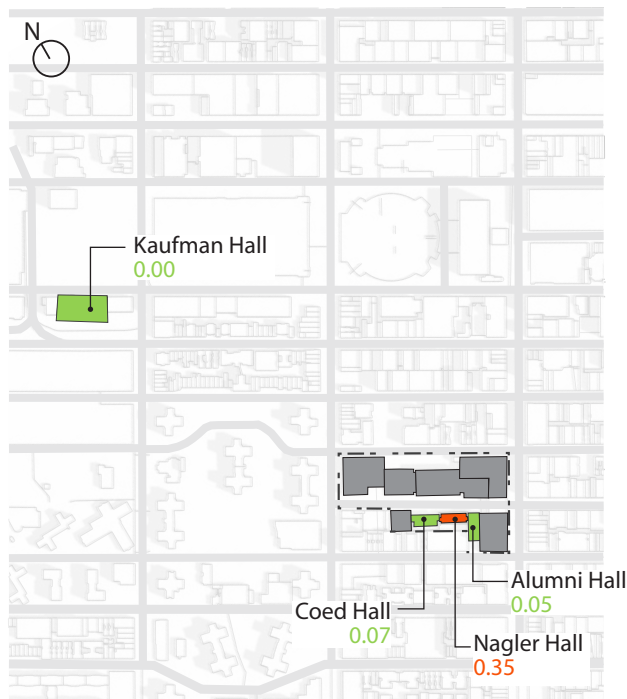
**Major Renovation** - Full gut renovation



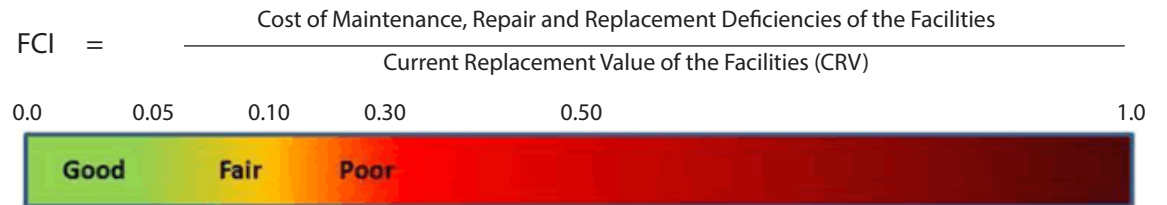
# Facility Assessment

## Facility Condition Index

In addition to the Deferred Maintenance cost analysis, building replacement costs, or the cost of buildings of similar function, construction quality, systems selection and levels of finish were established. This analysis provides a key value for establishing the facility condition index (FCI).



Facility Condition Index



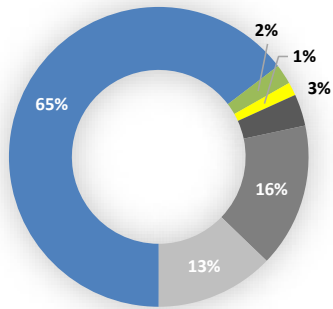
| Year Built | Building     | GSF     | Totals     |                    | Totals     |                   | FCI  |
|------------|--------------|---------|------------|--------------------|------------|-------------------|------|
|            |              |         | Unit Price | Def. Maint. Amount | Unit Price | Replacement Value |      |
| 1988       | Alumni Hall  | 150,000 | \$ 32.77   | \$ 4,915,592       | \$ 712.00  | \$ 106,799,944    | 0.05 |
| 1962       | Nagler Hall  | 65,000  | \$ 247.75  | \$ 16,103,780      | \$ 710.43  | \$ 46,177,748     | 0.35 |
| 1975       | Coed Hall    | 110,000 | \$ 52.13   | \$ 5,734,405       | \$ 710.03  | \$ 78,103,527     | 0.07 |
| 1914       | Kaufman Hall | 320,000 | \$ 2.09    | \$ 668,221         | \$ 710.03  | \$ 227,210,133    | 0.00 |

# Facility Assessment

## Alumni Hall

Address: 210 West 27th Street  
 Gross SF: 150,000  
 Stories: 18 + Basement  
 Year Built: 1988

# Student +RA Beds: 496  
 # Prof Staff Beds: 0



- Student Residences
- Amenities
- Staff Offices
- Building Support & Circulation



Exterior entrance



Typical residential room



Studentworkroom+lounge



Lobby

| DEFERRED MAINTENANCE | Unit Cost / GSF | Total Cost  |
|----------------------|-----------------|-------------|
|                      | \$32.77         | \$4,915,592 |
|                      | Architectural   | \$79,389    |
|                      | Electrical      | \$1,213,264 |
| Mechanical           | \$3,622,939     |             |

| REPLACEMENT VALUE | Unit Cost / GSF | Total Cost    |
|-------------------|-----------------|---------------|
|                   | \$712.00        | \$106,799,944 |

| RENOVATION COST | Unit Cost / GSF | Total Cost |              |
|-----------------|-----------------|------------|--------------|
|                 | MINOR           | \$74.85    | \$11,227,917 |
|                 | MODERATE        | \$106.93   | \$16,039,881 |
|                 | MAJOR           | \$534.66   | \$80,199,405 |

Alumni Hall Analysis and Recommendations include:

### Architectural

- Alumni Hall has been well maintained and recently received building entrance and lobby updates to meet accessibility codes. Finishes are relatively new. Work room finishes and furniture are beginning to show wear and are recommended to be replaced.

### Electrical

- The majority of switchgear and panelboards in the facility are significantly past their rated life of 25 years. It is recommended to replace 4000A (6) section switchgear serving panels and equipment on 11 floors with new breaker based switchgear.
- Lighting is in good working condition, however basement and upper floors are dated and should be replaced during a major renovation. Automatic lighting controls should be added.
- Fire Alarm devices are in working condition
- Small CCTV system is in a limited number of strategic locations

### Mechanical

- Chiller was replaced in 2018. Fan coils in resident rooms are at the end of useful life and should be replaced. Condensate piping and hydronic risers should also be replaced to safeguard against leaks.
- Replacement of roof exhaust fans is recommended to direct drive with EC motors.
- Recommend rebalancing all grilles/ registers/ diffusers to ensure proper operation
- Existing fire protection has no reported issues.

# Facility Assessment

## Nagler Hall

Nagler Hall Analysis and Recommendations include:

The existing building's infrastructure and many system components are at or beyond their life expectancies. Deferred maintenance findings suggest Nagler Hall should be considered for demolition and replacement.

### Architectural

- Suggested renovation of rear yard
- Full replacement of roof which leaks and is past its useful life
- Insulation and waterproofing of the exterior wall to prevent further leaking at facade
- Replacement of all uninsulated windows
- Provide new furniture and finishes for dated and worn lobby finishes

### Electrical

- The main switchgear is significantly past its rated life of 35 years - panels and equipment should be replaced
- Majority of panelboards in facility are significantly past their rated life of 25 years and require replacement
- A new distribution panel and transfer switches has been added to provide power to new egress lighting and back up service to selective elevators
- Recommend adding 30 circuits per floor to resolve circuit tripping issues
- Replace dated lighting and add automatic lighting controls during major renovation

### Mechanical

- Replace defunct air handling unit (AHU) and all exhaust fans. Connect to campus BMS.
- Replace packaged cooling units in rooms
- Replace convectors throughout building and resident rooms
- Replace all hydronic piping
- Piping is failing. Newer hot water heaters have been added but there is no master mixing valve. Fixture and piping replacement is recommended (except commons area).
- Existing fire protection has no reported issues

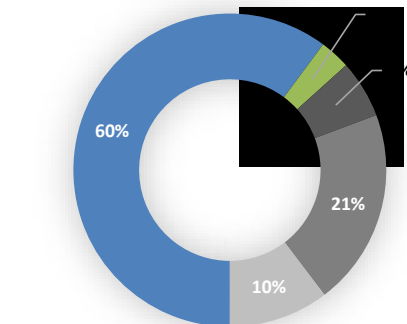
| DEFERRED MAINTENANCE | Unit Cost / GSF | Total Cost   |
|----------------------|-----------------|--------------|
|                      | \$247.75        | \$16,103,780 |
|                      | Architectural   | \$9,582,795  |
|                      | Electrical      | \$1,656,797  |
| Mechanical           | \$4,864,189     |              |

| REPLACEMENT VALUE | Unit Cost / GSF | Total Cost   |
|-------------------|-----------------|--------------|
|                   | \$710.43        | \$46,177,748 |

| RENOVATION COST |          | Unit Cost / GSF | Total Cost   |
|-----------------|----------|-----------------|--------------|
|                 | MINOR    | \$74.85         | \$4,865,431  |
|                 | MODERATE | \$106.93        | \$6,950,615  |
|                 | MAJOR    | \$534.66        | \$34,753,076 |

Address: 220 West 27th Street  
 Gross SF: 65,000  
 Stories: 10 + Basement  
 Year Built: 1960

# Student + RA Beds: 309  
 # Prof Staff Beds: 0



- Student Residences
- Amenities
- Staff Offices
- Building Support & Circulation



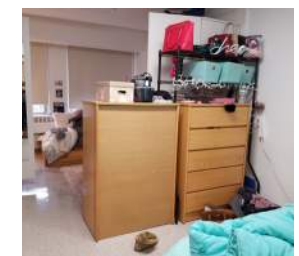
Shared restrooms



Lobby + Mailroom



Studentworkroom+lounge



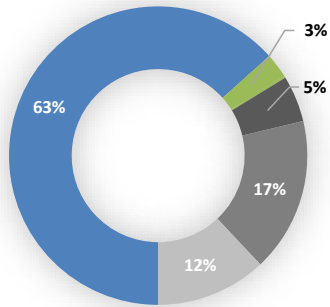
Typical residential room

# Facility Assessment

## Coed Hall

Address: 230 West 27th Street  
 Gross SF: 110,000  
 Stories: 15 + Basement  
 Year Built: 1974

# Student + RA beds: 414  
 # Prof Staff beds: 10



- Student Residences
- Amenities
- Staff Offices
- Building Support & Circulation



Entrance to Coed Hall



Kitchenette in work room



Typical residence room



Lobby + security desk

| DEFERRED MAINTENANCE | Unit Cost / GSF | Total Cost  |
|----------------------|-----------------|-------------|
|                      | \$52.13         | \$5,734,405 |
|                      | Architectural   | \$3,932,693 |
|                      | Electrical      | \$1,228,532 |
| Mechanical           | \$573,180       |             |

| REPLACEMENT VALUE | Unit Cost / GSF | Total Cost   |
|-------------------|-----------------|--------------|
|                   | \$710.43        | \$78,103,527 |

| RENOVATION COST | Unit Cost / GSF | Total Cost |              |
|-----------------|-----------------|------------|--------------|
|                 | MINOR           | \$74.85    | \$8,233,806  |
|                 | MODERATE        | \$106.93   | \$11,762,579 |
|                 | MAJOR           | \$534.66   | \$58,812,897 |

Coed Hall Analysis & Recommendations include:

### Architectural

- Insulate exterior side of walls with exterior insulation finish system (EIFS)
- Lobby renovation was completed in 2016
- Laundry in Basement was recently renovated
- Basement lounge furniture and finishes are relatively new
- Suggested renovation of rear yard

### Electrical

- Main switchgear in the facility are significantly past their rated life of 35 years. Replace switchgear serving panels and equipment on 15 floors with new breaker based switchgear.
- Panelboards in the suites on floors 11-15 are past their rated life of 25 years. Replace panelboards on each floor to during major renovation.
- Panelboards in the corridors feeding rooms on floors 2-10 are past their rated life of 25 years. Replace panelboards to the rooms during major renovation.
- Lighting is in good condition
- During major renovation, add automatic lighting controls

### Mechanical

- Newer fan coil units, chiller, tower, and air handlers. Exhaust fans are a mix of old and new. BMS is present but is only for larger equipment. Roof exhaust is over 20 years old and due for replacement.
- Replace steam condensate piping in basement
- Recommend rebalancing all grilles/ registers/ diffusers to ensure proper operation
- Domestic plumbing infrastructure appears in fair condition. Recommend providing master mixing valve.
- Replace sanitary waste stack piping and provide restraint fittings at joints to resist forces from changes in flow directions at transition from traditional to suite style dorms
- Existing fire protection has no reported issues

# Facility Assessment

## Kaufman Hall

Kaufman Hall Analysis and Recommendations include:

### Architectural

- Finishes and furniture appear new. No work recommended

### Electrical

- Switchgear and panelboards were installed/ refurbished in 2008 and are in good working condition
- Large generator installed in 2008 is in good working condition
- Lighting is in good condition
- Fire alarm devices are in good condition
- Extensive card access system is installed throughout the facility
- CCTV system employed in numerous locations

### Mechanical

- Provide exhaust fan for loading dock
- Some issues related to availability and perceived quality of hot water. Replace storage tanks with instantaneous water-water heat exchangers to serve two zones, upper floors and lower floors, and standby unit to serve either zone
- Fire Protection is new and in good condition

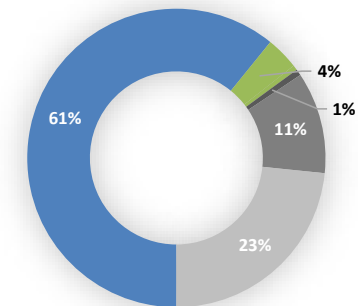
| DEFERRED MAINTENANCE | Unit Cost / GSF | Total Cost |
|----------------------|-----------------|------------|
|                      | \$2.09          | \$668,221  |
|                      | Architectural   | \$0        |
| Electrical           | \$0             |            |
| Mechanical           | \$668,221       |            |

| REPLACEMENT VALUE | Unit Cost / GSF | Total Cost    |
|-------------------|-----------------|---------------|
|                   | \$710.43        | \$227,210,133 |

| RENOVATION COST |          | Unit Cost / GSF | Total Cost    |
|-----------------|----------|-----------------|---------------|
|                 | MINOR    | \$74.85         | \$23,952,889  |
|                 | MODERATE | \$106.93        | \$34,218,413  |
|                 | MAJOR    | \$534.66        | \$171,092,064 |

Address: 406 West 31st Street  
 Gross SF: 320,000  
 Stories: 15  
 Year Built: 1914; Occupancy 2006

# Student + RA Beds: 1098  
 # Prof Staff Beds: 9



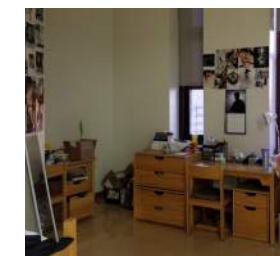
- Student Residences
- Amenities
- Staff Offices
- Building Support & Circulation



Entry on 31st St



Studentworkroom+lounge



Typical residential room



Lobby

# Space Needs Analysis

Several other factors weighed into identifying residential life space needs and establishing decision making tools.

## Campus bed capacity goals

- Based on enrollment projections, bed capacity goals were set, using targeted student capture rates as guidelines to the number of desired beds on campus.

## Industry average room type comparison

## Existing Student Amenities & Emerging Issues

- Common trends in student housing amenities were shared and discussed. Community and shared space were common priorities among the four residence halls.

## Student survey responses

- Online surveys were distributed in December 2017 seeking feedback from a wide spectrum of students. Responses were collected from past residents, students who lived in a residence hall for one year and students who chose not to live in a residence hall.



# Space Needs Analysis

## Campus Bed Capacity Goals

In determining campus bed needs, it was imperative to understand FIT student enrollment goals. Beginning with 2018 campus data, the analysis revealed that approximately 54% of students new to FIT live on campus in either Alumni, Nagler or Coed Halls (approx. 1219 students). Approximately 18% of the sophomore and upperclassmen population lives in FIT housing in Kaufman Hall (approx 1,100 students).

Modest growth in total student enrollment has been set around 1%-2% each year, generating a projected headcount of around 9,000 students in 2028. Of these students, the target housing goal for first year students is 55%, or approximately 1,565 beds. Part of FIT's strategy to attract and retain upperclassmen in student housing is reflected here in an increased target housing goal from 18% to 20%, starting in year 2022. In the next ten years, FIT's goal is to provide +/- 500 additional student beds.

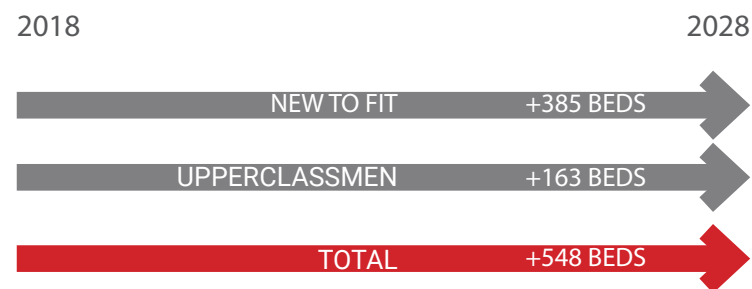
Best practices in college residence halls have led most institutions to tie staff residences with the building they oversee. This allows for community building, more frequent interaction with students, and having a pulse on the living experience in the hall that can be translated into one's work. At FIT, various barriers have prevented staff from living in the building they oversee. Currently, all professional staff living in campus live in one of two buildings, rather than being distributed amongst all four residence halls. As facilities and amenities are upgraded in the residence halls under this plan, staff residences should be redistributed so that the benefits of this practice can be achieved.

| HALLS          | EXISTING BED COUNTS |
|----------------|---------------------|
| ALUMNI         | 496                 |
| NAGLER         | 309                 |
| CO-ED          | 414                 |
| KAUFMAN        | 1098                |
| <b>TOTAL #</b> | <b>2317</b>         |

1219

\* Does not include professional staff beds

Existing Bed Counts



Bed Count Goals

### Res Life Master Plan: Bed Count Details, 2018-2028

|  | 2018         |              |             | 2020         |              | 2022         |              | 2024         |              | 2028         |              |
|--|--------------|--------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
|  | Enrolled     | Beds         | % on Campus | Enrolled     | Beds (Need)  | Enrolled     | Beds (Need)  | Enrolled     | Beds (Need)  | Enrolled     | Beds (Need)  |
| <b>Enrollment and Bed Goals</b>          |              |              |             |              |              |              |              |              |              |              |              |
| New                                      | 2,200        | 1,180        | 54%         | 2,350        | 1,293        | 2,500        | 1,375        | 2,650        | 1,458        | 2,846        | 1,565        |
| Upperclassmen                            | 5,854        | 1,068        | 18%         | 5,854        | 1,068        | 6,004        | 1,201        | 6,154        | 1,231        | 6,154        | 1,231        |
| Res Life Staff Beds (Student RAs)        |              | 69           |             |              | 69           |              | 75           |              | 75           |              | 80           |
| Res Life Staff Beds (Professional Staff) |              | 19           |             |              | 17           |              | 17           |              | 18           |              | 19           |
| <b>Totals*</b>                           | <b>8,054</b> | <b>2,317</b> | <b>29%</b>  | <b>8,204</b> | <b>2,430</b> | <b>8,504</b> | <b>2,651</b> | <b>8,804</b> | <b>2,763</b> | <b>9,000</b> | <b>2,876</b> |

\* Does not include professional staff beds

Benchmark for commuter campus is approx 25%

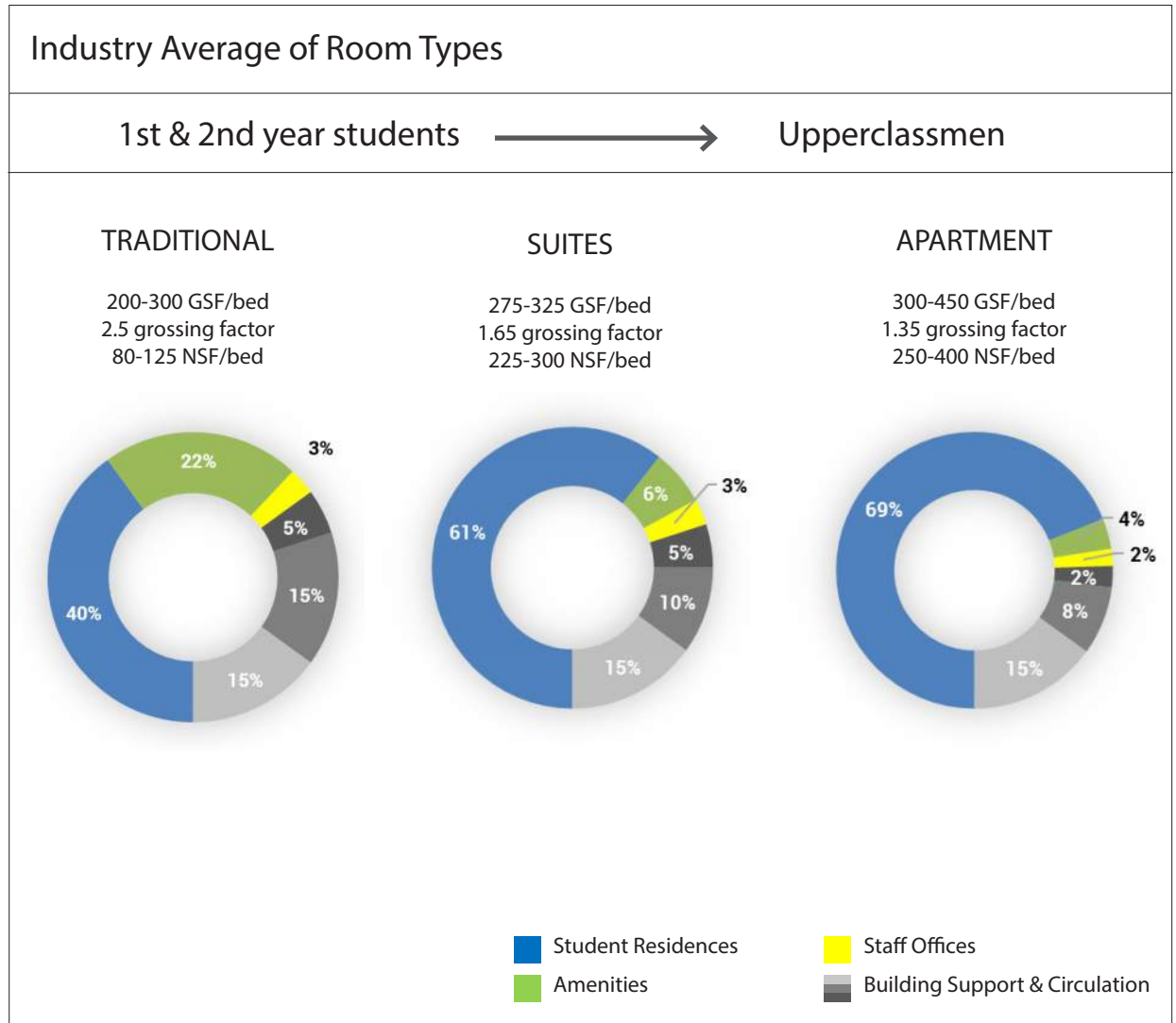
# Space Needs Analysis

## Industry Average Room Type Comparison

FIT's existing residence halls were analyzed against industry averages and best practice benchmarks for typical residence halls to determine where there may be a deficit or surplus in building amenities. The grossing factor is a ratio of the gross square feet per bed to the net square feet per bed, essentially measuring the total area compared to the area dedicated to sleeping units. A higher grossing factor indicates that there may be more square footage dedicated to common or shared space, such as amenities, offices, support, or circulation, typical of a traditional residence hall. The lower grossing factors are typical of apartment style units, where most of the hall is composed of living units, with less square footage dedicated to common or shared space.

Traditionally, sleeping room types will align with students' year in school, so that first and second year students are housed in more traditional units, with shared hall bathrooms and lounges. Most of their "living room" type space takes place outside of their rooms. First and second year students will often have meal plans, eliminating the need for an in-unit kitchen. On the other hand, upperclassmen typically seek more independence and responsibility, therefore apartment-style units are often seen for these students. Typically, these units include a common living and kitchen area.

The comparison reveals that FIT's suite-style and apartment-style residence halls closely align with industry averages. Nagler, however, has a low grossing factor, indicating that it may be lacking in shared amenity and community space.



### FIT Residence Halls' Room Types

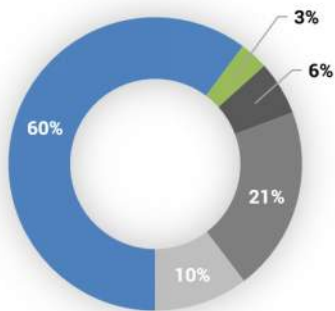
Traditional



Apartment

#### NAGLER HALL

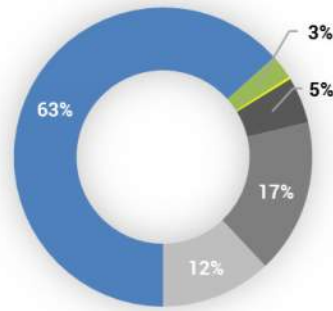
309 beds  
185 GSF / bed  
1.66 grossing factor  
112 NSF / bed



|                                   |
|-----------------------------------|
| 57,200 GSF                        |
| 34,420 NSF res units              |
| 1,800 NSF amenity space           |
| 0 NSF office                      |
| 3,400 NSF support                 |
| 11,660 NSF circulation            |
| 5,900 NSF structure, shafts, etc. |

#### COED HALL

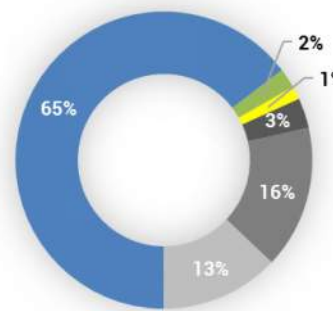
414 beds  
230 GSF / bed  
1.58 grossing factor  
145 NSF / bed



|                                    |
|------------------------------------|
| 95,310 GSF                         |
| 60,400 NSF res units               |
| 2,530 NSF amenity space            |
| 220 NSF office                     |
| 4,780 NSF support                  |
| 15,930 NSF circulation             |
| 11,450 NSF structure, shafts, etc. |

#### ALUMNI HALL

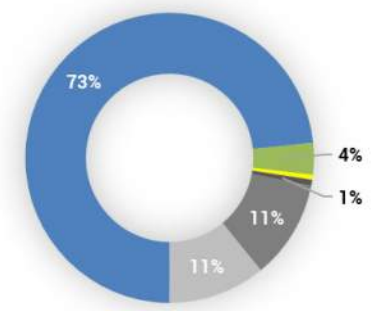
496 beds  
235 GSF / bed  
1.55 grossing factor  
152 NSF / bed



|                                    |
|------------------------------------|
| 116,800 GSF                        |
| 75,500 NSF res units               |
| 4,500 NSF amenity space            |
| 1,670 NSF office                   |
| 4,000 NSF support                  |
| 18,160 NSF circulation             |
| 14,950 NSF structure, shafts, etc. |

#### KAUFMAN HALL

1107 beds  
185 GSF / bed  
1.36 grossing factor  
214 NSF / bed



|                                    |
|------------------------------------|
| 320,460 GSF                        |
| 235,000 NSF res units              |
| 11,360 NSF amenity space           |
| 1,740 NSF office                   |
| 2,170 NSF support                  |
| 35,300 NSF circulation             |
| 34,900 NSF structure, shafts, etc. |

■ Student Residences    
 ■ Staff Offices    
 ■ Amenities    
 ■ Building Support & Circulation

# Space Needs Analysis

## Student Survey Responses

Along with the guiding principles established by the planning committee, student surveys were distributed online to gather feedback from current and previous residents and non-residents. The survey was distributed in December 2017. 954 total responses were collected, representing a healthy 11% of the total student body population. Current residents, previous residents and non-residents were evenly represented among the respondents. Questions were filtered into categories based on students' current living accommodations. All survey results are located in the appendix.

All respondents were asked to select the amenities they would most like to see in a new residence hall. Though they varied slightly, each of the groups consistently prioritized the following top categories: Fresh Food Market, Outdoor Gathering Space, Wellness / Fitness Center, Dining, Flex Study Space, and Social Activity Space.

Current residents rated their satisfaction with their residential experiences, various features and quality of the living and amenity spaces within the residence halls (e.g. environment, technology, size, layout, etc.), room rates vs amenities, sense of connectivity to FIT and relationships built, and meal plans. 77% of respondents stated that they would recommend living in a residence hall to incoming students, citing the convenience in their location to school, as well as it being a good way to meet people, make friends, and get involved in a community.

Similarly, previous residents were asked to rate their satisfaction with various spaces within the residence hall; room rates vs amenities, safety concerns, and relationships/connectivity to FIT. Additionally, they were asked which factors led them to living off campus, and their current living accommodations. Many of the comments made by previous residents touched on a lack of interaction between students in the hall (beyond dormmates), and strict policies. Social/hangout space ranked

the lowest in student satisfaction, with 40% of students stating they were dissatisfied.

75% of non-resident respondents lived off-campus with family, citing cost, privacy and convenience as the top three reasons that led them to live off-campus. 80% of non-residents stated they would benefit from more FIT community spaces, commenting that spaces to study, work and socialize can be hard to find and are often crowded.

Other survey results shared with the committee was the FIT Residential Life Annual Survey of 2016-2017, included in the Appendix.

**954** TOTAL RESPONSES

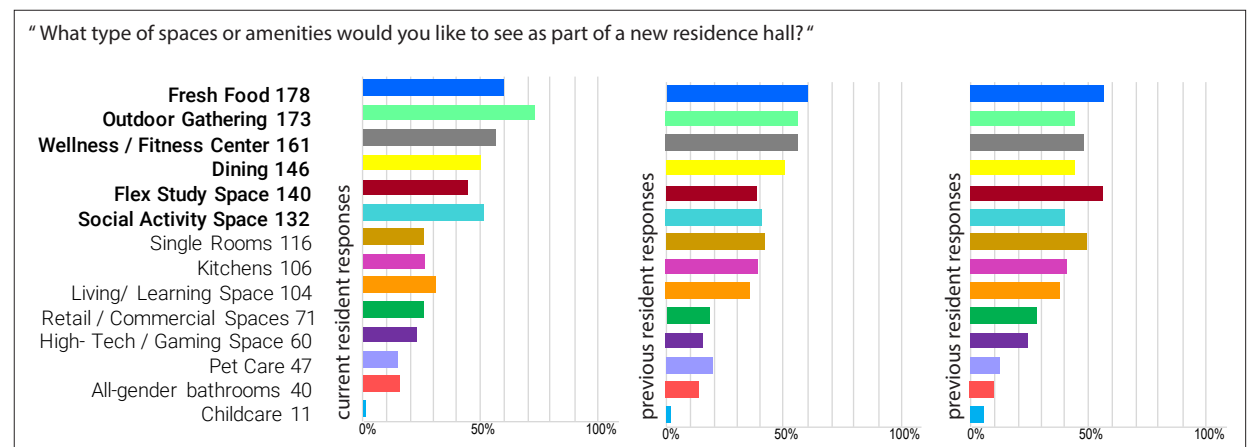
**285** non-resident responses

**340** current resident responses

- Kaufman Hall : 218
- Coed Hall : 11
- Alumni Hall : 17
- Nagler Hall : 9

**329** previous resident responses

- Kaufman Hall : 124
- Coed Hall : 75
- Alumni Hall : 114
- Nagler Hall : 69



Student Survey Response Example

# Space Needs Analysis

## Existing FIT Student Amenities & Conditions

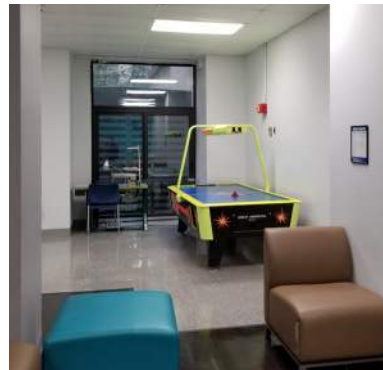
### Study & Collaboration Space



Nagler Hall work room

Project work rooms are available in all the residence halls. Typically, the rooms include large tables and chairs that can be moved around, specialized equipment, like sewing machines, and electrical outlets for students to plug in laptops. Some residence halls combine work / study spaces with social space / game rooms, which can be distracting for students needing to focus.

### Social & Multi-use Space



Alumni Hall social space

Each residence hall has an aspect of social space, located in the basement or first floors of the buildings. They may be combined with work / study rooms, and often include televisions, vending machines, video games and/ or pool tables. These spaces are very important to creating community and providing students with an area to come together. Most of the lounges have been recently renovated and are well-maintained and should be consistently upgraded to meet student needs.

### Dining



Dining Hall

FIT offers full food service at the Dubinsky Dining Hall.

Meal plans are required for residents in traditional style rooms (no kitchenettes) in Nagler and Coed. Students in non-traditional rooms in Alumni and Kaufman may select a meal plan, but are not required to.

### Fresh Food



FIT Express in Kaufman

FIT offers quick and convenient food options at 3 locations on campus :

- FIT Express in the Marvin Feldman Center
- Starbucks in the Feldman Center
- FIT Express in Kaufman Hall (late night only)

Students appreciate the convenience factor, but have expressed some frustration with limited hours.

FIT also has ample access to a number of nearby grocery stores within a 5 to 10 minute walking distance.

# Space Needs Analysis

## Existing FIT Student Amenities & Conditions

### Wellness & Fitness



Kaufman Fitness Center

FIT currently has two fitness centers on campus, serving students and employees year-round. Data collected from Spring 2017 - Winter 2018 show they are both well-used during the school year, specifically in February and March and taper off during the winter session and summer months.

Stanton Fitness Center is located in the basement of the Dubinsky Building. October, February and March see an average of 5,000 people each month. June, July and January average 200 people per month. Facility use is fairly even all day, with up to 30-40 occupants using the fitness center midday.

The other fitness center is located in the basement of Kaufman and is open to

FIT residents only. Average usage for the year is approximately 1,000 students each month in February and March. Peak times are typically in the evenings, between 4pm and 9 pm. During the busiest months at peak times, the 1,300 sf fitness center may have up to 15 occupants at a time. This is a comfortable metric for the number of occupants to size of fitness center.

A dedicated quiet space for reflection, meditation, and prayer is located in Dubinsky Student Center.

### Outdoor Environments



Courtyard behind Nagler Hall

FIT's location in the heart of Manhattan may not accommodate a traditional college campus model of grassy quads, however, there are various opportunities to provide pockets of green space throughout campus. Buildings are set back from the sidewalk, providing for outdoor seating areas and landscaping. The courtyard behind Nagler Hall is a favorite of residential students and staff. Recognized in the guiding principles of the master plan and evident in student responses, access to the outdoors and fresh air is of high importance to FIT.

### ADA Accessibility



Room in Coed Hall

FIT has recognized some accessibility issues in residence halls that should be addressed in upcoming years. Routine improvements for public and semi-public spaces are being planned for in the capital budget. Additional single and accessible rooms are also recommended as part of the residential life master plan project list to resolve distribution issues among the residence halls.

Recent campus ADA improvements include:

- Pomerantz Lobby interior ramp
- Pomerantz Gallery ramps
- Alumni Hall exterior ramp renovation
- Men's locker room shower, women's locker room shower, ADA restrooms on Feldman 3rd, 5th, 6th, and 9th floors, Pomerantz 1st floor, 333 7th Ave 13th, 15th & 16th floors, Goodman 1st and 6th floors, ADA restroom signage campus-wide;
- ADA room signage at 333 7th Avenue

## Specialized Learning



Jewelry Lab\*

Labs and studios at FIT hold equipment and materials specific to the specialized learning that occurs on campus. Since 2008, the Dubinsky Center has opened eight new labs of approximately 50,000 sf, supporting the following:

- Accessories Design (footwear and millinery)
- Fashion Design (leather draping)
- Jewelry Design (jewelry design and silversmithing)
- Advertising & Marketing Communications (broadcast studio)
- Textile/Surface Design (screenprinting)
- Toy Design (studios and departmental office)
- Cosmetics & Fragrance Marketing (cosmetics and fragrance)

- Textile Development & Marketing (testing, appearance rating and dyeing)

### Other Labs in Dubinsky Center

- Lighting Lab
- Patternmaking

### Labs in B Building (Business and Liberal Arts)

- Dance studios, gyms
- Computer labs

### Labs in C Building (Feldman)

- Computer labs
- Product Management Lab
- Drafting rooms
- Loom studios
- Menswear studio
- CG studio
- Sewing / Draping
- Knitting

### Labs in D Building (Pomerantz)

- Film Screening, Editing, Studio
- Photo lab
- VPED Studio
- Art room
- Sculpture

### Labs in E Building (Goodman)

- Speech Lab

There are 22 Non-instructional Labs, located across all buildings

\*Image sourced from FIT's website

# Space Needs Analysis

## Existing FIT Student Amenities & Conditions

### Sustainability



Green Roof of Goodman and Pomerantz Center \*

In 2011, FIT was the first institution in the New York City Carbon Challenge to meet the goal of a 30% reduction in carbon emissions. By 2017 the college achieved a 55% reduction. This accomplishment was achieved primarily through mechanical upgrades, including updating the college's heating, air-conditioning, and ventilation systems, and installing energy-efficient light fixtures with occupancy sensors. Additionally, efficient hot water heaters, refrigerators, washer/dryers, windows, and even elevator controls reduce the college's carbon footprint. FIT continues to see improved energy efficiency by investing in cutting-edge climate-control systems for The Museum at FIT, the Library, and the residence halls.

FIT also participates in citywide energy demand response programs with Con Edison, the New York Independent System Operators and the New York Power Authority. This calls for reducing energy loads on hot days to help maintain stability in the regional electricity grid.

FIT has been recognized as a leader institution of New York State's REV Campus Challenge which promotes clean energy efforts among colleges and universities.

#### Green roofs

FIT has invested in green roofs, totaling 1.3 acres of greenery on three major buildings on campus, the Goodman Resource Center, Dubinsky Student Center, and Pomerantz Art and Design Center. The roofs are made up of a low maintenance sedum plant which requires little watering.

FIT's campus and neighboring community benefits from green roofs in the following ways:

- reduced need for heating and air conditioning facilities due to added insulation on the roof
- lower carbon footprint and improved air quality, as carbon dioxide is absorbed by plantings
- reduced heat island effect
- less stormwater runoff into the city sewers and Hudson and East rivers

#### Environmentally friendly renovations

When renovating classrooms and other spaces on campus, FIT puts sustainability at the foreground, utilizing:

- Recycled, nontoxic, low-VOC (volatile organic compound) materials are used when possible.
- In most cases, flooring is simple polished concrete, which requires nothing to be manufactured and is easy to maintain.
- Construction materials are sourced within 500 miles of New York City.
- Construction waste is brought to a nearby facility to be recycled.
- Low-E windows reflect light, reducing air-conditioning costs.
- LED lights with occupancy and daylight sensors are extremely energy-efficient.

#### Campus recycling program

FIT has implemented a comprehensive recycling program in all campus buildings.

- The New York City Department of Sanitation picks up paper, plastic, metal, and glass for recycling.
- Food waste in the dining hall is composted and made into fertilizer.
- Electronics are broken down into components and recycled or sold.
- A comprehensive hazardous waste management process ensures that toxic

and flammable chemicals are disposed of safely and responsibly.

- Light bulbs are broken down into their component parts and recycled.
- Toner and ink cartridges are shredded and made into new cartridges.
- Construction debris, such as wood and concrete, are sorted and recycled at a nearby facility.

Recommendations for the new academic building include a number of innovative, energy efficient measures, starting with LEED certification.

- Smart classrooms will make strategic use of natural light.
- State-of-the-art heating, cooling, and ventilation systems will provide maximal energy efficiency.
- An additional green roof will complement the existing green roofs on FIT's campus.

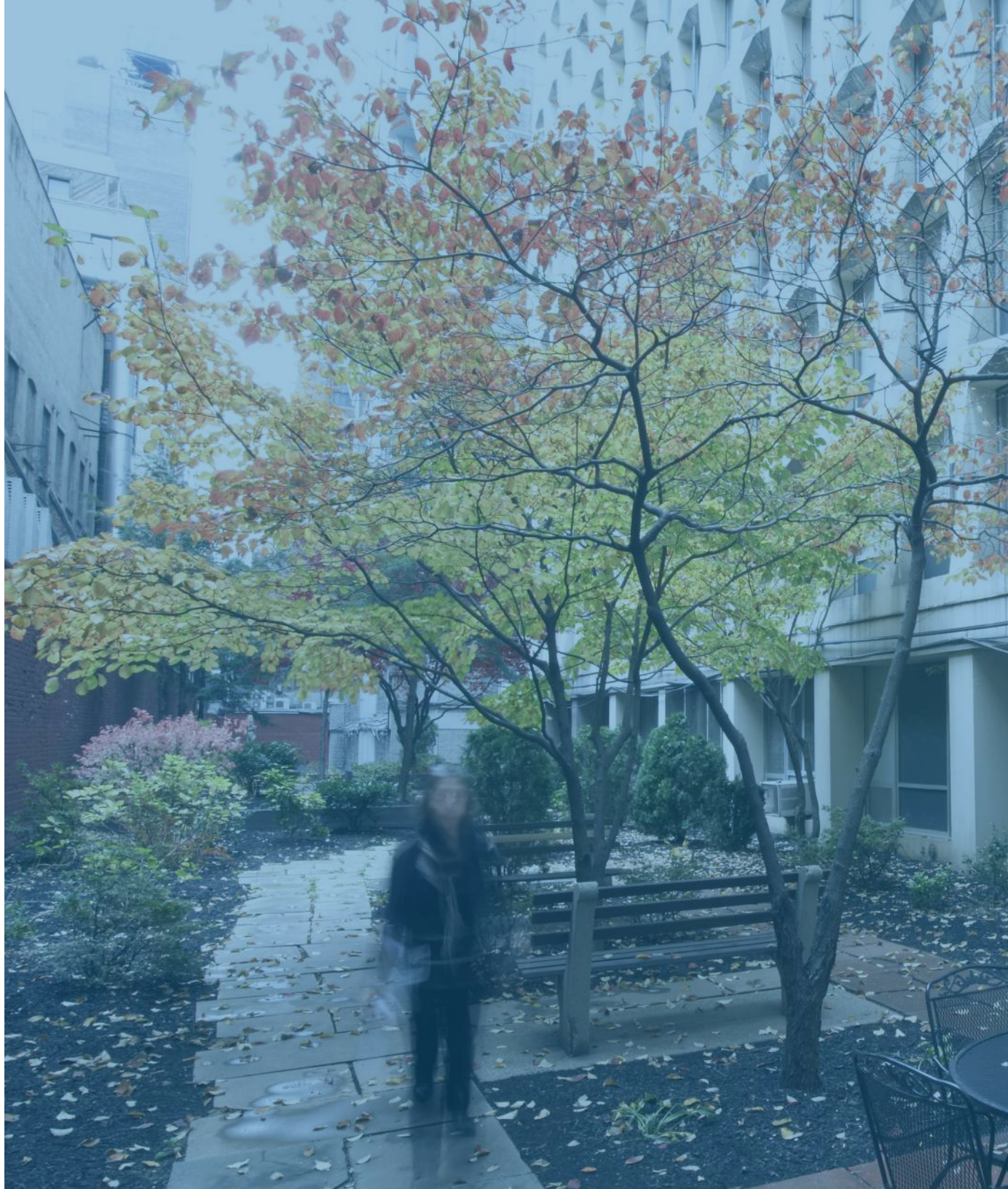
Recommendations to further implement sustainable measures, specifically in residence communities is discussed in Section 3.

\*Image sourced from FIT's website  
<http://www.fitnyc.edu/sustainability/greening-campus/index.php>



# 3

## PLANNING CONCEPTS - SITE AND RESIDENTIAL FACILITIES



# Planning Recommendations

## Major drivers

- Existing building condition of Nagler / FCI
- Bed capacity needs
- Trends in student housing – support student community through amenities

### Replacement of Nagler

Nagler Hall has reached a point where many building and system components are in need of replacement and/or repair. Additionally, the building lacks key community and amenity spaces that support student needs and FIT programming. Rebuilding on the site of Nagler Hall takes advantage of currently unused bulk through the construction of a new residence hall built to the site's maximum allowable size. An efficient floor plate gains an increase in bed counts and community space and allows for mixed use functions on the lower two levels.

### Amenity Space

Increase community / amenity spaces in all residence halls (Alumni, Kaufman, Coed)  
Repurposing one or two residence rooms on selective floors to shared community areas will provide much-needed student gathering, study and social space for residents.  
Single rooms are also a priority for residence hall improvements. Each hall targets a minimum of 2% single rooms.

### Green space improvements

There is incredible opportunity in the rear and front yards to enhance outdoor gathering spaces, creating visual and physical connections through the residence halls.

### Miscellaneous Renovations

Modest phased renovations across Alumni, Kaufman and Coed Halls are planned to consistently update and upgrade building systems, finishes, and accessibility. The majority of these projects are slated as capital projects over summer months to limit the time available beds on campus are offline.

### Additional Recommendations

Seek opportunities and/or additional provisions to meet projected bed count goals. Four proposed scenarios for a new residence hall explore various zoning opportunities and maximizes the bed count. The overall bed capacity need of FIT is ~2,870, resulting in an increased need of ~559 beds.

## National Trends & Emerging Issues

Based on national trends, emerging issues, and drawing on feedback received in online student surveys, DLR Group and the Planning Committee identified a range of opportunities that FIT should explore to improve its student housing offerings. Increasingly, residential amenities are trending towards features that build community, promote independence and connect amenities with learning.

Student life spaces that foster interaction and allow students to create meaningful relationships with each other, faculty and staff are crucial to student retention and attraction. Creating student spaces that holistically consider student needs can promote gatherings and discussions, encourage positive study habits and promote academic success, and engage students in organizations and activities.

After reviewing national trends regarding the planning, programming and designing of new and renovated residential facilities, and reviewing the current housing compositions to today's typologies, the following typologies and key characteristics should be considered as the Residential Life Master Plan is implemented.

### Trends and Emerging Issues

- Study & Collaboration
- Social & Multi-use
- Dining
- Fresh Food
- Wellness & Fitness
- Outdoor Environments
- Restrooms
- ADA Accessibility
- Sustainability

### Study & Collaboration Space



Students in collaboration space at University of Iowa's renovated Daum Residence Hall

There is a higher demand of technology-rich group and collaboration space across campus, including spaces where students live. Creating a range of experiences allows students variety and diversity in their choices for individual and group study. It is important to reinforce easy access, safety and security, and close proximity to where students reside through the integration of study spaces into residence halls.

### Social & Multi-use Space



Students in social space at 17th Avenue Residence Hall, University of Minnesota

Equally important to study space is the integration of social space, where students can have informal discussions, meetings or hang out. Centrally locating these types of spaces encourages casual collisions among students, inspiring conversations and ideas. These spaces should be large enough for a floor to gather for residence programs or gatherings.

### Specialized Learning



Sewn Products Workroom, Oklahoma State University

Programs at FIT require specialized environments that equip students with the tools, equipment and space required for making and creating. The integration of flexible rooms within residence halls can provide a safe, comfortable and collaborative studio environment for students to work late into the night, if needed, while not bothering their roommates.

### Fresh Food / Dining



Cafe and Grab 'n Go at North Seattle Community College

Conversation around the idea of full service dining facilities that would alleviate demands on Dubinsky Dining Hall and expand service points was discussed at length and has been tabled for the near future. The new academic building presents programming opportunities for a different dining experience for students, as well as current and ongoing improvements to dining and food facilities.

Popular alternatives to full-service dining is grab 'n go stations that offer fresh, prepared food, pre-packaged for convenience.

Other options for FIT to bring in fresh food is enlisting an outside vendor to operate a small bar or stand within a facility that would not require any additional food preparation space or storage needs.

### Wellness & Fitness



Fitness Center at Bethel University

Increasingly, the idea of fitness is expanding beyond exercise, and is thought of in conjunction with wellness. This can take on many forms, including smaller rooms scattered throughout campus for personal quiet time, prayer, yoga/stretching, or meditation.

# National Trends & Emerging Issues

## ADA Accessibility & Restroom Improvements

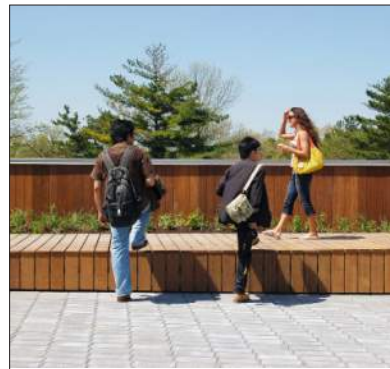


Restrooms at University of South California

Traditional shared hall restrooms in residence halls are being replaced with a different model which incorporates single stalls for showers and toilets, and a shared vanity area. These allow for more efficient and flexible use, as they aren't gender designated.

Additionally, colleges campuses across the country have been moving towards all gender or gender neutral restrooms in academic facilities, often integrating them in new construction or when appropriate, renovation work.

## Outdoor Environments



Students on rooftop of Oberlin College Conservatory

Activated outdoor environments that promote community, health and well-being and social engagement are positive and necessary components to a student's experience on campus. Enriching the quality of outdoor space not only improves existing student experiences, but provides a positive prospective student experience into the culture, ideals and energy of the institution.

FIT's campus is divided by 27th Street, yet has a cohesive look and feel. Alternatives to create an even more pedestrian friendly street could be

through different sidewalk pavings, improved landscaping, various seating options at nested scales of interaction and privacy, and incorporating public art.

Sense of community, especially within a residence community, can be enhanced through amenities like outdoor grills or patio dining. Wellness and nutrition initiatives are supported by small community gardens or meditation spaces.

## Gender Inclusivity



Gender inclusive housing at Otis College of Art & Design\*

University and college residential systems are responding across the country to the need for gender inclusive housing options for students. These residential communities promote safe, inclusive and supportive living experiences for their students and a more welcoming community for all. Similar to the more typical same-gender roommate pairings, students have the ability to choose roommates of any gender or gender expression.

\*As of the 2017-2018 academic year, FIT has offered gender inclusive housing in Alumni Hall for first year students and Kaufman Hall for returning students.

\*Photo source: <https://www.otis.edu/residence-life/gender-inclusive-housing>

## Sustainability



Green roof at Community of Peace Academy

FIT's mission and future vision is strongly rooted in sustainable practices. Current green initiatives, community involvement and campus groups, and future construction projects prove FIT's commitment to positively impacting the environment. New construction and renovations should build upon these actions, and provide impactful measures that can be implemented by FIT.

- incorporate green roofs into new residence hall;
- tie outdoor space to campus sustainability and research initiatives: include native and pollinator plants, water gardens, and bicycle support;
- community gardens - reuse rainwater

## Mechanical Engineering

For mechanical engineering, sustainability is a design approach and set of priorities used to guide a system design towards an appropriate solution. It encompasses not only energy efficiency; but also indoor environmental quality, overall occupant satisfaction, and usability/maintainability. A premium system poorly laid out or impossible to maintain will waste energy and be rendered ineffective while a basic system, properly applied and well understood by staff and users, can perform well at a reasonable first cost. The same principles apply to new construction, renovations, and capital maintenance.

In general, ensure all components are operating properly – pipes, ducts, fans, steam traps, etc. As equipment and fixtures are replaced, look for energy and water efficient replacement options – for example, replacing a 2.5 gpm showerhead with a 1.8 gpm showerhead will save 42 gallons of water and 15,600 btu of heating an hour of operation, a small steam trap stuck open can easily cost over \$1000 in wasted energy per year.

# Recommendations

## Alumni Hall

Introducing community space and flexible single room suites are priorities for Alumni Hall. Currently, the hall is made up entirely of suite-style apartments. The conversion of quad apartments on every other floor will open up opportunities for more private living conditions for students seeking single units in Alumni, as well as professional staff and RA accommodations. Each of these units have a bathroom and kitchen. Additionally, should the need arise, two people could occupy one of these suite units.

Flexible lounge/study space every four floors will provide much-needed student social or quiet space. The lounge should have operable walls to allow for larger gatherings and entire hall meetings.

- Add community space (floors 4, 8, 12, 16)
- Add single rooms for students, RAs and/or professional staff (floors 4, 8, 12, 16)
- Gain of 1,500 sf Lounge
- Loss of 24 beds

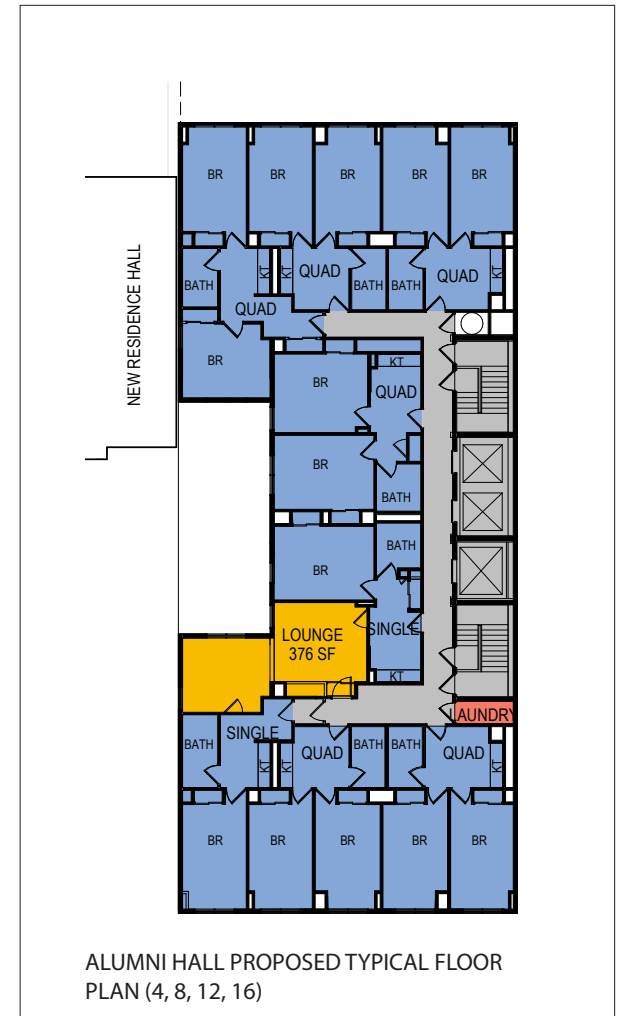
### Alumni Mechanical System Recommendations

- The chiller at Alumni Hall is due for replacement.
  - While evaluating chiller replacements attention should be paid to part load efficiency. While full load efficiency is important, chillers spend the majority of their life operating at a reduced load.
  - If feasible, a magnetic bearing chiller should be considered. Traditional chillers use oil to lubricate the compressor and bearing. A magnetic bearing chiller does not require oil, saving a point of maintenance. They are available from numerous manufacturers in a range of sizes.
  - Before finalizing on a chiller, verify that the refrigerant used is not scheduled for phase-out under the Kigali amendment to the Montreal Protocol, developed to

phaseout refrigerants with a high global warming impact (GWP), and entered enforcement in 2019. Many of the chillers on the market today are designed around refrigerants that will become increasingly difficult (and expensive) to source for maintenance and repair in the coming decades.

- The newer refrigerants entering the market often have quirks to their safety criteria that necessitate a review of mechanical room ventilation and safety features.
- Many of the resident fan coil units are at the end of expected service life. A few features can be included in the replacement fan coil units to increase energy efficiency.

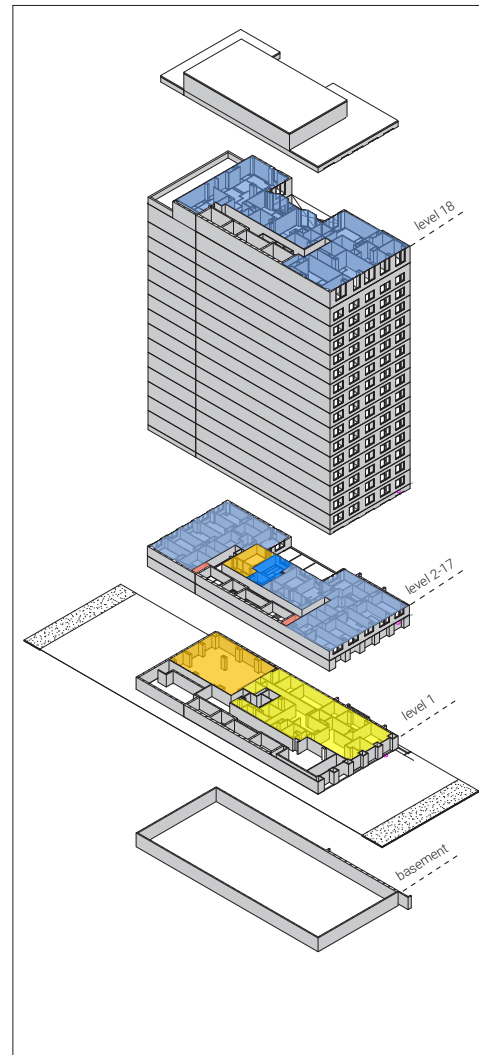
|  |   |
|--|---|
| <span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Office         | <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Proposed Book Store   |
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Lounge / Study | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Studio Res Unit        |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> Laundry    | <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Suite Res Unit              |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> Dining    | <span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Traditional Res Unit      |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightyellow; border:1px solid black;"></span> Fitness   | <span style="display:inline-block; width:15px; height:15px; background-color:teal; border:1px solid black;"></span> Micro Studio Res Unit       |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcyan; border:1px solid black;"></span> Mail Room   | <span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Service / Support / Storage |



# Recommendations

## Alumni Hall

- Proper sizing of a fan coil ensures that it is neither too small (ineffective) or too large (expensive, louder, physically bigger). An oversized unit cycling on and off constantly will inadequately dehumidify the space, leading to excessive humidity.
- Easy access to generously sized filters will simplify maintenance and improve air quality and free up fan power for moving more air instead of sucking through a restriction.
- Electronically commutated motors (ECM) have a higher efficiency than standard permanent split capacitor motors (PSC), have excellent turn down characteristics, and can easily adapt to variable speed operation with proper controllers. While a cost premium, prices are lowering as they become more of a standard motor for smaller fans.
- A thermostat with occupancy detection that automatically sets back room temperature when the room is unoccupied may provide energy savings, particularly during periods of widely varying occupancy such as the summer or extended breaks.
- Changing or adding control valves during fan coil unit replacement may reduce pump energy and improve chiller/hot water performance (change in water temperature through the coil) by better managing flow.
- A microswitch at operable windows can disable heating and cooling when windows are left open, if such behavior has been problematic in the past.
- The building has a number of exhaust fans of various ages and conditions. Ensuring all fans are operational will provide better indoor air quality.
- Direct drive fans with electronically commutated motors provide reduced maintenance, energy savings, and control flexibility.
- Connect all new/replacement fans to the building automation system for scheduling and monitoring.



Proposed Alumni Hall Axon

### PROPOSED ALUMNI HALL

116,800 gsf  
73,100 nsf res units  
6,900 sf amenity space

472 TOTAL BEDS  
456 Student Beds  
16 RA Beds\*  
0 Prof Staff Beds\*

Suite  
90% Quad Apartment

Traditional  
0%

Modified Traditional  
0%

Studio  
0%

Micro Studio  
3% RA Single  
7% Single

#### Amenities

Workroom Lounge  
Vending Res Life Offices  
Laundry Mailboxes

\*Quantity of RA and Professional Staff Beds to be determined by FIT













- Office
- Lounge / Study
- Laundry
- Dining
- Fitness
- Mail Room
- Proposed Book Store
- Studio Res Unit
- Suite Res Unit
- Traditional Res Unit
- Micro Studio Res Unit
- Service / Support / Storage

# Recommendations

## Coed Hall

Similar to Alumni Hall, community space is lacking in Coed Hall. A lounge / study space is proposed to be centrally located behind the elevator core on every other floor. This allows students to be no more than one floor away from much needed shared community space in a location that minimizes sound transfer to private rooms. The lounge is sized for an entire hall to gather and meet. Additionally, hall restrooms should be modernized to gender neutral restrooms with single stalls for showers and toilets and shared sink areas.

- Remodel residential units every other floor to community space
- Gain of 2,780 sf Lounge
- Loss of 20 beds
- Gender Inclusive Restrooms

|   |                |   |                             |
|---|----------------|---|-----------------------------|
|  | Office         |  | Proposed Book Store         |
|  | Lounge / Study |  | Studio Res Unit             |
|  | Laundry        |  | Suite Res Unit              |
|  | Dining         |  | Traditional Res Unit        |
|  | Fitness        |  | Micro Studio Res Unit       |
|  | Mail Room      |  | Service / Support / Storage |

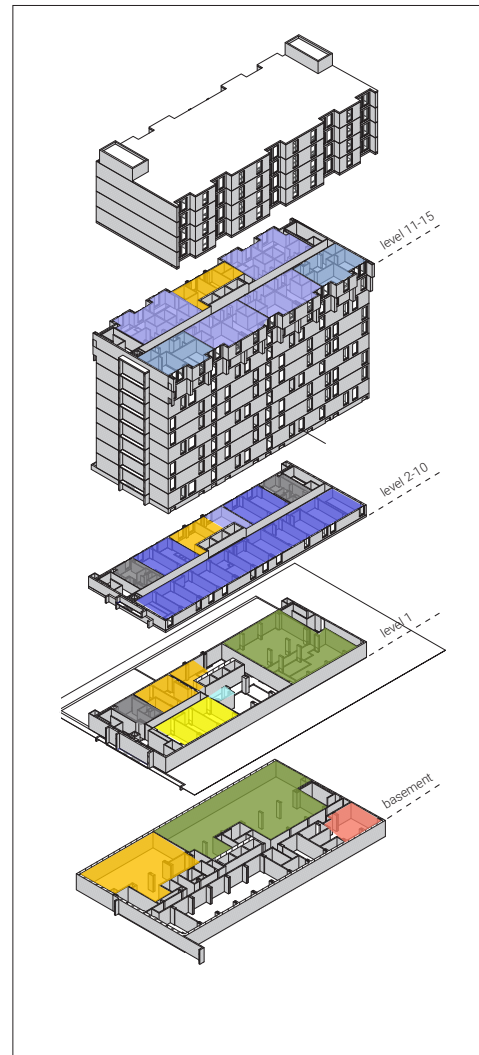


# Recommendations

## Coed Hall

### Coed Mechanical System Recommendations

- The building has a number of exhaust fans of various ages and conditions. Ensuring all fans are operational will provide better indoor air quality.
  - Direct drive fans with electronically commutated motors provide reduced maintenance, energy savings, and control flexibility.
- Connect all new/replacement fans to the building automation system for scheduling and monitoring.
- If exterior components (windows, wall insulation) are updated, it should ideally occur before or concurrent with any potential HVAC work to ensure any units are right sized. The building currently has newer fan coil units in resident rooms, so replacement is not needed soon.



Proposed Coed Hall Axon

### PROPOSED COED HALL

95,300 gsf  
 52,180 nsf res units  
 13,670 sf amenity space

404 TOTAL BEDS  
 380 Student Beds  
 14 RA Beds\*  
 10 Prof Staff Beds\*

#### Suite

1% Double Apartment  
 3% Quad Apartment  
 1% Prof Staff Beds

#### Traditional

2% Single Traditional  
 62% Double Traditional  
 8% Triple Traditional  
 3% RA Single Traditional

#### Studio

18% Double Apartment  
 1% RA Single Apartment  
 1% Prof Staff Beds

#### Micro Studio

0%

#### Amenities

Workroom Lounge  
 Vending Kitchen  
 Laundry Res Life Offices  
 Mailboxes Bookstore (under construction)  
 Courtyard

\*Quantity of RA and Professional Staff Beds to be determined by FIT

- Office
- Lounge / Study
- Laundry
- Dining
- Fitness
- Mail Room
- Proposed Book Store
- Studio Res Unit
- Suite Res Unit
- Traditional Res Unit
- Micro Studio Res Unit
- Service / Support / Storage

# Recommendations

## Kaufman Hall

Kaufman Hall is the largest of the residence halls, housing upperclassmen and returning students, in apartment-style suites and micro studios. These units allow for increased privacy and independence with bathrooms and kitchens in unit, however, can lead to less interaction with others on the floor as there are no shared amenities. Each floor plate is quite expansive with approximately 34 units, and up to 74 student beds on each floor.

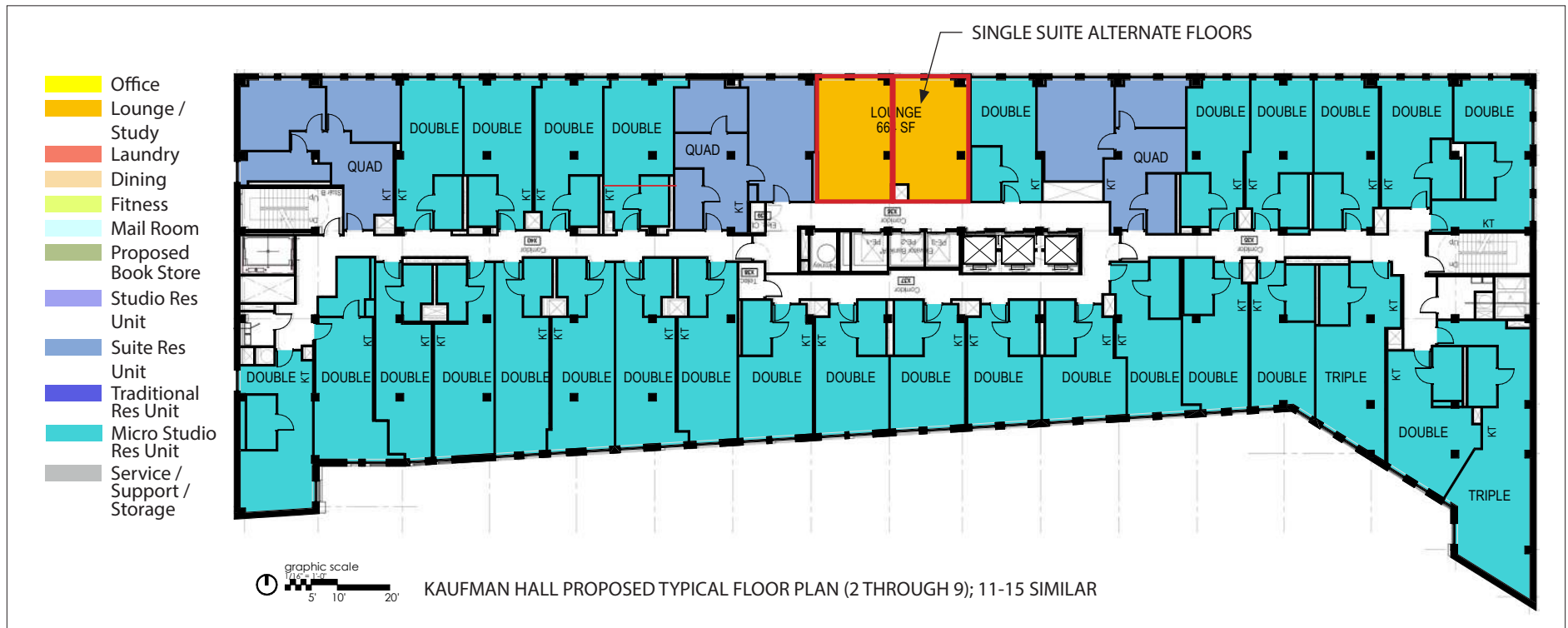
The basement of Kaufman offers a variety of amenities, including a Fitness Center, FIT Express, Laundry, and large

Student Workroom, frequently used by students. These areas should continue to be maintained and updated as needed. In addition to common space on the lower level, it is important that students have spaces to go outside of their room - whether to be social, for study purposes or simply to have a location away from a roommate.

Community space among the upper levels is recommended throughout Kaufman Hall. The conversion of two micro studios across from the elevator core provides for a centrally located, medium-sized lounge that can fit approximately half

the students living on a floor. Lounges will be located every other floor so its placement in a highly visible and accessible location is key to attracting students. Every other level will house two single micro studios, to be distributed among students, RAs, and Professional staff.

- Add community space every 2 floors
- Gain of 5,600 sf in Lounge
- Loss of 28 beds

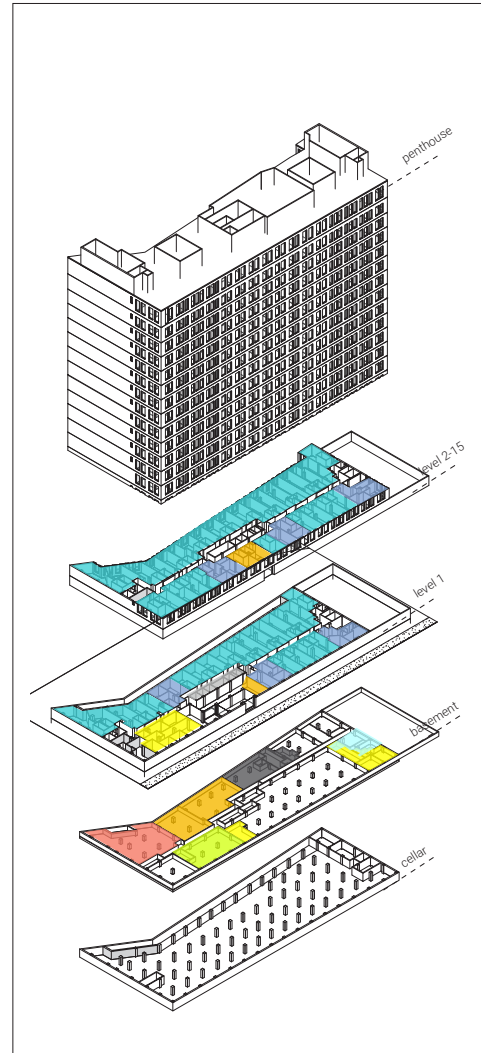


# Recommendations

## Kaufman Hall

### Kaufman Mechanical System Recommendations

- Domestic hot water was brought up as a point of improvement with outages and cloudy water delivered to residents after maintenance. Currently hot water is delivered by (4) storage tanks heated by the building's boilers. Converting from a hot water storage system to a semi-instantaneous system (similar to other FIT dormitory buildings) would have multiple sustainability benefits.
- Improved temperature differential on the boiler side, setting the boiler plant up for condensing (high efficiency) boilers in the future.
- Reduced heat loss through storage tanks.
- No opportunity for sediment settlement in the hot water system
- Sizing would be approximately (4) units plus a back up at 1 million btu/hr each.
- The loading dock/trash area is a source of indoor air quality concerns and would benefit from an exhaust fan.
- Direct drive fans with electronically commutated motors provide reduced maintenance, energy savings, and control flexibility.
- Connect all new/replacement fans to the building automation system for scheduling and monitoring.
- Kaufman Hall has minimal other new work requirements, aside from maintaining the existing systems in good working order.



Proposed Kaufman Hall Axon

### PROPOSED KAUFMAN HALL

320,460 gsf  
 190,800 nsf res units  
 15,900 sf amenity space

1070 TOTAL BEDS  
 1031 Student Beds  
 30 RA Beds\*  
 9 Prof Staff Beds\*

Suite  
 17% Quad Apartment

Traditional  
 0%

Studio  
 0%

Micro Studio  
 42% Double Apartment  
 36% Triple Apartment  
 2% Single Apartment  
 3% RA Single Apt

Amenities  
 Workroom Lounge  
 Vending Res Life Offices  
 Laundry Mailboxes  
 FIT Express Fitness Center  
 Student Storage

\*Quantity of RA and Professional Staff Beds to be determined by FIT

- Office
- Lounge / Study
- Laundry
- Dining
- Fitness
- Mail Room
- Proposed Book Store
- Studio Res Unit
- Suite Res Unit
- Traditional Res Unit
- Micro Studio Res Unit
- Service / Support / Storage

# Recommendations

## New Residence Hall

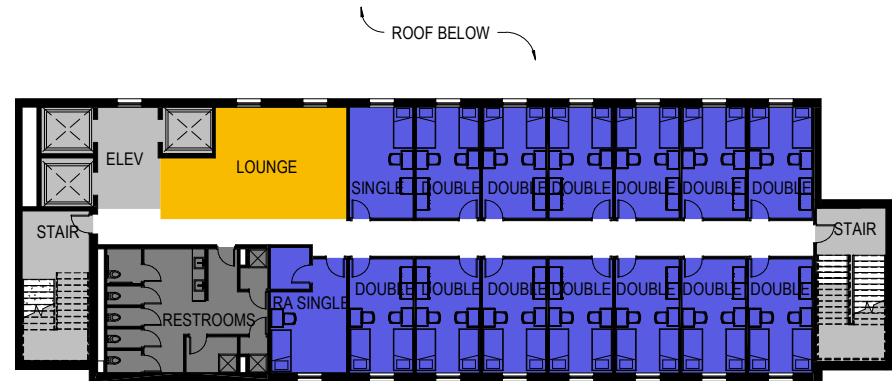
Early in the process, various proposals for the future of Nagler Hall were considered. Studies included the addition of floors to the existing structure to maximize the square footage as-of-right, the demolition of the existing facility for a new residence hall, and the potential transfer of air rights to build a new residence hall taller than as-of-right zoning regulations. Opportunities and constraints were identified and prioritized for each option, as well as the consideration of existing analysis and assessments. Nagler's condition as demonstrated through its high Facility Condition Index (FCI) would require significant investment to bring building systems, finishes, and x up-to-date. Additionally, construction costs to reinforce the structure, essentially pairing columns to support additional stories proved cost-prohibitive for that option.

Ultimately, these factors led to the recommendation of the demolition of Nagler Hall and construction of a new residence hall. In the next section, two scenarios are outlined that explore two potential zoning approaches and massing studies.

Each study utilizes floor plates that maximize the number of room units, provides some diversity in room types, and maintain the most efficient layout in terms of structural components, stacked plumbing fixtures, and floor to floor height.

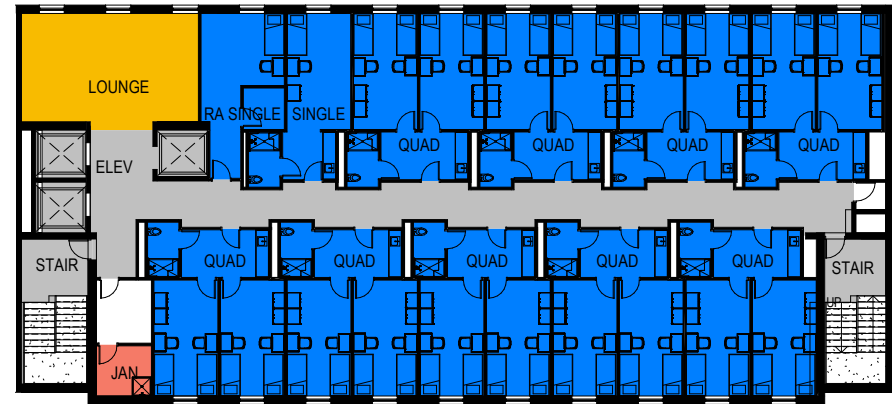
The Traditional floor plate is made up of traditional room types, in which two students share a bedroom, with restrooms shared by the hall. A Modified Traditional floor plate is defined by the room type, which are quad units. Two bedrooms, each shared by two students, is joined by a shared bathroom and entry area by the quad. Each floor plate accommodates an RA single and a student single bed.

**Traditional**  
 ~5800 sf / floor  
 37 student beds / floor  
 1 RA bed / floor

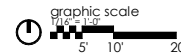


NEW RESIDENCE HALL PROPOSED TYPICAL FLOOR PLAN :  
 TRADITIONAL UNIT

**Modified Traditional**  
 ~8500 sf / floor  
 27 student beds / floor  
 1 RA bed / floor



NEW RESIDENCE HALL PROPOSED TYPICAL FLOOR PLAN :  
 MODIFIED TRADITIONAL UNIT

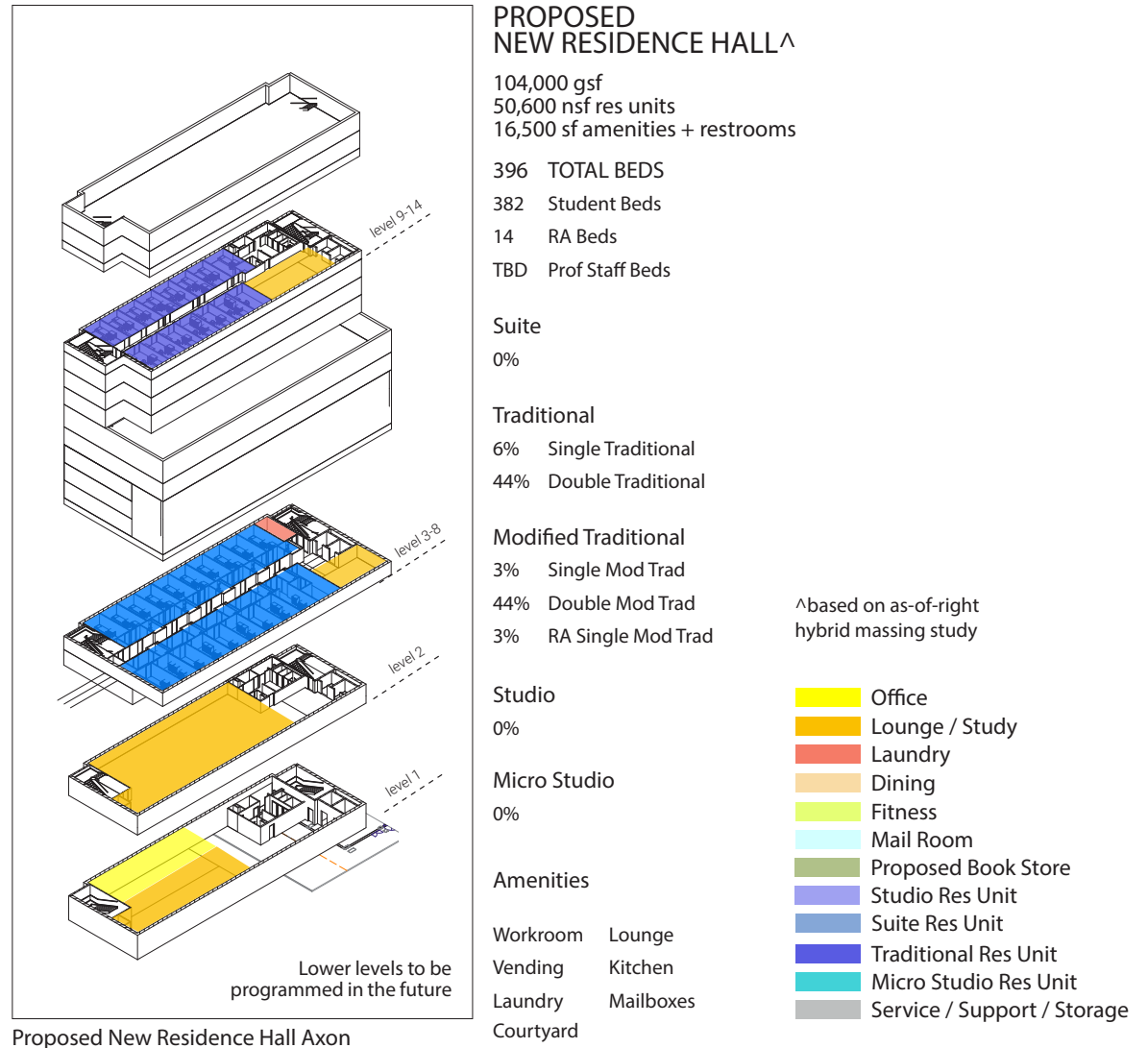


\*Quantity of Professional Staff beds TBD

|   |  |
|---|--|
| <span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Office         | <span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Proposed Book Store   |
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Lounge / Study | <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Studio Res Unit        |
| <span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Laundry           | <span style="background-color: blue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Suite Res Unit              |
| <span style="background-color: lightorange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Dining    | <span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Traditional Res Unit      |
| <span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Fitness    | <span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Micro Studio Res Unit       |
| <span style="background-color: lightcyan; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Mail Room   | <span style="background-color: grey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Service / Support / Storage |

# Recommendations

## New Residence Hall



# Recommendations

## New Residence Hall

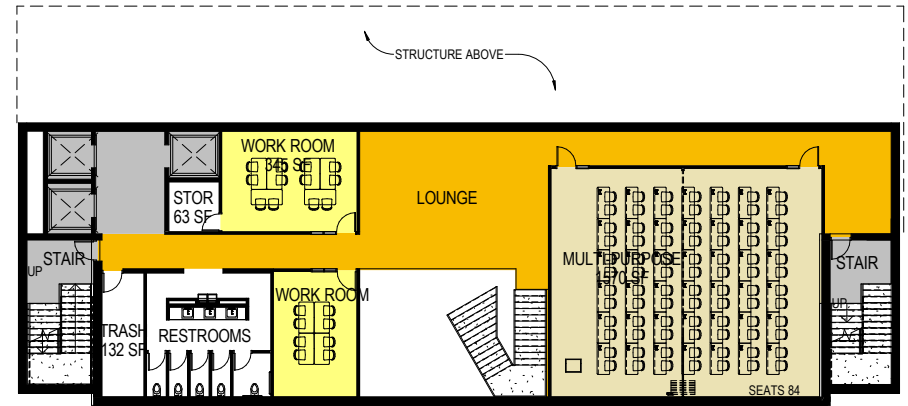
### Considerations for Amenity Space

The new residence hall is in a prime location for enhancing the student experience at the ground level of campus. The creation of more public spaces on the ground level allows the larger student population to utilize desirable amenities like a coffee / juice bar, grab 'n go, lounge area, outdoor courtyards or retail space. Secure points at various locations can provide varying degrees of access for students, depending on their residency.

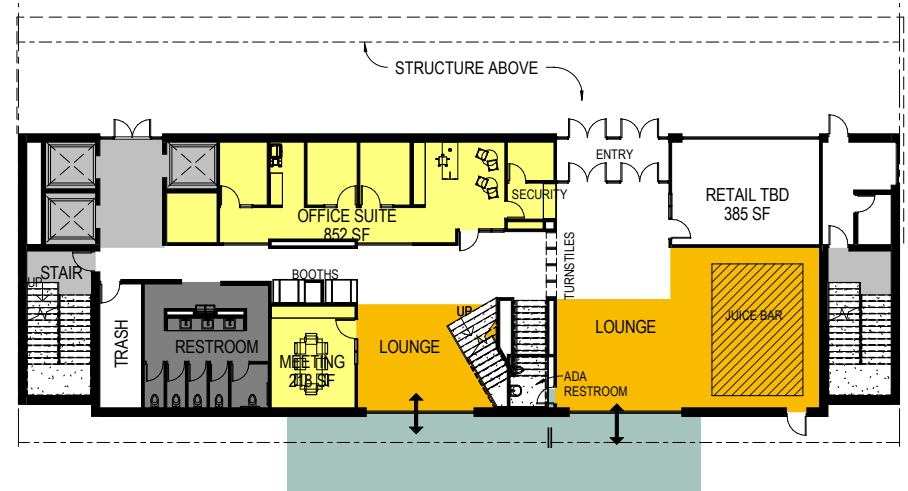
Preliminary blocking plans were conceived to demonstrate potential opportunities for multi-use space, lounge, work/ meeting rooms, and an office suite. Creating visual connectivity through the building from the front greenery to the rear courtyard would be an impactful statement that activates outdoor spaces and forms a link to the academic parts of campus.

It was expressed that multi-use, flexible rooms would be beneficial on various levels. During the school year, rooms could function as classrooms, meeting space, or a larger training room. During summer months, FIT could pursue rental options for conferences and camps, for both residence units and larger flexible rooms.

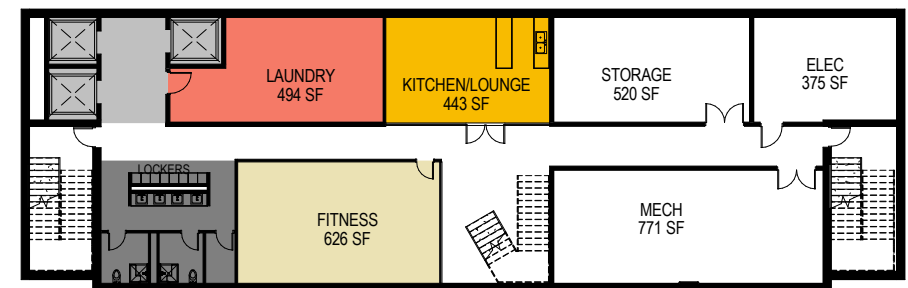
Other amenities under consideration and recommended for a basement location, are laundry and nearby lounge, kitchen, mail room and fitness room. In the 2015 Master Plan, mixed use spaces such as a health clinic and academic classrooms were also considered.



SECOND LEVEL PLAN



FIRST LEVEL PLAN



BASEMENT PLAN

# Recommendations

## New Residence Hall

### Zoning Massing Studies

#### INTENT

The intent of the Zoning Analysis is to identify maximum allowable zoning floor area utilizing as-of-right strategies for development with consideration of use groups, programmatic elements. The as-of-right strategies are those that are allowed by the current edition of the NYC Zoning Resolution (ZR) at the time of this analysis, 2018. Beyond identifying use groups our analysis also utilized test-fits, including room types and ultimately identifies the number of residential units available per solution.

#### STRATEGY

There are two strategies that have been explored, both of which have two schemes. The first strategy uses the property owned by FIT, the Interior Lot Zoning Lot. The second strategy proposes the use of a Zoning Lot Development Agreement (ZLDA) to combine Zoning Lots with an adjacent Zoning Lot at 221 West 26th Street to maximize the allowable zoning floor area.

Each Strategy deploys two schemes. The initial 'Hybrid' scheme derives from a desire to provide a variety of residential room types. The secondary scheme, the so-called 'Vertical' scheme, includes one typical room and floor type.

Following is a technical description of the (4) different options using parameters as defined by the ZR.

#### BASIC INFORMATION

Address: 220 West 27th Street, NY, NY 10001

Block: 776

Lot: Strategy 1: 47 // Strategy 2: 47 and 21

Existing Structure on the Zoning Lot Year Built: Strategy 1: 1961 // Strategy 2: 1961 and 1930

Name of Existing Structure: Nagler Hall

Zoning District: C6-2, General Central Commercial

Zoning Lot Type: Strategy 1: Interior Lot // Strategy 2: Through Lot

Lot Area: Strategy 1: 13,857 sq ft // Strategy 2: 33,557 sq ft

Street Type: Narrow Street

Community District: 5

#### PERMITTED USES

Within the Zoning District, the proposed Community Facility (Use Group 3) and Retail and Commercial (Use Group 6) are permitted. A college dormitory is included in Use Group 3. The retail and food service facilities proposed on the Ground and Second Floor levels are part of Use Group 6. Supplemental Use Requirements stipulate that floors occupied by commercial uses must be below dwelling units.

#### PERMITTED BULK - see schemes for detail

- Hybrid Scheme
- Vertical Scheme
- ZLDA Hybrid Scheme
- ZLDA Vertical Scheme

#### OPEN AREAS

The is no required Side Yard and the Minimum Required Rear Yard of 20'-0" has been provided. Rear Yard is not required for the ZLDA schemes.

#### HEIGHT AND SETBACK - see schemes for detail

- Hybrid Scheme
- Vertical Scheme
- ZLDA Hybrid Scheme
- ZLDA Vertical Scheme

# Recommendations

## New Residence Hall

### As-of-Right Zoning Study

### 'Hybrid'

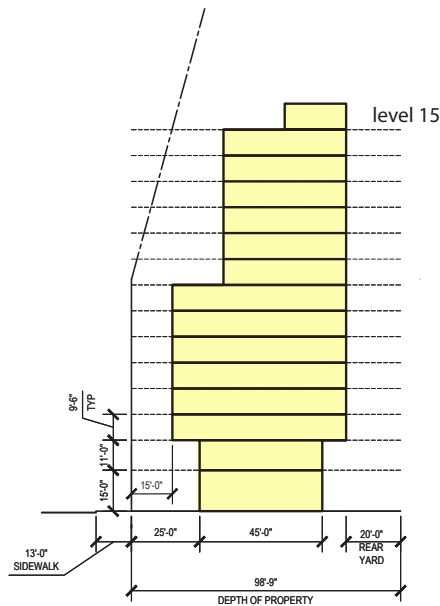
Unit Types: Traditional + Modified Traditional

Zoning Method: Alternate Front Setback

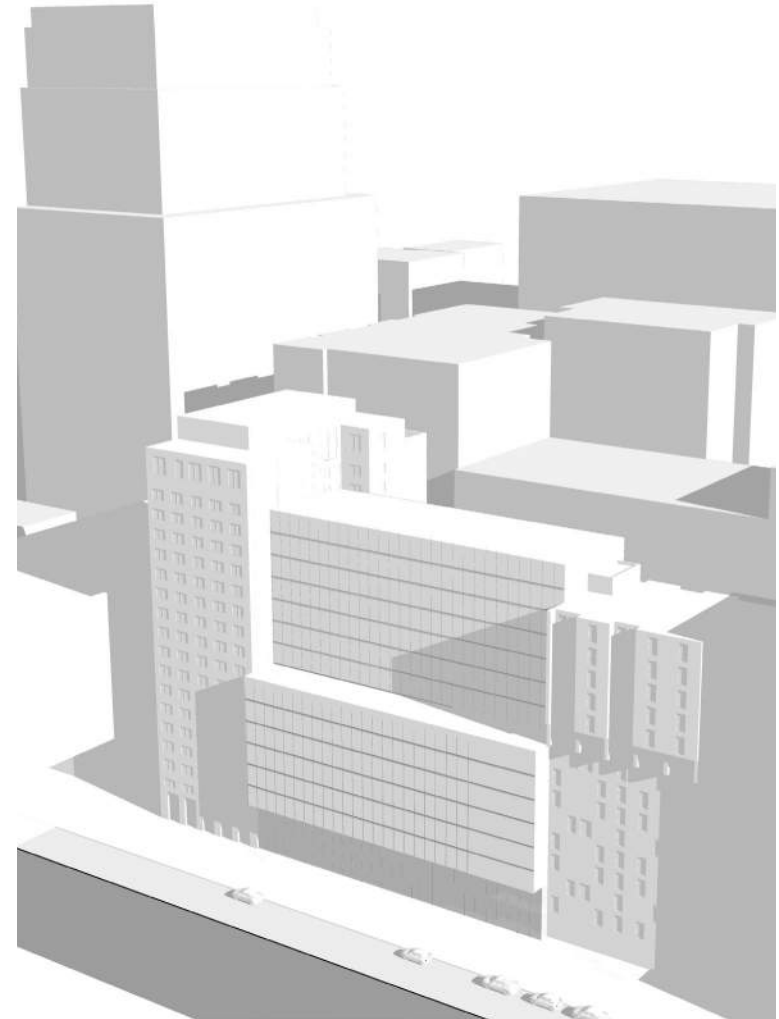
Height and Setback: Utilizing the Alternate Front Setback Zoning Method per ZR 33-442, Base Height is 85'-0", Setback is 15'-0" and there is no height limit

Permitted Bulk: In Zoning District C6-2, the given Floor Area Ratio (FAR) is 6.5 and the Zoning Lot Area is 13,857 sq ft for a total of 90,070 sq ft. We are also using a Floor Area Bonus for Public Plaza of 4 square feet of permitted additional floor per square foot of public plaza. The public plaza is 25'-0" deep and 3,508 sq ft, the total bonus is 14,033 sq ft. The total allowable floor area is therefore 90,070 sq ft + 14,033 sq ft = 104,103 sq ft.

Proposed: 396 Beds // 104,000 sq ft

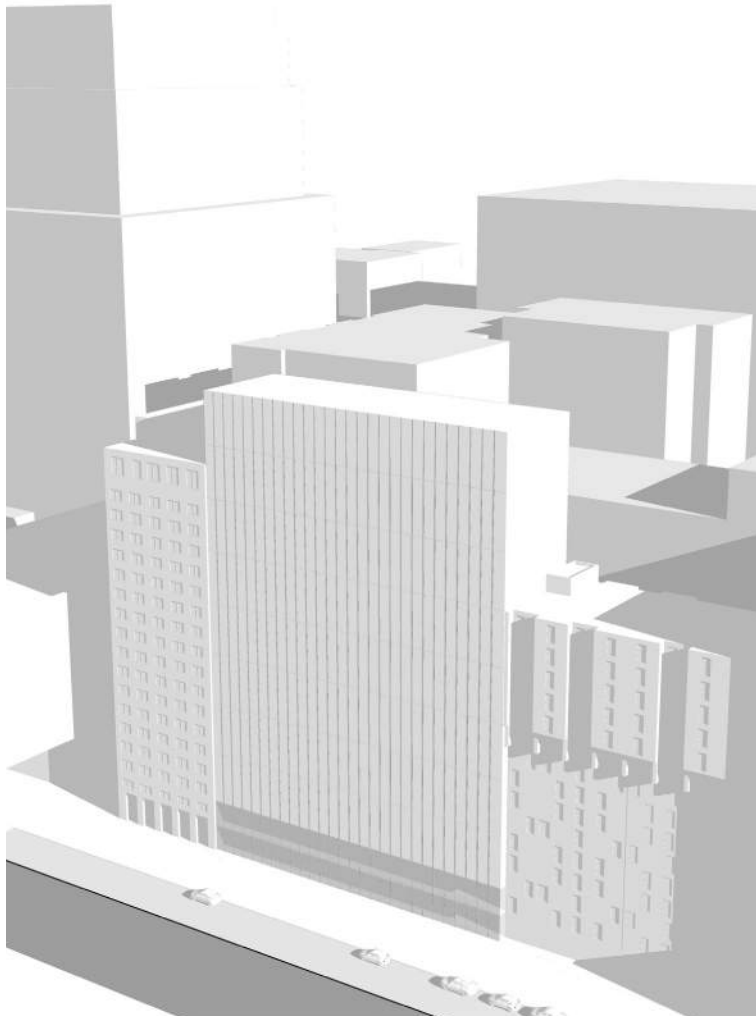


| YEAR | ENROLLMENT | Professional Staff beds (not included in deficit) | REQUIRED BEDS * | As-of-right 'Hybrid' |         |
|------|------------|---|-----------------|----------------------|---------|
|      |            |   |                 | BEDS ON CAMPUS       | DEFICIT |
| 2018 | 8,054      | 17  | 2,317           | 2,317                | 0       |
| 2020 | 8,204      | 17  | 2,430           | 2,309                | (121)   |
| 2022 | 8,504      | 17  | 2,651           | 2,285                | (366)   |
| 2024 | 8,804      | 18  | 2,764           | 1,964                | (800)   |
| 2028 | 9,000      | 19  | 2,876           | 2,323                | (553)   |

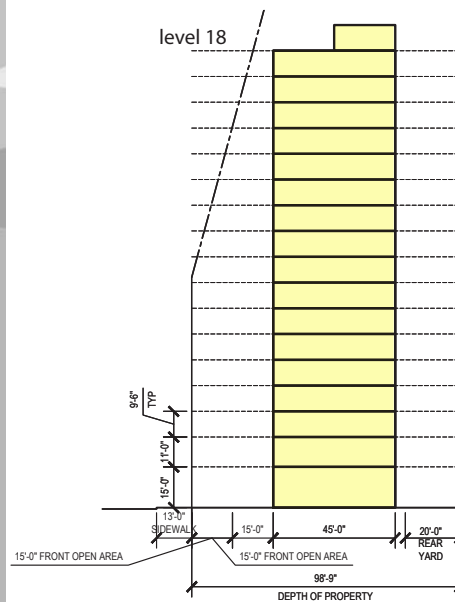


Proposed New Residence Hall "Hybrid" As-of-Right Massing Study

| YEAR | ENROLLMENT | Professional Staff beds (not included in deficit) | REQUIRED BEDS | As-of-right 'Vertical' |         |
|------|------------|---|---------------|------------------------|---------|
|      |            |   |               | BEDS ON CAMPUS         | DEFICIT |
| 2018 | 8,054      | 17  | 2,317         | 2,317                  | 0       |
| 2020 | 8,204      | 17  | 2,430         | 2,309                  | (121)   |
| 2022 | 8,504      | 17  | 2,651         | 2,285                  | (366)   |
| 2024 | 8,804      | 18  | 2,764         | 1,964                  | (800)   |
| 2028 | 9,000      | 19  | 2,876         | 2,347                  | (529)   |



Proposed New Residence Hall "Vertical" As-of-Right Massing Study



# Recommendations

## New Residence Hall

### As-of-Right Zoning Study

### 'Vertical'

Unit Types: Traditional

Zoning Method: Tower on a Small Lot

Height and Setback: Utilizing Tower on Small Lots per ZR 33-454, the maximum lot coverage is 46% of the Lot Area; Max lot coverage is 6,364 sq ft and 6,300 sq ft is provided.

Permitted Bulk: In Zoning District C6-2, the given Floor Area Ratio (FAR) is 6.5 and the Zoning Lot Area is 13,857 sq ft for a total of 90,070 sq ft. We are also using a Floor Area Bonus for Public Plaza of 4 square feet of permitted additional floor per square foot of public plaza. The public plaza is 30'-0" deep and 3,508 sq ft, the total bonus is 16,839 sq ft. The total allowable floor area is therefore 90,070 sq ft + 16,839 sq ft = 106,909 sq ft.

Proposed: 420 Beds // 107,000 sq ft

# Recommendations

## New Residence Hall

### As-of-Right Zoning Lot Merger

### 'ZLDA Hybrid'

Unit Types: Traditional + Modified Traditional

Zoning Method: Alternate Front Setback + ZLDA

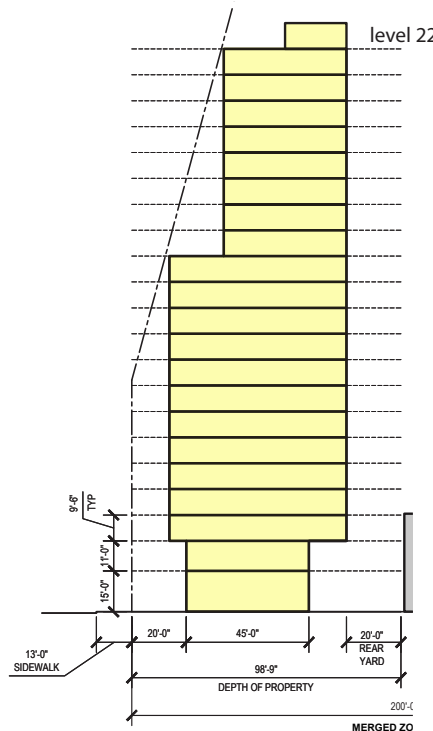
Height and Setback: Utilizing the Alternate Front Setback Zoning Method per ZR 33-442, Base Height is 85'-0", Setback is 15'-0" and there is no height limit

Permitted Bulk: In Zoning District C6-2, the given FAR is 6.5 and the Zoning Lot Area is 33,557 sq ft for a total of 218,120 sq ft. We are also using a Floor Area Bonus for Public Plaza of 4 square feet of permitted additional floor per square foot of public plaza. The public plaza is 20'-0" deep and 2,806.6 sq ft, the total bonus is 11,226 sq ft. The total allowable floor area is therefore 218,120 sq ft + 11,226 sq ft = 53,361 existing to remain sq ft = 175,985 sq ft.

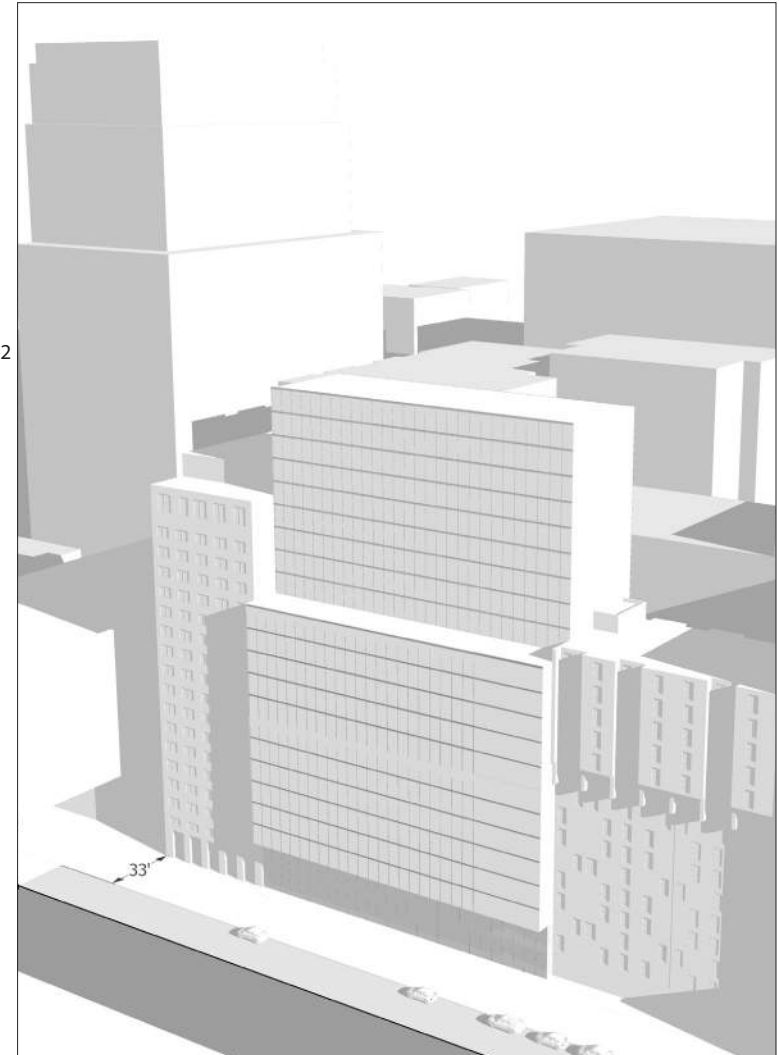
Proposed: 642 Beds // 163,100 sq ft

Requires a Zoning Lot Development Agreement (ZLDA) with Owner of Lot 21, currently television studio

- Tax Lots remain distinct
- Not the same as "transfer of development rights", which typically involves the shifting of unused rights from a landmarked building



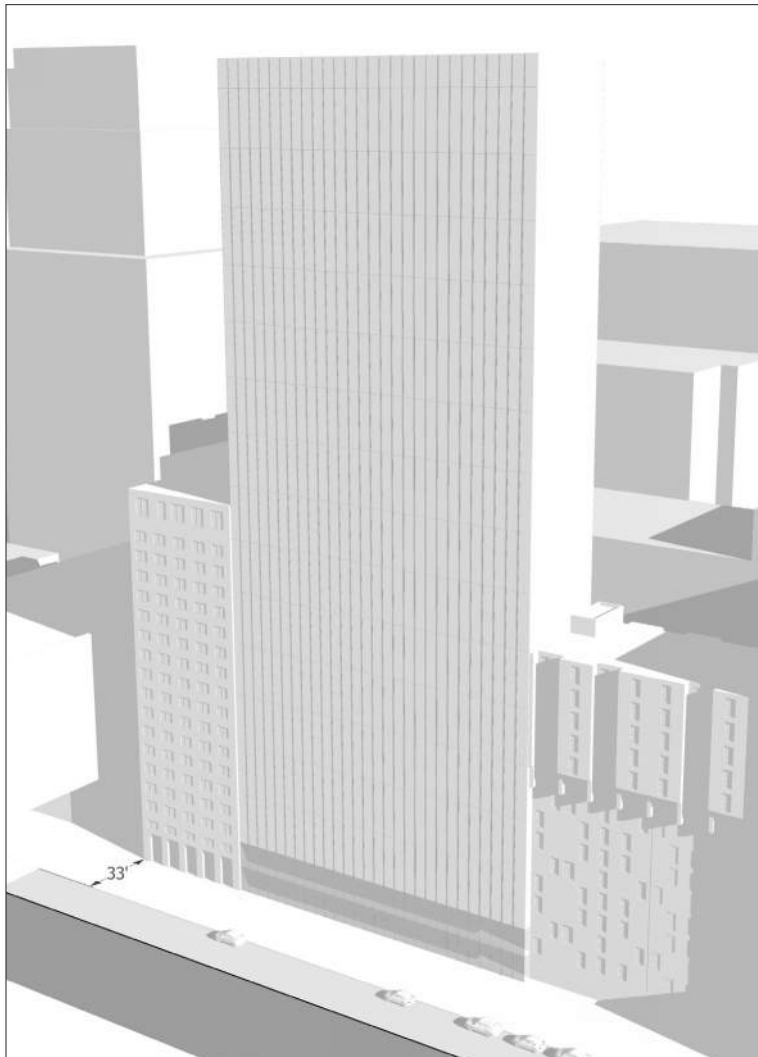
|      |            |   |               | As-of-right - Zoning Lot Merger 'Hybrid' |         |
|------|------------|---|---------------|--|---------|
| YEAR | ENROLLMENT | Professional Staff beds (not included in Deficit) | REQUIRED BEDS | BEDS ON CAMPUS                           | DEFICIT |
| 2018 | 8,054      | 17  | 2,317         | 2,317                                    | 0       |
| 2020 | 8,204      | 17  | 2,430         | 2,309                                    | (121)   |
| 2022 | 8,504      | 17  | 2,651         | 2,285                                    | (366)   |
| 2024 | 8,804      | 18  | 2,764         | 1,964                                    | (800)   |
| 2028 | 9,000      | 19  | 2,876         | 2,569                                    | (307)   |



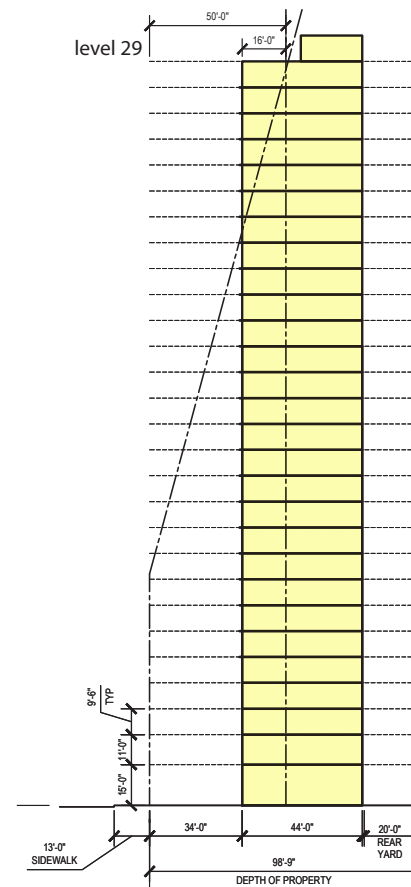
Proposed New Residence Hall "ZLDA Hybrid" As-of-Right Massing Study

| YEAR | ENROLLMENT | Professional Staff beds (not included in Deficit) | REQUIRED BEDS |
|------|------------|---|---------------|
| 2018 | 8,054      | 17  | 2,317         |
| 2020 | 8,204      | 17  | 2,430         |
| 2022 | 8,504      | 17  | 2,651         |
| 2024 | 8,804      | 18  | 2,764         |
| 2028 | 9,000      | 19  | 2,876         |

| As-of-right - Zoning Lot Merger 'Vertical' |         |
|--|---------|
| BEDS ON CAMPUS                             | DEFICIT |
| 2,317                                      | 0       |
| 2,309                                      | (121)   |
| 2,285                                      | (366)   |
| 1,964                                      | (800)   |
| 2,655                                      | (221)   |



Proposed New Residence Hall "ZLDA Vertical" As-of-Right Massing Study



# Recommendations

## New Residence Hall

### As-of-Right Zoning Lot Merger

### 'ZLDA Vertical'

Unit Types: Traditional

Zoning Method: Alternate Front Setback + ZLDA

Height and Setback: Utilizing Tower Regulations per ZR-454, the maximum lot coverage is 46% of the Lot Area; Max lot coverage is 6,364 sq ft and 6,300 sq ft is provided.

Permitted Bulk:

In Zoning District C6-2, the given FAR is 6.5 and the Zoning Lot Area is 33,557 sq ft for a total of 218,120 sq ft. We are also using a Floor Area Bonus for Public Plaza of 4 square feet of permitted additional floor per square foot of public plaza. The public plaza is 34'-0" deep and 4,771.2 sq ft, the total bonus is 19,085 sq ft. The total allowable floor area is therefore 218,120 sq ft + 19,085 sq ft = 53,361 existing to remain sq ft = 183,844 sq ft.

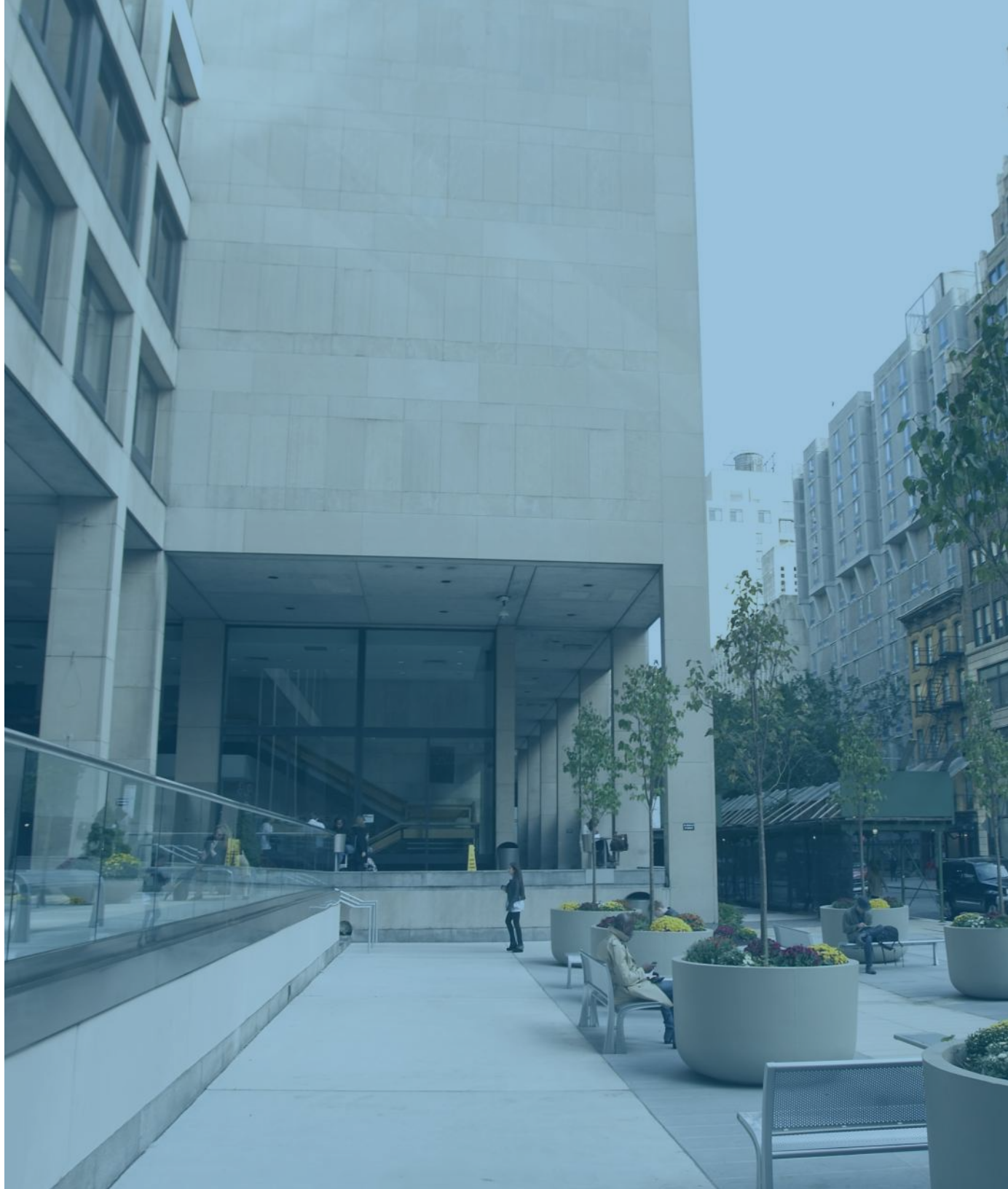
Proposed: 728 Beds // 176,400 sq ft

Requires a Zoning Lot Development Agreement (ZLDA) with Owner of Lot 21, currently television studio

- Tax Lots remain distinct
- Not the same as "transfer of development rights", which typically involves the shifting of unused rights from a landmarked building

# 4

## DEVELOPMENT STRATEGY & IMPLEMENTATION PLAN



# Implementation

Implementation of the Residential Life Master Plan is summarized in a Project Summary List, which outlines a new residential hall, modest renovation projects to Alumni, Coed and Kaufman, and integrates ongoing capital renewal projects. Consideration for the phasing and implementation of these projects have been discussed that:

- allows for flexibility in the types of spaces needed in residence halls, e.g. study space vs project / work vs social
- enables FIT to take on “chunks” of work at a time during less disruptive periods, e.g. specific floor remodels during summer months
- accounts for swing space while areas of work are under construction
- phases renovation / remodel projects to minimize student bed deficit while a new residence hall is being constructed
- reveals a student bed deficit in 2028 that FIT should consider when assessing future opportunities for student housing
- allows for minor finish upgrades that can take place at any time
- incorporates ongoing deferred maintenance item into overall budgets

The Res Life Master Plan Project Summary List outlines a number of Residential Life initiatives, coming out of the Master Plan study. DLR Group worked with Nasco Construction to develop project cost estimates for renovation and new construction. Estimates reference today's dollars and do not take escalation into account.

A more extensive Comprehensive Res Life Project Summary is also provided that incorporates annual Res Hall Capital Projects by FY, or ongoing deferred maintenance items associated with the residence halls. These projects and associated cost estimates have been provided to DLR Group by FIT for integration into the overall comprehensive summary list.

# Phasing


The proposed construction phasing schedule relies on construction taking place during less disruptive months when there is lighter campus activity and a smaller on-site student resident population. Summer months are ideal months for construction, with some of the shorter scheduled projects, like Coed Hall, falling during May, June and July. They also prioritize the addition of gender inclusive restrooms and much-needed community space. Alumni renovation projects are slated to take on average 6-7 months. While construction can take place primarily during summer and winter terms, there will undoubtedly be some loss of student beds during the Fall and Spring terms.

It is recommended that in the next several years, Nagler is taken offline, to make way for a new residence hall. In the meantime, large investments should not be put into Nagler Hall. Alumni and Kaufman are slated to receive moderate renovations in FY 24 & 25 and FY 26 & 27, respectively.

In addition to these considerations, timing and funding will be dependent on the design and construction of the New Academic Building.

| MULTIPLE FLOORS AT A TIME - SPRING CONSTRUCTION START |         |     |     |         |     |     |         |     |     |                   |     |     |                     |     |     |                    |     |     |         |     |     |                  |     |     |                  |     |     |     |     |     |      |     |     |     |     |
|---|---------|-----|-----|---------|-----|-----|---------|-----|-----|-------------------|-----|-----|---------------------|-----|-----|--------------------|-----|-----|---------|-----|-----|------------------|-----|-----|------------------|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|
| CALENDAR YEAR   | 2019    |     |     | 2020    |     |     | 2021    |     |     | 2022              |     |     | 2023                |     |     | 2024               |     |     | 2025    |     |     | 2026             |     |     |                  |     |     |     |     |     |      |     |     |     |     |
| FISCAL YEAR   | FY 2019 |     |     | FY 2020 |     |     | FY 2021 |     |     | FY 2022           |     |     | FY 2023             |     |     | FY 2024            |     |     | FY 2025 |     |     | FY 2026          |     |     | FY 2027          |     |     |     |     |     |      |     |     |     |     |
| ACADEMIC SEMESTER                                     | SP      | SU  | F   | W       | SP  | SU  | F       | W   | SP  | SU                | F   | W   | SP                  | SU  | F   | W                  | SP  | SU  | F       | W   | SP  | SU               | F   | W   | SP               | SU  | F   | W   |     |     |      |     |     |     |     |
| MONTH   | Mar     | Apr | May | Jun     | Jul | Aug | Sept    | Oct | Nov | Dec               | Jan | Feb | Mar                 | Apr | May | Jun                | Jul | Aug | Sept    | Oct | Nov | Dec              | Jan | Feb | Mar              | Apr | May | Jun | Jul | Aug | Sept | Oct | Nov | Dec | Jan |
|   | COED    |     |     | COED    |     |     | COED    |     |     | ALUMNI - FLR 4, 8 |     |     | ALUMNI - FLR 12, 16 |     |     | NEW RESIDENCE HALL |     |     |         |     |     | KAUFMAN - 4 FLRS |     |     | KAUFMAN - 4 FLRS |     |     |     |     |     |      |     |     |     |     |

# Project Summary List - Residential Life Master Plan

|  <b>Fashion Institute of Technology</b><br>State University of New York |                         |                     |   |                      |                   |     |            |                   |                        |
|--|-------------------------|---------------------|---|----------------------|-------------------|-----|------------|-------------------|------------------------|
| Project Summary List   |                         |                     |   |                      |                   |     |            |                   |                        |
| CAMPUS PRIORITY  | PROJECT(S)              | TYPE                | DETAILS   | # OF STORIES / UNITS | PROJECT FOOTPRINT |     | GROSS UNIT | CONSTRUCTION COST | PROJECT COST (ROUNDED) |
| FY19   | COED HALL RENOVATION    | MODERATE RENOVATION | • Add gender inclusive restrooms 9, 10 (included in Capital Projects budget)              | 2                    | 450               | GSF | 900        | \$ 585,000        | \$ 800,000             |
| FY20   | COED HALL RENOVATION    | MODERATE RENOVATION | • Add community space floors 3, 7, 11, 15   | 4                    | 580               | GSF | 2,320      | \$ 1,241,200      | \$ 1,600,000           |
| FY21   | COED HALL RENOVATION    | MODERATE RENOVATION | • Add community space floors 5, 9, 13   | 3                    | 350               | GSF | 1,050      | \$ 561,750        | \$ 800,000             |
| FY22   | ALUMNI HALL RENOVATION  | MODERATE RENOVATION | • Renovate floors 4, 8; add single apartments<br>• Add community space                    | 2                    | 1,200             | GSF | 2,400      | \$ 1,284,000      | \$ 1,400,000           |
| FY23   | ALUMNI HALL RENOVATION  | MODERATE RENOVATION | • Renovate floors 12, 16; add single apartments<br>• Add community space                  | 2                    | 1,200             | GSF | 2,400      | \$ 1,284,000      | \$ 1,700,000           |
| FY24   | NEW RESIDENCE HALL      | DEMO + NEW          | • Demolish Nagler Hall<br>• Build Nagler Replacement - BASED ON AS-OF-RIGHT HYBRID SCHEME | 15                   | 6,900             | GSF | 103,500    | \$ 103,500,000    | \$ 132,000,000         |
| FY26   | KAUFMAN HALL RENOVATION | MODERATE RENOVATION | • Add community space every 4 floors  | 4                    | 800               | GSF | 3,200      | \$ 1,712,000      | \$ 2,200,000           |
| FY27   | KAUFMAN HALL RENOVATION | MODERATE RENOVATION | • Add community space every 2 floors  | 3                    | 800               | GSF | 2,400      | \$ 1,284,000      | \$ 1,700,000           |

# Comprehensive Project Summary List

## Annual Residence Hall Projects

Deferred Maintenance and  
Minor Renovation Items includes:

1. Exterior Envelope: Roof / Window replacement; Tuck-pointing
2. MEP: Equipment repair & replacement; e.g. Fan coils, vent cleaning, risers
3. Safety / Security: locks, speaker systems, fire suppression system
4. Kitchens / Restrooms: Appliance repairs & replacement, fixtures, drains
5. Finishes: Paint, Carpet
6. Furniture

| BED ANALYSIS                               |                               |             |  |                            |                      |          | SUBTOTAL COST                       |                        |                                 |                     |
|--|-------------------------------|-------------|--|----------------------------|----------------------|----------|-------------------------------------|------------------------|---------------------------------|---------------------|
| REQUIRED BEDS<br>(BASED ON<br>PROJECTIONS) | PROPOSED<br>BEDS ON<br>CAMPUS | BED DEFICIT | PROJECT  | # OF<br>STORIES /<br>UNITS | PROJECT<br>FOOTPRINT | GROSS SF | DEFERRED<br>MAINTENANCE<br>SUBTOTAL | RENOVATION<br>SUBTOTAL | NEW<br>CONSTRUCTION<br>SUBTOTAL | TOTAL COST          |
| <b>FY2018</b>                              | <b>2317</b>                   | <b>2317</b> | <b>-</b>   |                            |                      |          |                                     |                        |                                 | <b>\$ 1,882,036</b> |
| NAGLER HALL                                | 309                           |             | RES HALL CAPITAL PROJECTS FY18   |                            |                      |          | \$ 444,694                          |                        |                                 | \$ 444,694          |
| ALUMNI HALL                                | 496                           |             | RES HALL CAPITAL PROJECTS FY18   |                            |                      |          | \$ 228,070                          |                        |                                 | \$ 228,070          |
| COED HALL                                  | 414                           |             | RES HALL CAPITAL PROJECTS FY18   |                            |                      |          | \$ 687,652                          |                        |                                 | \$ 687,652          |
| KAUFMAN HALL                               | 1098                          |             | RES HALL CAPITAL PROJECTS FY18   |                            |                      |          | \$ 521,620                          |                        |                                 | \$ 521,620          |
| <b>FY2019</b>                              | <b>2387</b>                   | <b>2317</b> | <b>(70)</b>  |                            |                      |          |                                     |                        |                                 | <b>\$ 5,178,657</b> |
| NAGLER HALL                                | 309                           |             | RES HALL CAPITAL PROJECTS FY19   |                            |                      |          | \$ 381,036                          |                        |                                 | \$ 485,821          |
| ALUMNI HALL                                | 496                           |             | RES HALL CAPITAL PROJECTS FY19   |                            |                      |          | \$ 1,599,556                        |                        |                                 | \$ 2,039,434        |
| COED HALL                                  | 414                           |             | RES HALL CAPITAL PROJECTS FY19   |                            |                      |          | \$ 1,455,000                        |                        |                                 | \$ 1,855,125        |
| KAUFMAN HALL                               | 1098                          |             | RES HALL CAPITAL PROJECTS FY19   |                            |                      |          | \$ 626,100                          |                        |                                 | \$ 798,278          |
| <b>FY2020</b>                              | <b>2430</b>                   | <b>2297</b> | <b>(133)</b>   |                            |                      |          |                                     |                        |                                 | <b>\$ 5,968,279</b> |
| NAGLER HALL                                | 309                           |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ 206,268                          |                        |                                 | \$ 262,992          |
| ALUMNI HALL                                | 496                           |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ 2,043,500                        |                        |                                 | \$ 2,605,463        |
| COED HALL                                  | 414                           |             | RES HALL CAPITAL PROJECTS -<br>INCLUDING COMMUNITY RESTROOM<br>RENOVATION FLOORS 9, 10 |                            |                      |          | \$ 1,148,500                        |                        |                                 | \$ 1,464,338        |
| KAUFMAN HALL                               | 1098                          |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ 1,257,735                        |                        |                                 | \$ 1,603,612        |
| ALL DORMS                                  |                               |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ 25,000                           |                        |                                 | \$ 31,875           |
| <b>FY2021</b>                              | <b>2576</b>                   | <b>2307</b> | <b>(269)</b>   |                            |                      |          |                                     |                        |                                 | <b>\$ 8,251,103</b> |
| NAGLER HALL                                | 309                           |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ 3,500                            |                        |                                 | \$ 4,463            |
| ALUMNI HALL                                | 496                           |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ 2,279,158                        |                        |                                 | \$ 2,905,926        |
| COED HALL                                  |                               |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ 1,932,960                        |                        |                                 | \$ 2,464,524        |
|  | 404                           | -10         | 'ADD COMMUNITY SPACE 3, 7, 11, 15  | 4                          | 580 GSF              | 2,320    |                                     | \$ 1,241,200           |                                 | \$ 1,582,530        |
| KAUFMAN HALL                               | 1098                          |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ 1,014,635                        |                        |                                 | \$ 1,293,660        |

**FI** Fashion Institute of Technology  
State University of New York

FASHION INSTITUTE OF TECHNOLOGY RESIDENTIAL LIFE MASTER PLAN -  
Project Summary List

| BED ANALYSIS                               |                               |             |  |                            |                      |          |                                     |                        |                                 |              | SUBTOTAL COST |  |  | TOTAL COST          |
|--|-------------------------------|-------------|--|----------------------------|----------------------|----------|-------------------------------------|------------------------|---------------------------------|--------------|---------------|--|--|---------------------|
| REQUIRED BEDS<br>(BASED ON<br>PROJECTIONS) | PROPOSED<br>BEDS ON<br>CAMPUS | BED DEFICIT | PROJECT  | # OF<br>STORIES /<br>UNITS | PROJECT<br>FOOTPRINT | GROSS SF | DEFERRED<br>MAINTENANCE<br>SUBTOTAL | RENOVATION<br>SUBTOTAL | NEW<br>CONSTRUCTION<br>SUBTOTAL |              |               |  |  |                     |
| <b>FY2022</b>                              | <b>2651</b>                   | <b>2285</b> | <b>(366)</b>   |                            |                      |          |                                     |                        |                                 |              |               |  |  | <b>\$ 7,203,387</b> |
| NAGLER HALL                                | 309                           |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ -                                |                        |                                 | \$ -         |               |  |  |                     |
| ALUMNI HALL                                | 484                           | -12         | RES HALL CAPITAL PROJECTS<br>ADD COMMUNITY SPACE AND<br>SINGLE ROOMS | 2                          | 1,200 GSF            | 2,400    | \$ 2,555,716                        | \$ 1,284,000           |                                 | \$ 3,258,538 |               |  |  |                     |
| COED HALL                                  | 394                           | -10         | RES HALL CAPITAL PROJECTS<br>ADD COMMUNITY SPACE 5, 9, 13            | 3                          | 350 GSF              | 1,050    | \$ 25,364                           | \$ 561,750             |                                 | \$ 716,231   |               |  |  |                     |
| KAUFMAN HALL                               | 1098                          |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ 982,885                          |                        |                                 | \$ 1,253,178 |               |  |  |                     |
| ALL DORMS                                  |                               |             | RES HALL CAPITAL PROJECTS  |                            |                      |          | \$ 240,000                          |                        |                                 | \$ 306,000   |               |  |  |                     |

includes % of all dorm renos

|               |             |             |  |   |           |        |              |              |  |              |  |  |  |                     |
|---------------|-------------|-------------|--|---|-----------|--------|--------------|--------------|--|--------------|--|--|--|---------------------|
| <b>FY2023</b> | <b>2731</b> | <b>1964</b> | <b>(767)</b>   |   |           |        |              |              |  |              |  |  |  | <b>\$ 5,462,100</b> |
| NAGLER HALL   | 0           | -308        | DEMOLISH NAGLER  |   |           | 65,000 | TBD          |              |  |              |  |  |  |                     |
| ALUMNI HALL   | 472         | -12         | RES HALL CAPITAL PROJECTS<br>ADD COMMUNITY SPACE AND<br>SINGLE ROOMS | 2 | 1,200 GSF | 2,400  | \$ 1,000,000 | \$ 1,284,000 |  | \$ 1,275,000 |  |  |  |                     |
| COED HALL     | 394         |             | RES HALL CAPITAL PROJECTS  |   |           |        | \$ 1,000,000 |              |  | \$ 1,275,000 |  |  |  |                     |
| KAUFMAN HALL  | 1098        |             | RES HALL CAPITAL PROJECTS  |   |           |        | \$ 1,000,000 |              |  | \$ 1,275,000 |  |  |  |                     |

|                    |             |             |   |    |           |         |              |  |                |                |  |  |  |                       |
|--------------------|-------------|-------------|---|----|-----------|---------|--------------|--|----------------|----------------|--|--|--|-----------------------|
| <b>FY2024</b>      | <b>2764</b> | <b>1964</b> | <b>(800)</b>  |    |           |         |              |  |                |                |  |  |  | <b>\$ 135,150,000</b> |
| NEW RESIDENCE HALL | 0           |             | NEW RESIDENCE HALL - BASED ON AS-OF-<br>RIGHT-HYBRID SCHEME | 15 | 6,900 GSF | 103,500 |              |  | \$ 103,500,000 | \$ 131,962,500 |  |  |  |                       |
| ALUMNI HALL        | 472         |             | RES HALL CAPITAL PROJECTS                                   |    |           |         | \$ 500,000   |  |                | \$ 637,500     |  |  |  |                       |
| COED HALL          | 394         |             | RES HALL CAPITAL PROJECTS                                   |    |           |         | \$ 1,000,000 |  |                | \$ 1,275,000   |  |  |  |                       |
| KAUFMAN HALL       | 1098        |             | RES HALL CAPITAL PROJECTS                                   |    |           |         | \$ 1,000,000 |  |                | \$ 1,275,000   |  |  |  |                       |

|                    |             |             |                           |  |  |  |              |  |  |              |  |  |  |                     |
|--------------------|-------------|-------------|---------------------------|--|--|--|--------------|--|--|--------------|--|--|--|---------------------|
| <b>FY2025</b>      | <b>2792</b> | <b>1964</b> | <b>(828)</b>              |  |  |  |              |  |  |              |  |  |  | <b>\$ 3,187,500</b> |
| NEW RESIDENCE HALL | 0           |             | UNDER CONSTRUCTION        |  |  |  |              |  |  | \$ -         |  |  |  |                     |
| ALUMNI HALL        | 472         |             | RES HALL CAPITAL PROJECTS |  |  |  | \$ 500,000   |  |  | \$ 637,500   |  |  |  |                     |
| COED HALL          | 394         |             | RES HALL CAPITAL PROJECTS |  |  |  | \$ 1,000,000 |  |  | \$ 1,275,000 |  |  |  |                     |
| KAUFMAN HALL       | 1098        |             | RES HALL CAPITAL PROJECTS |  |  |  | \$ 1,000,000 |  |  | \$ 1,275,000 |  |  |  |                     |

| BED ANALYSIS                               |                               |             |                           |                            |                      |          | SUBTOTAL COST                       |                        |                                 |                     |
|--|-------------------------------|-------------|---------------------------|----------------------------|----------------------|----------|-------------------------------------|------------------------|---------------------------------|---------------------|
| REQUIRED BEDS<br>(BASED ON<br>PROJECTIONS) | PROPOSED<br>BEDS ON<br>CAMPUS | BED DEFICIT | PROJECT                   | # OF<br>STORIES /<br>UNITS | PROJECT<br>FOOTPRINT | GROSS SF | DEFERRED<br>MAINTENANCE<br>SUBTOTAL | RENOVATION<br>SUBTOTAL | NEW<br>CONSTRUCTION<br>SUBTOTAL | TOTAL COST          |
| <b>FY2026</b>                              | <b>2820</b>                   | <b>2344</b> | <b>(476)</b>              |                            |                      |          |                                     |                        |                                 | <b>\$ 5,370,300</b> |
| NEW RESIDENCE HALL                         | 396                           |             | RES HALL CAPITAL PROJECTS |                            |                      |          |                                     |                        |                                 |                     |
| ALUMNI HALL                                | 472                           |             | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 1,000,000                        |                        |                                 | \$ 1,275,000        |
| COED HALL                                  | 394                           |             | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 1,000,000                        |                        |                                 | \$ 1,275,000        |
| KAUFMAN HALL                               | 1082                          | -16         | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 500,000                          |                        |                                 | \$ 637,500          |
|  |                               |             | COMMUNITY SPACE           | 4                          | 800 GSF              | 3,200    |                                     | \$ 1,712,000           |                                 | \$ 2,182,800        |
| <b>FY2027</b>                              | <b>2848</b>                   | <b>2323</b> | <b>(525)</b>              |                            |                      |          |                                     |                        |                                 | <b>\$ 5,143,350</b> |
| NEW RESIDENCE HALL                         | 396                           |             | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 250,000                          |                        |                                 | \$ 318,750          |
| ALUMNI HALL                                | 472                           |             | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 1,000,000                        |                        |                                 | \$ 1,275,000        |
| COED HALL                                  | 394                           |             | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 1,000,000                        |                        |                                 | \$ 1,275,000        |
| KAUFMAN HALL                               | 1061                          | -21         | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 500,000                          |                        |                                 | \$ 637,500          |
|  |                               |             | COMMUNITY SPACE           | 3                          | 800 GSF              | 2,400    |                                     | \$ 1,284,000           |                                 | \$ 1,637,100        |
| <b>FY2028</b>                              | <b>2876</b>                   | <b>2323</b> | <b>(553)</b>              |                            |                      |          |                                     |                        |                                 | <b>\$ 4,143,750</b> |
| NEW RESIDENCE HALL                         | 396                           |             | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 250,000                          |                        |                                 | \$ 318,750          |
| ALUMNI HALL                                | 472                           |             | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 1,000,000                        |                        |                                 | \$ 1,275,000        |
| COED HALL                                  | 394                           |             | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 1,000,000                        |                        |                                 | \$ 1,275,000        |
| KAUFMAN HALL                               | 1061                          |             | RES HALL CAPITAL PROJECTS |                            |                      |          | \$ 1,000,000                        |                        |                                 | \$ 1,275,000        |

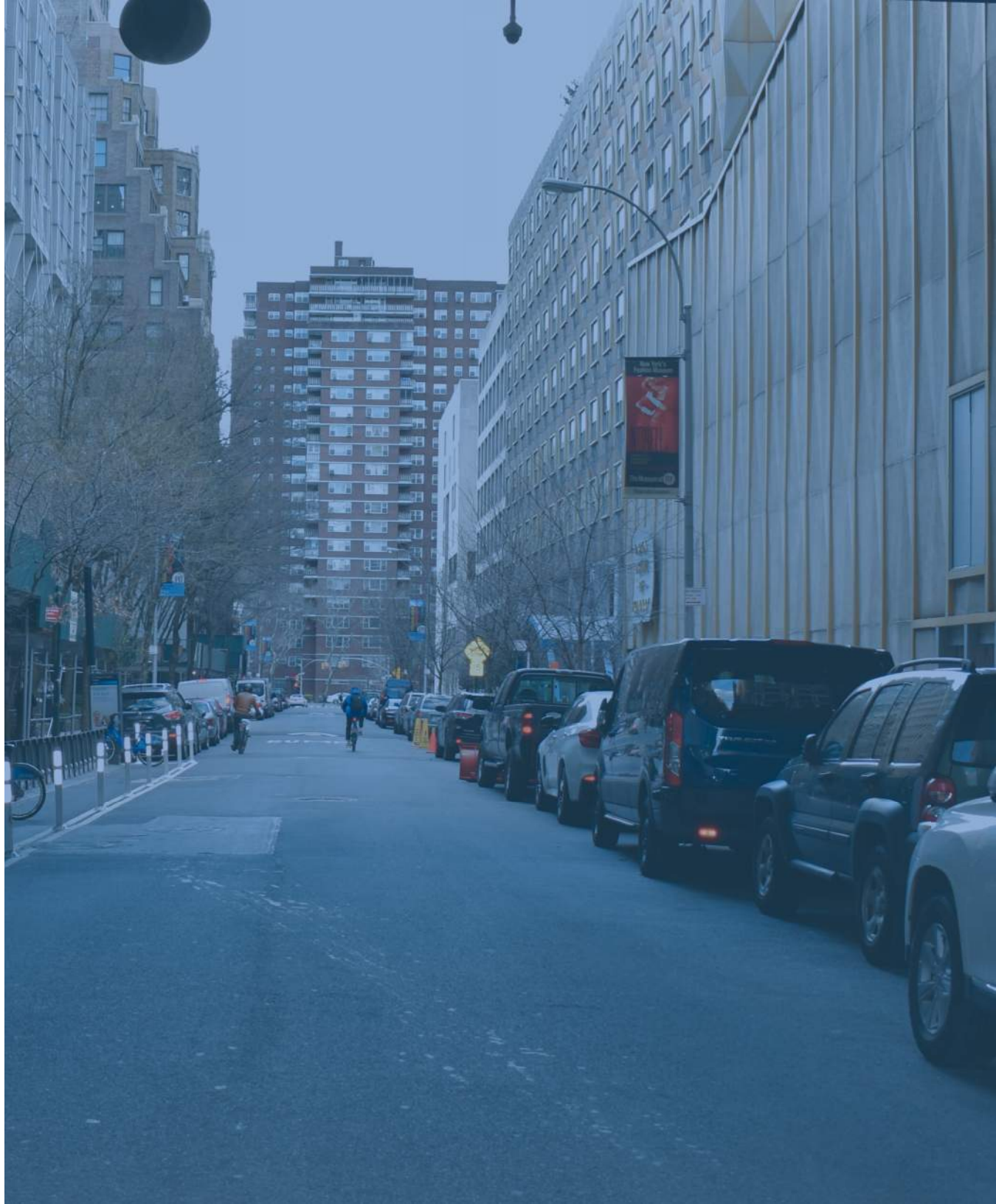
# Estimated Cost

|   | MAJOR RENOVATION |        |               | NEW CONSTRUCTION |         |                | SUBTOTAL       | SOFT COST MULTIPLIER<br>27.5% | TOTAL          |
|---|------------------|--------|---------------|------------------|---------|----------------|----------------|-------------------------------|----------------|
|   | \$/SF            | SF     | SUBTOTAL      | \$/SF            | SF      | SUBTOTAL       |                |                               |                |
| <b>ALUMNI</b>   | \$ 535           | 4,800  | \$ 2,568,000  | \$ -             | -       | \$ -           | \$ 2,568,000   | \$ 3,274,200                  | \$ 3,300,000   |
| <b>COED</b>   | \$ 535           | 27,500 | \$ 14,712,500 | \$ -             | -       | \$ -           | \$ 14,712,500  | \$ 18,758,438                 | \$ 18,800,000  |
| <b>KAUFMAN</b>  | \$ 535           | 5,600  | \$ 2,996,000  | \$ -             | -       | \$ -           | \$ 2,996,000   | \$ 3,819,900                  | \$ 3,900,000   |
| <b>NEW RESIDENCE HALL<br/>(as-of-right, 'hybrid')</b>                     | \$ -             | -      | \$ -          | \$ 1,000         | 103,500 | \$ 103,500,000 | \$ 103,500,000 | \$ 131,962,500                | \$ 132,000,000 |
| <b>NEW RESIDENCE HALL<br/>(as-of-right, 'vertical')</b>                   | \$ -             | -      | \$ -          | \$ 1,000         | 107,000 | \$ 107,000,000 | \$ 107,000,000 | \$ 136,425,000                | \$ 136,500,000 |
| <b>NEW RESIDENCE HALL<br/>(as-of-right zoning lot merger, 'hybrid')</b>   | \$ -             | -      | \$ -          | \$ 1,000         | 163,100 | \$ 163,100,000 | \$ 163,100,000 | \$ 207,952,500                | \$ 208,000,000 |
| <b>NEW RESIDENCE HALL<br/>(as-of-right zoning lot merger, 'vertical')</b> | \$ -             | -      | \$ -          | \$ 1,000         | 176,400 | \$ 176,400,000 | \$ 176,400,000 | \$ 224,910,000                | \$ 225,000,000 |

THIS PAGE INTENTIONALLY LEFT BLANK

# 5

## APPENDIX



VOLUME II

|                       |         |
|-----------------------|---------|
| Survey Summary        | 74-80   |
| Facilities Assessment | 81-89   |
| Workshop Summaries    | 90-121  |
| Zoning Analysis       | 122-129 |

# Survey Summary

954 Overall Responses

## Current Resident Responses

340 Respondents

Q4 What building do you currently live in?

| ANSWER CHOICES | RESPONSES |
|----------------|-----------|
| Alumni Hall    | 6.67%     |
| Nagler Hall    | 3.53%     |
| Coed Hall      | 4.31%     |
| Kaufman Hall   | 85.49%    |

Q30 Thinking about your residential experience, how satisfied are/were you with:

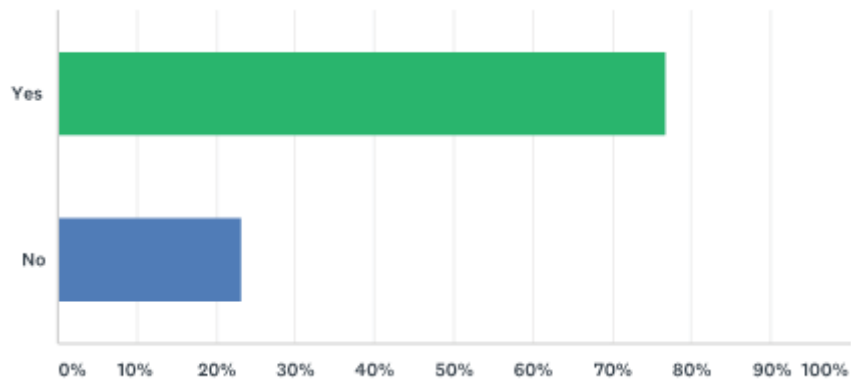
|                      | VERY DISSATISFIED | DISSATISFIED | NEITHER DISSATISFIED OR SATISFIED | SATISFIED     | VERY SATISFIED | N/A         | TOTAL | WEIGHTED AVERAGE |
|----------------------|-------------------|--------------|-----------------------------------|---------------|----------------|-------------|-------|------------------|
| Rooms                | 6.09%<br>12       | 10.15%<br>20 | 16.75%<br>33                      | 48.22%<br>95  | 18.78%<br>37   | 0.00%<br>0  | 197   | 3.63             |
| Study/Work Space     | 9.09%<br>18       | 17.17%<br>34 | 23.74%<br>47                      | 40.40%<br>80  | 7.07%<br>14    | 2.53%<br>5  | 198   | 3.20             |
| Bathrooms            | 6.06%<br>12       | 9.09%<br>18  | 14.65%<br>29                      | 53.03%<br>105 | 17.17%<br>34   | 0.00%<br>0  | 198   | 3.66             |
| Kitchens             | 6.57%<br>13       | 17.17%<br>34 | 19.19%<br>38                      | 46.97%<br>93  | 8.59%<br>17    | 1.52%<br>3  | 198   | 3.34             |
| Fitness Center       | 12.69%<br>25      | 15.23%<br>30 | 28.93%<br>57                      | 28.93%<br>57  | 7.11%<br>14    | 7.11%<br>14 | 197   | 3.03             |
| Computer Lounge      | 11.17%<br>22      | 13.20%<br>26 | 19.80%<br>39                      | 37.56%<br>74  | 10.66%<br>21   | 7.61%<br>15 | 197   | 3.25             |
| Social/Hangout Space | 23.74%<br>47      | 24.75%<br>49 | 28.28%<br>56                      | 11.62%<br>23  | 4.55%<br>9     | 7.07%<br>14 | 198   | 2.45             |
| Laundry              | 11.11%<br>22      | 13.64%<br>27 | 16.67%<br>33                      | 40.40%<br>80  | 16.67%<br>33   | 1.52%<br>3  | 198   | 3.38             |

## Current Resident Responses

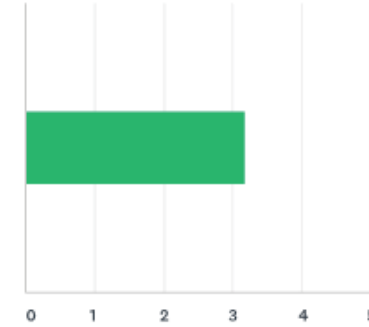
Q39 What types of spaces or amenities would you like to see as part of a new residence hall (please select your top 5)?

| ANSWER CHOICES                   | RESPONSES |
|----------------------------------|-----------|
| Retail/Commercial Spaces         | 25.95%    |
| Fresh Food Market                | 60.13%    |
| Dining                           | 50.00%    |
| Social Activity/Media Spaces     | 51.27%    |
| Living/Learning Space            | 31.01%    |
| High Tech/ Gaming Space          | 22.78%    |
| Kitchens                         | 26.58%    |
| Single rooms                     | 25.95%    |
| All-gender Bathrooms             | 15.82%    |
| Wellness Center / Fitness Center | 56.96%    |
| Childcare                        | 1.27%     |
| Outdoor gathering space          | 72.78%    |
| Pet care                         | 15.19%    |
| Flex/Study Spaces                | 44.30%    |
| Total Respondents: 158           |           |

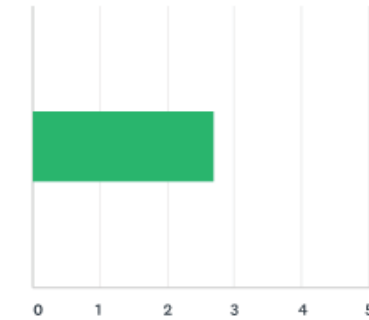
Q41 Would you recommend living in a residence hall to an incoming student?



Q7 On a scale of 1 to 5, how did living in a residence hall strengthen your relationships?



Q8 On a scale of 1 to 5, how much did living in a residence hall make you feel connected to a community at FIT?



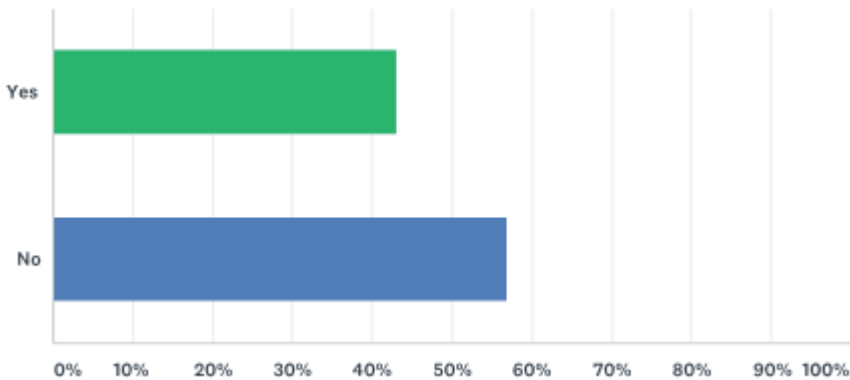
## Non-Resident Responses

285 Respondents

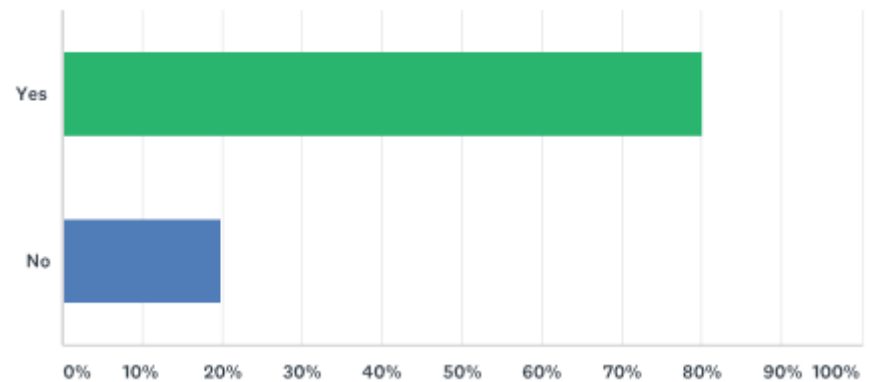
Q24 What led you to choose living off campus?

| ANSWER CHOICES  | RESPONSES |
|---|-----------|
| Cost  | 75.00%    |
| Independence  | 23.61%    |
| Poor condition of on campus residential facilities            | 11.57%    |
| Lack of amenities offered in on campus residential facilities | 12.04%    |
| Privacy   | 38.89%    |
| Family commitments  | 19.91%    |
| Policies too strict   | 18.52%    |
| Work commitments  | 12.04%    |
| Convenience   | 32.41%    |
| Roommate issues   | 1.85%     |
| Other (please specify)  | 11.57%    |
| Total Respondents: 216  |           |

Q25 Would you live on campus if conditions were improved?



Q25 Would you benefit from more FIT community spaces (not necessarily for residents only)?

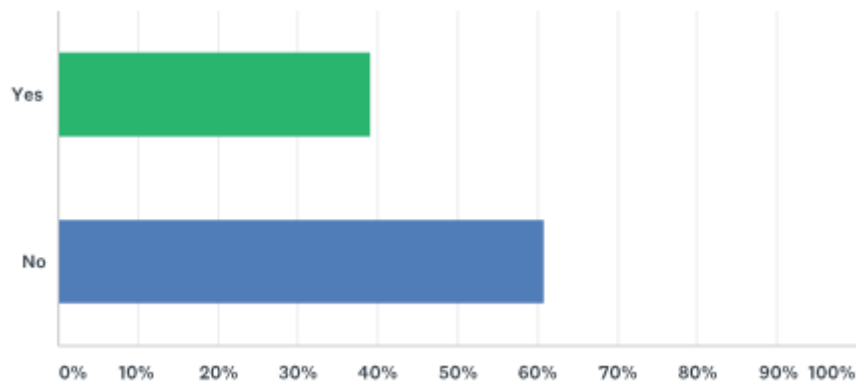


## Non-Resident Responses

Q39 What types of spaces or amenities would you like to see as part of a new residence hall (please select your top 5)?

| ANSWER CHOICES                   | RESPONSES |
|----------------------------------|-----------|
| Retail/Commercial Spaces         | 27.98%    |
| Fresh Food Market                | 57.14%    |
| Dining                           | 44.05%    |
| Social Activity/Media Spaces     | 40.48%    |
| Living/Learning Space            | 37.50%    |
| High Tech/ Gaming Space          | 25.00%    |
| Kitchens                         | 41.07%    |
| Single rooms                     | 49.40%    |
| All-gender Bathrooms             | 9.52%     |
| Wellness Center / Fitness Center | 48.21%    |
| Childcare                        | 5.95%     |
| Outdoor gathering space          | 44.64%    |
| Pet care                         | 12.50%    |
| Flex/Study Spaces                | 56.55%    |
| Total Respondents: 168           |           |

Q41 Would you recommend living in a residence hall to an incoming student?



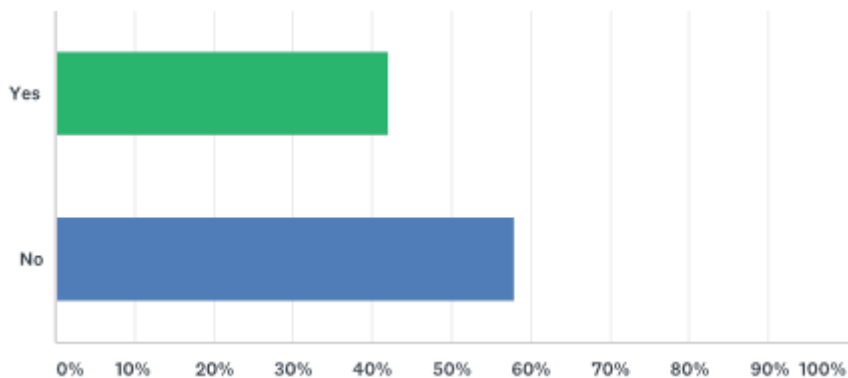
## Previous Resident Responses

329 Respondents

Q16 What led you to choose living off campus?

| ANSWER CHOICES  | RESPONSES |
|---|-----------|
| Cost  | 68.98%    |
| Independence  | 49.27%    |
| Poor condition of on campus residential facilities            | 33.58%    |
| Lack of amenities offered in on campus residential facilities | 27.74%    |
| Privacy   | 44.16%    |
| Family commitments  | 4.74%     |
| Policies too strict   | 58.76%    |
| Work commitments  | 4.74%     |
| Convenience   | 19.34%    |
| Roommate issues   | 22.63%    |
| Other (please specify)  | 13.50%    |
| Total Respondents: 274  |           |

Q17 Would you live on campus again if conditions were improved?



Q14 What building(s) did you live in?

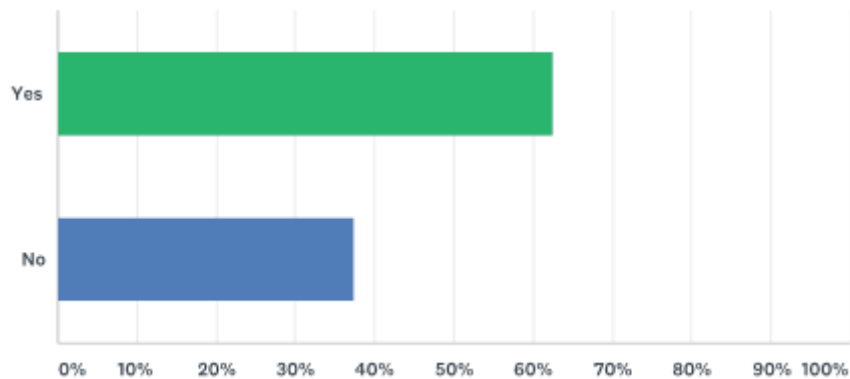
| ANSWER CHOICES         | RESPONSES |
|------------------------|-----------|
| Alumni Hall            | 41.61%    |
| Nagler Hall            | 25.18%    |
| Coed Hall              | 27.37%    |
| Kaufman Hall           | 45.26%    |
| Total Respondents: 274 |           |

## Previous Resident Responses

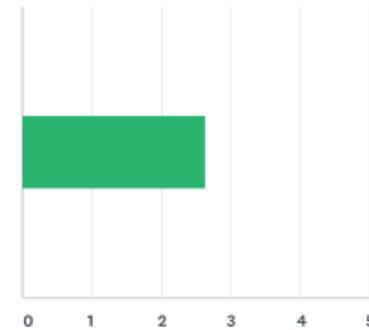
Q39 What types of spaces or amenities would you like to see as part of a new residence hall (please select your top 5)?

| ANSWER CHOICES                   | RESPONSES |
|----------------------------------|-----------|
| Retail/Commercial Spaces         | 19.20%    |
| Fresh Food Market                | 60.80%    |
| Dining                           | 51.20%    |
| Social Activity/Media Spaces     | 41.60%    |
| Living/Learning Space            | 36.00%    |
| High Tech/ Gaming Space          | 16.80%    |
| Kitchens                         | 40.00%    |
| Single rooms                     | 43.20%    |
| All-gender Bathrooms             | 15.20%    |
| Wellness Center / Fitness Center | 56.80%    |
| Childcare                        | 2.40%     |
| Outdoor gathering space          | 56.80%    |
| Pet care                         | 20.80%    |
| Flex/Study Spaces                | 39.20%    |
| Total Respondents: 125           |           |

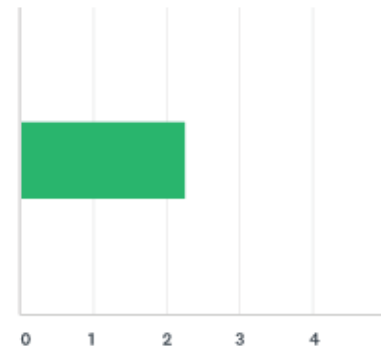
Q41 Would you recommend living in a residence hall to an incoming student?



Q7 On a scale of 1 to 5, how did living in a residence hall strengthen your relationships?



Q8 On a scale of 1 to 5, how much did living in a residence hall make you feel connected to a community at FIT?



## Previous Resident Responses

Q31 Thinking about your residential experience, how satisfied are/were you with:

|                      | VERY DISSATISFIED | DISSATISFIED | NEITHER DISSATISFIED OR SATISFIED | SATISFIED    | VERY SATISFIED | N/A          | TOTAL | WEIGHTED AVERAGE |
|----------------------|-------------------|--------------|-----------------------------------|--------------|----------------|--------------|-------|------------------|
| Rooms                | 9.19%<br>17       | 13.51%<br>25 | 27.03%<br>50                      | 43.24%<br>80 | 6.49%<br>12    | 0.54%<br>1   | 185   | 3.24             |
| Study/Work Space     | 12.97%<br>24      | 19.46%<br>36 | 19.46%<br>36                      | 39.46%<br>73 | 8.11%<br>15    | 0.54%<br>1   | 185   | 3.10             |
| Bathrooms            | 12.97%<br>24      | 24.32%<br>45 | 22.70%<br>42                      | 30.81%<br>57 | 8.11%<br>15    | 1.08%<br>2   | 185   | 2.97             |
| Kitchens             | 17.84%<br>33      | 16.76%<br>31 | 22.16%<br>41                      | 32.97%<br>61 | 4.86%<br>9     | 5.41%<br>10  | 185   | 2.90             |
| Fitness Center       | 9.73%<br>18       | 15.68%<br>29 | 26.49%<br>49                      | 27.57%<br>51 | 10.81%<br>20   | 9.73%<br>18  | 185   | 3.16             |
| Computer Lounge      | 11.35%<br>21      | 12.43%<br>23 | 21.62%<br>40                      | 30.81%<br>57 | 13.51%<br>25   | 10.27%<br>19 | 185   | 3.25             |
| Social/Hangout Space | 15.14%<br>28      | 25.41%<br>47 | 28.65%<br>53                      | 19.46%<br>36 | 7.03%<br>13    | 4.32%<br>8   | 185   | 2.77             |
| Laundry              | 11.35%<br>21      | 17.30%<br>32 | 15.14%<br>28                      | 45.95%<br>85 | 9.19%<br>17    | 1.08%<br>2   | 185   | 3.25             |

# Facilities Assessment

NASCO  
CONSTRUCTION SERVICES INC.

**SUBJECT:** GENERAL NOTES & QUALIFICATIONS  
**PROJECT:** FIT RESIDENTIAL LIFE MASTER PLAN EXISTING FACILITY ASSESSEMENT  
**LOCATION:** 212 WEST 27TH STREET NEW YORK, NY  
**TYPE EST.:** FEASIBILITY  
**CLIENT:** DLR GROUP / WESTLAKE REED LESKOSKI

**EST. NO:** 7-0314  
**EST. BY:** WB/MM/BH  
**CHKD. BY:** EH  
**DATE:** 12-06-17  
**REV. DATE:**

NASCO  
CONSTRUCTION SERVICES INC.

**SUBJECT:** GENERAL NOTES & QUALIFICATIONS  
**PROJECT:** FIT RESIDENTIAL LIFE MASTER PLAN EXISTING FACILITY ASSESSEMENT  
**LOCATION:** 212 WEST 27TH STREET NEW YORK, NY  
**TYPE EST.:** FEASIBILITY  
**CLIENT:** DLR GROUP / WESTLAKE REED LESKOSKI

**EST. NO:** 7-0314  
**EST. BY:** WB/MM/BH  
**CHKD. BY:** EH  
**DATE:** 12-06-17  
**REV. DATE:**

**EXISTING FACILITY ASSESSMENT**

|                               |              |
|-------------------------------|--------------|
| ANTICIPATED COST ALUMNI HALL  | \$4,915,592  |
| ANTICIPATED COST NAGLER HALL  | \$16,103,780 |
| ANTICIPATED COST COED HALL    | \$5,734,405  |
| ANTICIPATED COST KAUFMAN HALL | \$668,221    |

**BUILDING REPLACEMENT COST**

|                               |               |
|-------------------------------|---------------|
| REPLACEMENT COST ALUMNI HALL  | \$106,799,944 |
| REPLACEMENT COST NAGLER HALL  | \$46,177,748  |
| REPLACEMENT COST COED HALL    | \$78,103,527  |
| REPLACEMENT COST KAUFMAN HALL | \$227,210,133 |

**MINOR RENOVATION (ASSUME REPLACEMENT OF FINISHES & DOORS)**

|                                    |              |
|------------------------------------|--------------|
| MINOR RENOVATION COST ALUMNI HALL  | \$11,227,917 |
| MINOR RENOVATION COST NAGLER HALL  | \$4,865,431  |
| MINOR RENOVATION COST COED HALL    | \$8,233,806  |
| MINOR RENOVATION COST KAUFMAN HALL | \$23,952,889 |

**MEDIUM RENOVATION (ASSUME REPLACEMENT OF FINISHES, DOORS & BUILDING LAYOUT)**

|                                     |              |
|-------------------------------------|--------------|
| MEDIUM RENOVATION COST ALUMNI HALL  | \$16,039,881 |
| MEDIUM RENOVATION COST NAGLER HALL  | \$6,950,615  |
| MEDIUM RENOVATION COST COED HALL    | \$11,762,579 |
| MEDIUM RENOVATION COST KAUFMAN HALL | \$34,218,413 |

**MAJOR RENOVATION (ASSUME FULL GUT RENOVATION)**

|                                    |               |
|------------------------------------|---------------|
| MAJOR RENOVATION COST ALUMNI HALL  | \$80,199,405  |
| MAJOR RENOVATION COST NAGLER HALL  | \$34,753,076  |
| MAJOR RENOVATION COST COED HALL    | \$58,812,897  |
| MAJOR RENOVATION COST KAUFMAN HALL | \$171,092,064 |

1. ALL PRICES ARE BASED ON 2017 CONSTRUCTION COSTS.

2. THE FOLLOWING ITEMS ARE NOT INCLUDED:

- a) PROFESSIONAL FEES
- b) FURNITURE, FURNISHINGS AND MOVABLE EQUIPMENT
- c) HAZARDOUS MATERIAL ABATEMENT
- d) CONSTRUCTION CONTINGENCY COSTS

3. THIS ESTIMATE IS BASED ON THE FOLLOWING;

| <u>DRAWING #</u>          | <u>DATE</u> |
|---------------------------|-------------|
| FIT ASSESSMENT WORK SHEET | NO DATE     |

4. TOTAL ANTICIPATED COST ABOVE ARE INCLUSIVE OF THE FOLLOWING MARKUPS.

- GENERAL CONDITIONS 10%
- OH & P 21%
- DESIGN CONTINGENCY 20%
- ESCALATION 3%
- SOFT COST 30%

5. NASCO CONSTRUCTION SERVICES WERE PROVIDED WITH QUANTITIES FROM DESIGN TEAM.

# Facilities Assessment

**Project:** FIT Residential Life Master Plan - Existing Facility Assessment  
**Architect:** DLR Group  
**Contractor:**

**Building:** Alumni Hall  
**Address:** 210 West 27th Street  
**Gross SF:** 150,000  
**Stories:** 18 + Basement  
**Year Built:** 1988  
**Additions:**  
**Building Use:** residence hall  
**# beds:** 512 (496 per jadamek notes)  
 apartment style  
 (8) suites/floor

| Facility Rating |     |
|-----------------|-----|
| Architectural   |     |
| Mechanical      |     |
| Electrical      |     |
| Average         | 0.0 |

| Item                 | Component                            | Comments  | Proposed Corrective Action  | Quantity | Unit | Totals       |                    | Renovation |
|----------------------|--------------------------------------|---|---|----------|------|--------------|--------------------|------------|
|                      |                                      |   |   |          |      | Unit Price   | Def. Maint. Amount |            |
| <b>Architectural</b> |                                      |   |   |          |      |              |                    |            |
| 1                    | Site Characteristics                 | Newly renovation exterior entry stair and ramp provide accessible access to elevated entry Lobby                                    | No work recommended   | 0        | sf   | \$0.00       | \$0                |            |
| 2                    | Building Exterior Envelope - Roof    |   | No work recommended   |          |      |              |                    |            |
| 3                    | Building Exterior Envelope - Walls   | Local Law 11 corrective work is ongoing at parapet walls  | No additional work recommended  |          |      |              |                    |            |
| 3a                   | Building Exterior Envelope - Windows | Original windows in good working order  | No work recommended   |          |      |              |                    |            |
| 4a                   | Interior Construction                | Lobby and Resident Life Administrative Office renovated in 2015   | No work recommended   |          |      |              |                    |            |
| 4b                   | Interior Construction                | Work room finishes and furniture are worn   | Provide new furniture and finishes  | 1000     | sf   | \$61.07      | \$61,069           |            |
| 5                    | Conveying/ Special Systems           | Elevator capacity is sufficient and elevators are sized appropriately   | No work recommended   |          |      |              |                    |            |
| 6                    | Code Review/ ADA                     | ADA suites available on 2nd and 3rd Floors  | No work recommended   |          |      |              |                    |            |
| <b>Electrical</b>    |                                      |   |   |          |      |              |                    |            |
| 7a                   | Power                                | The majority of switchgear and panelboards in the facility are significantly past their rated life of 25 years.                     | Replace 4000A (6) section switchgear serving panels and equipment on 11 floors with new breaker based switchgear. | 1        | qty  | \$297,863.06 | \$297,863          |            |
| 7a                   | Power                                | Majority of panelboards in the facility are significantly past their rated life of 25 years.  | Replace panelboards on 9 of the 11 upper floors. Currently there is (1) 42 ckt per floor.                         | 9        | qty  | \$13,022.82  | \$117,205          |            |
| 7b                   | Lighting                             | Lighting on 1st floor is in good condition. Lighting on basement and upper floors is in working condition but the majority is dated | Replace corridor lighting on upper 9 floors during major renovation.  | 30000    | sf   | \$13.16      | \$394,828          |            |
| 7b2                  | Lighting                             | Automatic lighting controls observed in only a small percentage of the facility.  | Add automatic lighting controls during major renovation.  | 30000    | sf   | \$4.11       | \$123,384          |            |
| 7c                   | Fire Alarm                           | The MFAP is and EST addressable panel in good working condition. Devices are in working condition and vary in age.                  | No work recommended   | 0        | sf   | \$0.00       | \$0                |            |
| 7d                   | Special Systems                      | A small CCTV system observed in the facility in a limited number of strategic locations.  | No work recommended.  | 0        | sf   | \$0.00       | \$0                |            |

# Facilities Assessment

**Project:** FIT Residential Life Master Plan - Existing Facility Assessment  
**Architect:** DLR Group  
**Contractor:**

**Building:** Alumni Hall  
**Address:** 210 West 27th Street  
**Gross SF:** 150,000  
**Stories:** 18 + Basement  
**Year Built:** 1988  
**Additions:**  
**Building Use:** residence hall  
**# beds** 512 (496 per jadamek notes)  
 apartment style  
 (8) suites/floor

| Facility Rating |     |
|-----------------|-----|
| Architectural   |     |
| Mechanical      |     |
| Electrical      |     |
| Average         | 0.0 |

| Item  | Component       | Comments   | Proposed Corrective Action  | Quantity      | Unit      | Totals      |                    | Renovation   |
|---|-----------------|--|---|---------------|-----------|-------------|--------------------|--|
|   |                 |  |   |               |           | Unit Price  | Def. Maint. Amount |  |
| <b>Mechanical</b>   |                 |  |   |               |           |             |                    |  |
| 8a  | HVAC            | Chiller is due for replacement. Some newer equipment in building, but resident fan coils are at end of life. | Replace fan coils in resident rooms. Recommend replacement of condensate piping and hydronic risers as well to safeguard against leaks. | 512           | Rooms     | \$4,680.36  | \$2,396,342        | Carry another \$36 k for risers, assume not new controls             |
| 8b  | HVAC            |  | Replace roof exhaust fans over 25 years old. Recommend direct drive with EC motors. Extend BMS to fans.                                 | 13            | units     | \$11,351.30 | \$147,567          | 80 cfm per room= 40,960 CFM/13 yields 3,150 cfm/ fan assume 3pts atc |
| 8c  | HVAC            |  | Recommend rebalancing all grilles/registers/diffusers to ensure proper operation.   | 110000        | sf        | \$1.32      | \$144,770          |  |
| 9   | Plumbing        |  | Recommend providing ASSE master mixing valve for DHW.   | 2             | units     | \$49,098.49 | \$98,197           | Assume minimal piping  |
| 10  | Fire Protection | Existing fire service has no reported issues.  | No work required.   | 0             | sf        | \$0.00      | \$0                |  |
| <b>Subtotal Construction Costs</b>                            |                 |  |   |               |           |             | <b>\$3,781,225</b> |  |
| Average Cost per GSF of building                              |                 |  |   | 150000        | SF        |             | \$25.21            |  |
| <b>Soft costs (design fees, FFE, Supplemental costs, etc)</b> |                 |  |   | <b>30%</b>    |           |             | <b>\$1,134,367</b> |  |
| <b>Total Project Costs</b>                                    |                 |  |   |               |           |             | <b>\$4,915,592</b> |  |
| Average Cost per GSF of building                              |                 |  |   | <b>150000</b> | <b>SF</b> |             | <b>\$32.77</b>     |  |

# Facilities Assessment

**Project:** FIT Residential Life Master Plan - Existing Facility Assessment  
**Architect:** DLR Group  
**Contractor:**

**Building:** Nagler Hall  
**Address:** 220 West 27th Street  
**Gross SF:** 65,000  
**Stories:** 10 + Basement  
**Year Built:** 1960  
**Additions:**  
**Building Use:** residence hall  
**# beds** 309  
 traditional and apartment style

| Facility Rating |     |
|-----------------|-----|
| Architectural   |     |
| Mechanical      |     |
| Electrical      |     |
| Average         | 0.0 |

| Project:<br>Architect:<br>Contractor: | FIT Residential Life Master Plan - Existing Facility Assessment |   | Proposed Corrective Action  | Quantity | Unit | Totals       |                    | Renovation |
|---------------------------------------|---|---|---|----------|------|--------------|--------------------|------------|
|                                       | Component   | Comments  |   |          |      | Unit Price   | Def. Maint. Amount |            |
| <b>Architectural</b>                  |   |   |   |          |      |              |                    |            |
| 3a                                    | Building Exterior Envelope - Roof                               | Roof leaks and is past its useful life  | Full replacement  | 9000     | sf   | \$53.56      | \$482,019          |            |
| 3a                                    | Building Exterior Envelope - Walls                              | Numerous facade leaks are present   | Insulate and waterproof exterior wall from exterior side with exterior insulation finish  | 45000    | sf   | \$57.58      | \$2,591,058        |            |
| 3b                                    | Building Exterior Envelope - Windows                            | Uninsulated windows are past their useful life  | Replace all windows (Nasco Allowed 1 Window Per 500 SF Of Façade)   | 380      | ea   | \$9,476.73   | \$3,601,159        |            |
| 4a                                    | Interior Construction   | (4) floors of closets have been replaced in the dormatory rooms   | Replace closets on remaining floors (approx. 90 units x 6'0" wide x 7'0" tall)  | 90       | qty  | \$5,264.37   | \$473,793          |            |
| 4b                                    | Interior Construction   | Lobby finishes are worn and outdated  | Provide new furniture and finishes  | 1000     | sf   | \$127.73     | \$127,729          |            |
| 5                                     | Conveying/ Special Systems                                      |   | No work recommended.  |          |      |              | \$0                |            |
| 6                                     | Code Review/ ADA  |   | No work recommended.  |          |      |              | \$0                |            |
| <b>Electrical</b>                     |   |   |   |          |      |              |                    |            |
| 7a                                    | Power   | Main switchgear in the facility are significantly past their rated life of 35 years.  | Replace 4000A (4) section Federal pacific switchgear serving panels and equipment on 11 floors with new breaker based switchgear.   | 1        | qty  | \$280,832.49 | \$280,832          |            |
| 7a                                    | Power   | Majority of panelboards in the facility are significantly past their rated life of 25 years.  | Replace panelboards on 8 of the 10 upper floors. Currently there is (1) 42 ckt per floor. Expand to to 42 ckt per floor to add additional circuits for the student rooms. | 16       | qty  | \$11,547.41  | \$184,759          |            |
| 7a2                                   | Power   | New distribution panel and numerous transfer switch has been added to provide power to new egress lighting and backup selective elevators. These are in good working order. | No work recommended.  |          |      |              | \$0                |            |
| 7a3                                   | Power   | Panelboards on 2 of the lower floors have been added recently and are in good working condition.  | No work recommended.  |          |      |              | \$0                |            |
| 7a4                                   | Power   | (2) student rooms are on 1 circuit through the facility causing issues with circuit tripping.   | Add approximately 30 ckts per floor to allow each student room to be on a single circuit.   | 240      | qty  | \$1,211.07   | \$290,656          |            |
| 7b                                    | Lighting  | Lighting is in working condition but the majority is dated.   | Replace lighting during major renovation. 8 floors are primarily corridors and bathrooms.   | 30000    | sf   | \$13.16      | \$394,828          |            |
| 7b2                                   | Lighting  | Automatic lighting controls observed in only a small percentage of the facility.  | Add automatic lighting controls on all floors during major renovation. Upper 8 floors are primarily corridors.  | 30000    | sf   | \$4.11       | \$123,384          |            |

7a Facilities Assessment

|                    |   |   |     |              |           |
|--------------------|---|---|-----|--------------|-----------|
| Power              | Main switchgear in the facility are                             | Replace 4000A (4) section Federal pacific | qty | \$280,832.49 | \$280,832 |
| <b>Project:</b>    | FIT Residential Life Master Plan - Existing Facility Assessment |   |     |              |           |
| <b>Architect:</b>  | DCH Group Majority of panelboards in the facility               |   |     |              |           |
| <b>Contractor:</b> |   |   |     |              |           |

|                      |   |                                      |   |  |  |     |     |            |           |
|----------------------|---|--------------------------------------|---|--|--|-----|-----|------------|-----------|
| <b>Building:</b>     | Nagler Hall   | New distribution panel and numerous  | circuits for the student rooms.<br>No work recommended. |  |  | \$0 |     |            |           |
| <b>Address:</b>      | 220 West 27th Street  |                                      |   |  |  |     |     |            |           |
| <b>Gross SF:</b>     | 65,000  |                                      |   |  |  |     |     |            |           |
| <b>Stories:</b>      | 10 + Basement   |                                      |   |  |  |     |     |            |           |
| <b>Year Built:</b>   | 1960  |                                      |   |  |  |     |     |            |           |
| <b>Additions:</b>    | Power   | Panelboards on 2 of the lower floors | No work recommended.                                    |  |  | \$0 |     |            |           |
| <b>Project:</b>      | FIT Residential Life Master Plan - Existing Facility Assessment |                                      |   |  |  |     |     |            |           |
| <b>Building Use:</b> | residence hall  |                                      |   |  |  |     |     |            |           |
| <b>Architect:</b>    | DCH Group   |                                      |   |  |  |     |     |            |           |
| <b># beds:</b>       | 309   |                                      |   |  |  |     |     |            |           |
| <b>Contractor:</b>   | Power   | good working condition.              | Add approximately 30 ckts per floor to allow            |  |  | 240 | qty | \$1,211.07 | \$290,656 |
|                      |   | (2) student rooms are on 1 circuit   | circuit tripping.                                       |  |  |     |     |            |           |

| Facility Rating      |     |
|----------------------|-----|
| Architectural        |     |
| Mechanical           |     |
| Electrical           |     |
| No work recommended. |     |
| Average              | 0.0 |

| Item | Component       | Comments   | Proposed Corrective Action                        | Quantity | Unit | Totals     |                    | Renovation  |           |
|------|-----------------|--|---|----------|------|------------|--------------------|-------------|-----------|
|      |                 |  |   |          |      | Unit Price | Def. Maint. Amount |             |           |
| 7a   | Power           | Main switchgear and EST addressable panel in good working condition. Devises are in working condition and vary in age. | Replace 4000A (4) section Federal pacific Average | 0        | 0.0  | 0.0        | \$280,832.49       | \$280,832   |           |
| 7d   | Special Systems | Majority of panelboards observed in the facility in a limited number of strategic locations.                           | Replace panelboards on 8 of the 10 upper          | 06       | 0.0  | 0.0        | \$1,211.07         | \$72,664.80 | \$184,759 |

|     |       |                                     |   |  |  |     |
|-----|-------|-------------------------------------|---|--|--|-----|
| 7a2 | Power | New distribution panel and numerous | circuits for the student rooms.<br>No work recommended. |  |  | \$0 |
|-----|-------|-------------------------------------|---|--|--|-----|

| Mechanical |                 |  |  |       |       |             |             |                     |
|------------|-----------------|--|--|-------|-------|-------------|-------------|---------------------|
| 8a         | HVAC            | Sole air handling unit is dead. Fan        | Replace AHU with heating only unit, like     | 10575 | CFM   | \$17.42     | \$184,235   | Carry another \$20  |
| 7a3        | Power           | Panelboards on 2 of the lower floors       | Seal or replace ductwork serving             |       |       | \$0         | \$0         | K for sealing duct, |
| 7a4        | Power           | Roof fans are at end of life. No cooling   | basement and first floor common areas.       |       |       |             |             | assume AHU has      |
|            |                 | good working condition. Steam-Water        | Connect to campus BMS.                       |       |       |             |             | HW, CHW Coils, no   |
|            |                 | Heating coils are on 1 circuit             | Add approximately 30 ckts per floor to allow | 240   | qty   | \$1,211.07  | \$290,656   | DX, Assume 20 pts   |
|            |                 | ATC  |  |       |       |             |             | ATC                 |
| 8b         | Lighting        | circuit tripping.                          | Replace all exhaust fans. (1) in-line in     | 5     | units | \$12,313.69 | \$61,568    | Assume 3 pts for    |
| 7b         | Lighting        | Lighting is in working condition but the   | Replace lighting using independent           | 30000 | sf    | \$13.16     | \$394,828   | ATC                 |
|            |                 |  | 3000 CFM. Connect to campus BMS.             |       |       |             |             |                     |
| 8c         | Lighting        | Automatic lighting controls observed in    | Replace packaged cooling units in rooms      | 14    | units | \$6,029.35  | \$84,411    | Assume hw coils,    |
| 7b2        | Lighting        | Additional lighting controls on all floors | Original units, lighting RTAC                | 30000 | sf    | \$4.11      | \$123,384   | packaged DX 2 Ton   |
| 8d         | Fire Alarm      | The MFAP is and EST addressable            | Replace convectors throughout building and   | 210   | units | \$1,620.44  | \$340,292   | Assume 48x24x6      |
| 7c         | Fire Alarm      |  | primary convectors.                          |       |       | \$0.00      | \$0         |                     |
| 8e         |                 |  | Replace all hydronic piping                  | 65000 | sf    | \$16.12     | \$1,047,939 |                     |
| 8e         |                 |  | Seal any existing ductwork to be reused.     |       |       | \$92,126.50 | \$0         |                     |
| 9a         | Plumbing        | Piping is aging, failing. Newer hot        | Replace all fixtures and piping through out, | 200   | units | \$9,870.70  | \$1,974,139 | Assume 3 fixturex   |
| 7d         | Special Systems | Water heaters by no master mixing          | work recommended.                            |       |       | \$0.00      | \$0         | per unit, all new   |
|            |                 | valve. Aging fixtures in upper floors,     |  |       |       |             |             | piping, fixtures    |
|            |                 | newer fixtures on first floor.             | Recommend providing ASSE master mixing       | 1     | ls    | \$49,098.49 | \$49,098    | Assume minimal      |
| 9b         |                 |  | valve for DHW.                               |       |       |             |             | piping              |
| 10         | Fire Protection | Existing fire service has no reported      | No work required.                            | 0     | sf    | \$0.00      | \$0         |                     |
|            |                 | issues.                                    |  |       |       |             |             |                     |

|   |  |  |  |              |           |                     |  |
|---|--|--|--|--------------|-----------|---------------------|--|
| <b>Subtotal Construction Costs</b>                            |  |  |  |              |           | <b>\$12,387,523</b> |  |
| Average Cost per GSF of building                              |  |  |  | 65000        | SF        | \$190.58            |  |
| <b>Soft costs (design fees, FFE, Supplemental costs, etc)</b> |  |  |  | <b>30%</b>   |           | <b>\$3,716,257</b>  |  |
| <b>Total Project Costs</b>                                    |  |  |  |              |           | <b>\$16,103,780</b> |  |
| Average Cost per GSF of building                              |  |  |  | <b>65000</b> | <b>SF</b> | <b>\$247.75</b>     |  |

# Facilities Assessment

**Project:** FIT Residential Life Master Plan - Existing Facility Assessment  
**Architect:** DLR Group  
**Contractor:**

**Building:** Coed Hall  
**Address:** 230 West 27th Street  
**Gross SF:** 110,000  
**Stories:** 15 + Basement  
**Year Built:** ?

**Additions:**  
**Building Use:** residence hall  
**# beds** 414  
 Floors 2-10 Traditional Room  
 Floors 11-15 Apartment type units; mostly doubles, (2) quads

| Facility Rating |     |
|-----------------|-----|
| Architectural   |     |
| Mechanical      |     |
| Electrical      |     |
| Average         | 0.0 |

| Item                 | Component                          | Comments   | Proposed Corrective Action  | Quantity | Unit | Totals       |                    | Renovation |
|----------------------|------------------------------------|--|---|----------|------|--------------|--------------------|------------|
|                      |                                    |  |   |          |      | Unit Price   | Def. Maint. Amount |            |
| <b>Architectural</b> |                                    |  |   |          |      |              |                    |            |
| 1a                   | Site Characteristics               | Landscaped front yard  | No work recommended   |          |      |              |                    |            |
| 1b                   | Site Characteristics               | Landscaped rear yard is underutilized  | Suggest renovation to include new furniture landscaping and opportunities for group gathering spaces              | 2000     | sf   | \$47.81      | \$95,623           |            |
| 3                    | Building Exterior Envelope - Walls | Existing drawings indicate exterior walls are uninsulated  | Insulate exterior wall from exterior side with exterior insulation finish system                                  | 49120    | sf   | \$57.58      | \$2,828,283        |            |
| 4a                   | Interior Construction              | Lobby renovation is 2/3 complete; began in 2013  | Work is scheduled to complete final 1/3   |          |      |              |                    |            |
| 4b                   | Interior Construction              | Small Lobby Lounge is under-utilized due to lack of visibility   | No work recommended; Reprogram space to encourage use; Consider use of signage                                    |          |      |              |                    |            |
| 4c                   | Interior Construction              | Laundry in Basement recently renovated   | No work recommended   |          |      |              |                    |            |
| 4c                   | Interior Construction              | Lounge in Basement has worn furniture and finishes need updating   | Provide new furniture and finishes  | 1000     | sf   | \$101.24     | \$101,243          |            |
| 5                    | Conveying/ Special Systems         |  |   |          |      |              |                    |            |
| 6                    | Code Review/ ADA                   | (1) accessible room  | No work recommended   |          |      |              |                    |            |
| <b>Electrical</b>    |                                    |  |   |          |      |              |                    |            |
| 7a                   | Power                              | Main switchgear in the facility are significantly past their rated life of 35 years.                               | Replace 4000A (4) section switchgear serving panels and equipment on 15 floors with new breaker based switchgear. | 1        | qty  | \$297,863.06 | \$297,863          |            |
| 7a                   | Power                              | Panelboards in the suites on floors 11-15 are past their rated life of 25 years.                                   | Replace (1) 42ckt panelboards on each floor to during major renovation.   | 8        | qty  | \$13,022.82  | \$104,183          |            |
| 7a                   | Power                              | Panelboards in the corridors feed rooms on floors 2-10 are past their rated life of 25 years.                      | Replace 60A panelboards to the suite during major renovation. Approximately 50 units                              | 50       | qty  | \$8,803.18   | \$440,159          |            |
| 7b                   | Lighting                           | Lighting is in good condition  | No work recommended   | 0        | sf   | \$0.00       | \$0                |            |
| 7b2                  | Lighting                           | Automatic lighting controls observed in only a small percentage of the facility.                                   | Add automatic lighting controls during major renovations.   | 25000    |      | \$4.11       | \$102,820          |            |
| 7c                   | Fire Alarm                         | The MFAP is and EST addressable panel in good working condition. Devices are in working condition and vary in age. | No work recommended   | 0        | sf   | \$0.00       | \$0                |            |
| 7d                   | Special Systems                    | A small CCTV system observed in the facility in a limited number of strategic locations.                           | No work recommended   | 0        | sf   | \$0.00       | \$0                |            |

# Facilities Assessment

**Project:** FIT Residential Life Master Plan - Existing Facility Assessment  
**Architect:** DLR Group  
**Contractor:**

**Building:** Coed Hall  
**Address:** 230 West 27th Street  
**Gross SF:** 110,000  
**Stories:** 15 + Basement  
**Year Built:** ?  
**Additions:**  
**Building Use:** residence hall  
**# beds** 414

Floors 2-10 Traditional Room  
 Floors 11-15 Apartment type units; mostly doubles, (2) quads

| Facility Rating |     |
|-----------------|-----|
| Architectural   |     |
| Mechanical      |     |
| Electrical      |     |
| Average         | 0.0 |

| Item  | Component       | Comments  | Proposed Corrective Action  | Quantity      | Unit      | Totals             |                    | Renovation                 |
|---|-----------------|---|---|---------------|-----------|--------------------|--------------------|----------------------------|
|   |                 |   |   |               |           | Unit Price         | Def. Maint. Amount |                            |
| <b>Mechanical</b>   |                 |   |   |               |           |                    |                    |                            |
| 8a  | HVAC            | Newer fan coil units, chiller, tower, and air handlers. Exhaust fans are a mix of old and new. BMS is present but is only for larger equipment.                           | Replace roof exhaust over 20 years old. Basis of design is recommended as direct drive with EC motors for reduced maintenance and increased flexibility with controls. Provide BMS control. | 15            | fans      | \$11,351.30        | \$170,270          | Assume same size as Alumni |
| 8b  | HVAC            |   | Replace failed steam condensate piping in basement.   | 40            | lf        | \$287.90           | \$11,516           | Assume 3"                  |
| 8c  | HVAC            |   | Recommend rebalancing all grilles/registers/diffusers to ensure proper operation.   | 110000        | sf        | \$1.32             | \$144,770          |                            |
| 9a  | Plumbing        | Aging fixtures throughout building are operable. Steam-HW HX for DHW. No ASSE/CSA master mixing valve observed. Other domestic infrastructure appeared in fair condition. | Recommend providing ASSE master mixing valve for DHW.   | 2             | units     | \$49,114.94        | \$98,230           |                            |
| 9b  | Plumbing        | Leaks in sanitary at offset at transition from traditional to suite style dorms.  | Replace sanitary waste stack piping at tenth floor. Provide restraint fittings at joints to resist forces from changes in flow directions.  | 1             | ls        | \$16,122.14        | \$16,122           | Assume 10 stacks           |
| 10  | Fire Protection | Existing fire service has no reported issues.   | No work required.   | 0             | sf        |                    | \$0                |                            |
| <b>Subtotal Construction Costs</b>                            |                 |   |   |               |           | <b>\$4,411,080</b> |                    |                            |
| Average Cost per GSF of building                              |                 |   |   | 110000        | SF        | \$40.10            |                    |                            |
| <b>Soft costs (design fees, FFE, Supplemental costs, etc)</b> |                 |   |   | <b>30%</b>    |           | <b>\$1,323,324</b> |                    |                            |
| <b>Total Project Costs</b>                                    |                 |   |   |               |           | <b>\$5,734,405</b> |                    |                            |
| Average Cost per GSF of building                              |                 |   |   | <b>110000</b> | <b>SF</b> | <b>\$52.13</b>     |                    |                            |

# Facilities Assessment

**Project:** FIT Residential Life Master Plan - Existing Facility Assessment  
**Architect:** DLR Group  
**Contractor:**

**Building:** Kaufman Hall  
**Address:** 406 West 31st Street  
**Gross SF:** 320,000  
**Stories:** 15  
**Year Built:** ?; Acquired in 2015  
**Additions:**  
**Building Use:** residence hall  
**# beds:** 1089  
 apartment

| Facility Rating |     |
|-----------------|-----|
| Architectural   |     |
| Mechanical      |     |
| Electrical      |     |
| Average         | 0.0 |

| Item                 | Component                          | Comments   | Proposed Corrective Action | Quantity | Unit | Totals     |                    | Renovation |
|----------------------|------------------------------------|--|----------------------------|----------|------|------------|--------------------|------------|
|                      |                                    |  |                            |          |      | Unit Price | Def. Maint. Amount |            |
| <b>Architectural</b> |                                    |  |                            |          |      |            |                    |            |
| 1                    | Site Characteristics               |  | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 2                    | Building Exterior Envelope - Roof  |  | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 3                    | Building Exterior Envelope - Walls |  | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 4a                   | Interior Construction              | Basement Fitness Center  | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 4b                   | Interior Construction              | Basement Mail Room   | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 4c                   | Interior Construction              | Basement Computer Room   | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 4d                   | Interior Construction              | Basement Work Room   | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 4e                   | Interior Construction              | Basement Laundry   | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 5                    | Conveying/ Special Systems         |  | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 6                    | Code Review/ ADA                   |  |                            | 0        | sf   | \$0.00     | \$0                |            |
| <b>Electrical</b>    |                                    |  |                            |          |      |            |                    |            |
| 7a                   | Power                              | Switchgear and panelboards install or refurbished in 2008 and are in good working condition throughout the facility. | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 7a2                  | Power                              | Large generator installed in 2008 in good working condition.   | No work recommended.       |          |      |            |                    |            |
| 7b                   | Lighting                           | Lighting throughout the facility is in good condition.   | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 7c                   | Fire Alarm                         | MFAP is an EST addressable system with voice evacuation in good condition. Devices are in good condition.            | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 7d                   | Special Systems                    | Extensive card access system install throughout the facility is in good working condition.                           | No work recommended        | 0        | sf   | \$0.00     | \$0                |            |
| 7d2                  | Special Systems                    | CCTV system is being employed in numerous location throughout the facility and is in good condition.                 | No work recommended.       |          |      |            |                    |            |

## Facilities Assessment

**Project:** FIT Residential Life Master Plan - Existing Facility Assessment  
**Architect:** DLR Group  
**Contractor:**

**Building:** Kaufman Hall  
**Address:** 406 West 31st Street  
**Gross SF:** 320,000  
**Stories:** 15  
**Year Built:** ?; Acquired in 2015  
**Additions:**  
**Building Use:** residence hall  
**# beds:** 1089  
 apartment

| Facility Rating |     |
|-----------------|-----|
| Architectural   |     |
| Mechanical      |     |
| Electrical      |     |
| Average         | 0.0 |

| Item  | Component       | Comments  | Proposed Corrective Action  | Quantity      | Unit      | Totals       |                    | Renovation              |
|---|-----------------|---|---|---------------|-----------|--------------|--------------------|-------------------------|
|   |                 |   |   |               |           | Unit Price   | Def. Maint. Amount |                         |
| <b>Mechanical</b>   |                 |   |   |               |           |              |                    |                         |
| 8   | HVAC            | Generally good/new condition. Kitchenettes have exhaust, but no hoods.                                | Provide exhaust fan (1500 CFM) for loading dock to provide odor control. Upblast, EC motor, direct drive. Cook ACRUD-EC or similar.   | 1             | fan       | \$10,199.72  | \$10,200           | Assume minimal ductwork |
| 9   | Plumbing        | Generally good/new condition. Some issues related to availability and perceived quality of hot water. | Hot water is provided (4) storage tanks heated by boilers. Maintenance work causes cloudy water to be delivered to occupants. Replace storage tanks with instantaneous water-water heat exchangers, minimum two for the high pressure zone (upper floors) and two for the low pressure zone (lower floors). Provide a standby unit piped to serve either zone. Size heat exchangers for condensing boiler temperatures (high deltaT). Revise boiler piping, control valves, and boiler controls for DHW priority. | 5             | units     | \$100,763.36 | \$503,817          |                         |
| 10  | Fire Protection | All new. Good condition.  | No work.  | 0             | sf        | \$0.00       | \$0                |                         |
| <b>Subtotal Construction Costs</b>                            |                 |   |   |               |           |              | <b>\$514,016</b>   |                         |
| Average Cost per GSF of building                              |                 |   |   | 320000        | SF        |              | \$1.61             |                         |
| <b>Soft costs (design fees, FFE, Supplemental costs, etc)</b> |                 |   |   | <b>30%</b>    |           |              | <b>\$154,205</b>   |                         |
| <b>Total Project Costs</b>                                    |                 |   |   |               |           |              | <b>\$668,221</b>   |                         |
| Average Cost per GSF of building                              |                 |   |   | <b>320000</b> | <b>SF</b> |              | <b>\$2.09</b>      |                         |

# Workshop Summaries

## Workshop #2 Big Ideas

Date/Time: Dec 8, 2017  
Attendees: Planning Committee  
DLR Group

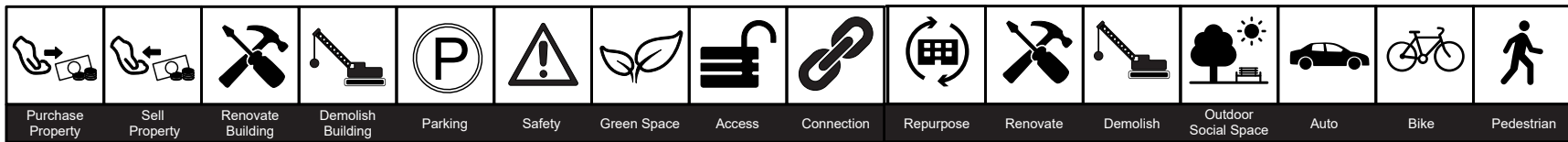
- Agenda:
1. Site Analysis
  2. Facility Analysis
  3. The Big Ideas

- Activity - Planning Committee placed tiles on site boards representing “big ideas” for campus

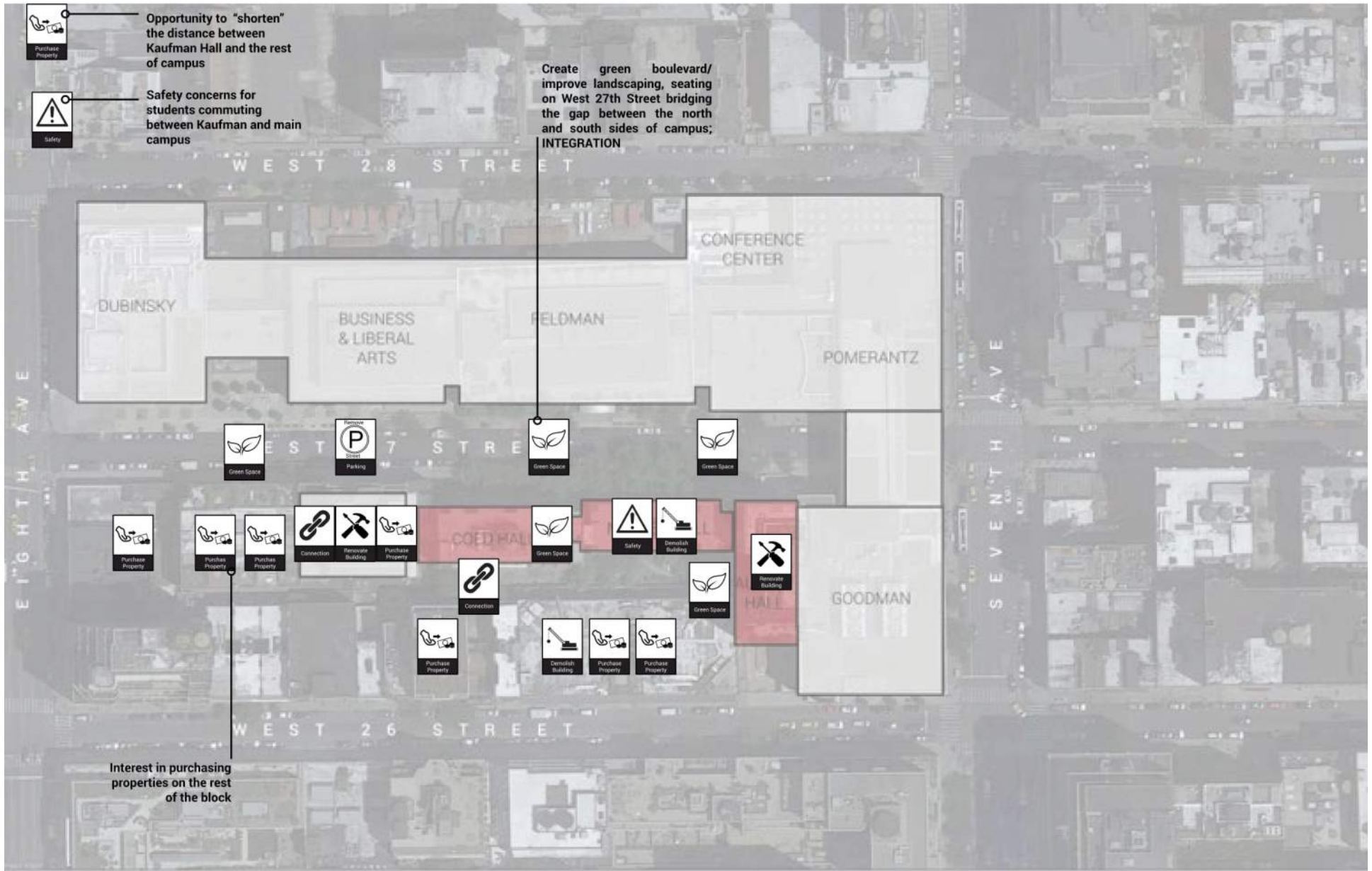


|   |   |  |   |   |   |   |
|---|---|--|---|---|---|---|
|  |  |  |  |  |  |  |
| Lounge  | Food  | Retail   | Wellness  | Laundry   | Restrooms   | RA  |

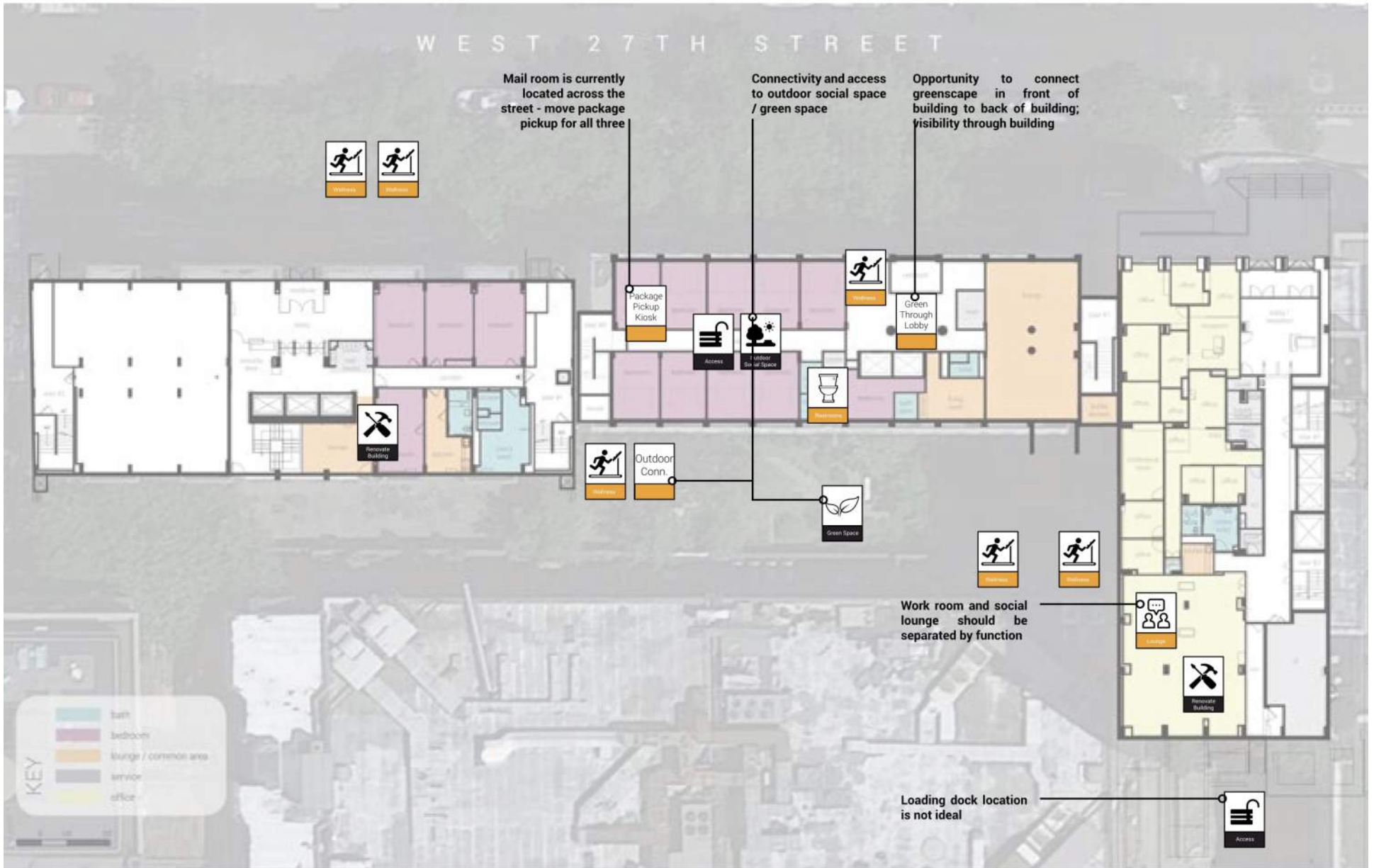
Workshop #2 Big Ideas



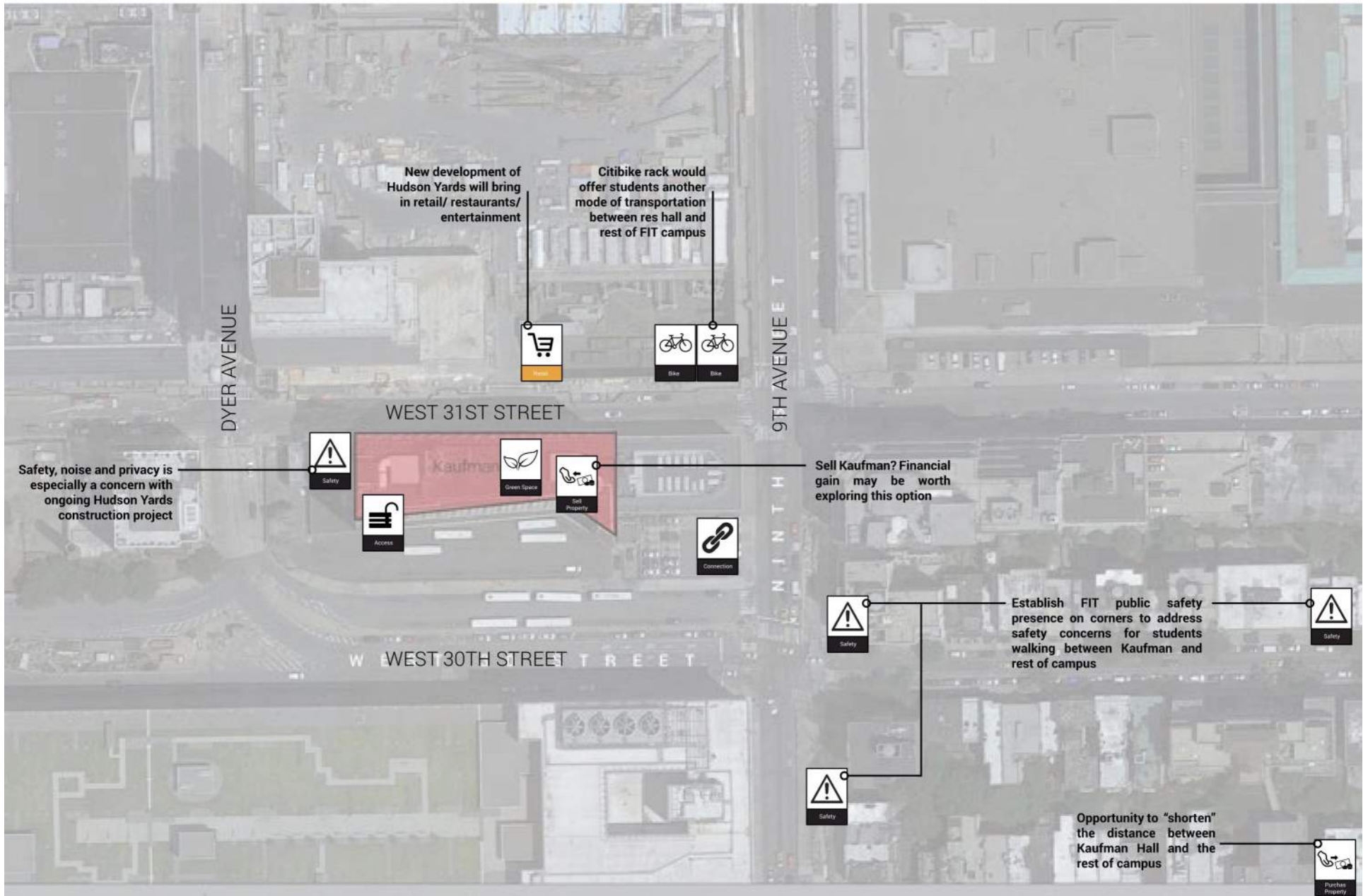
Workshop #2 Big Ideas



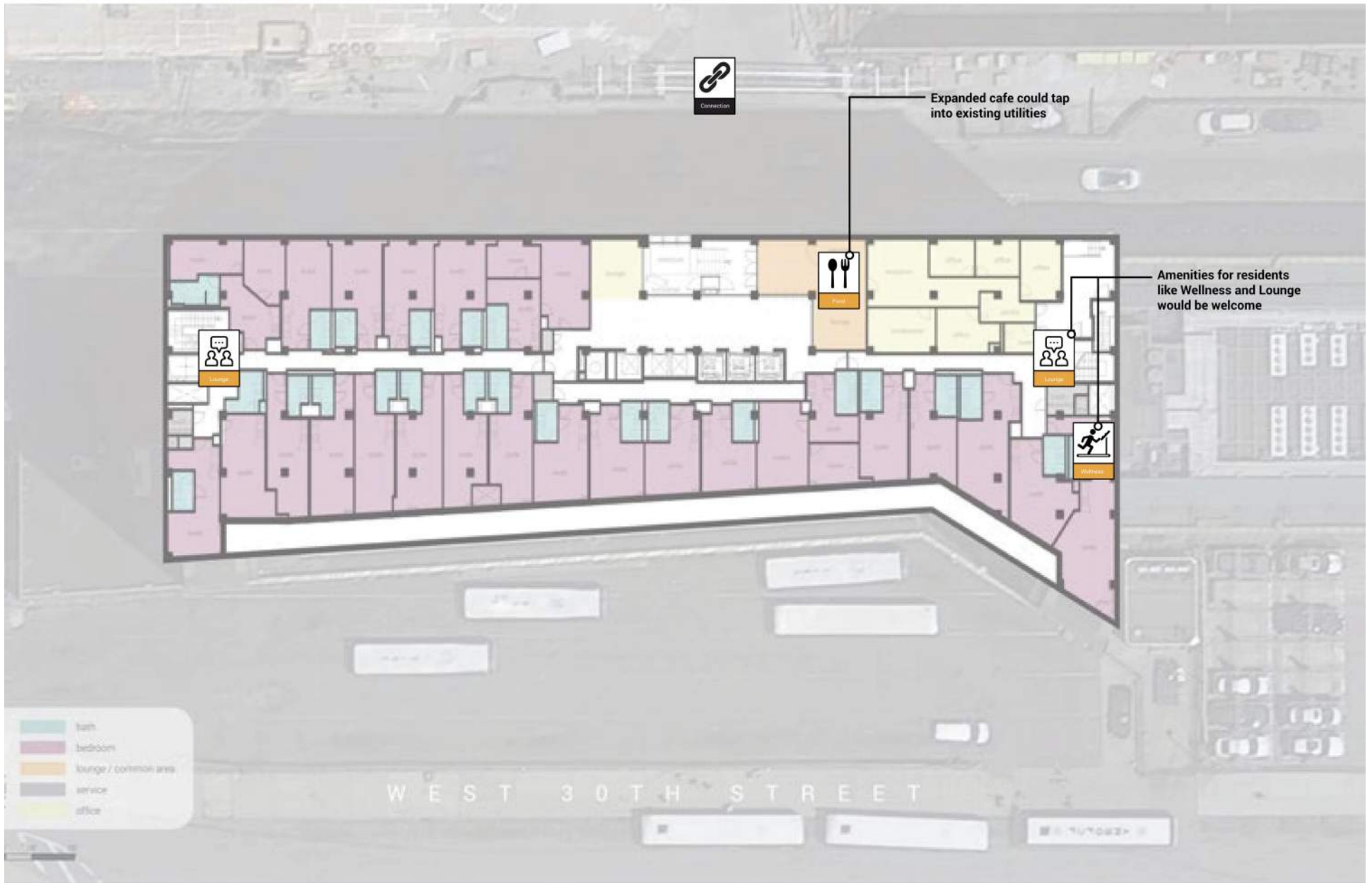
# Workshop #2 Big Ideas



Workshop #2 Big Ideas



Workshop #2 Big Ideas

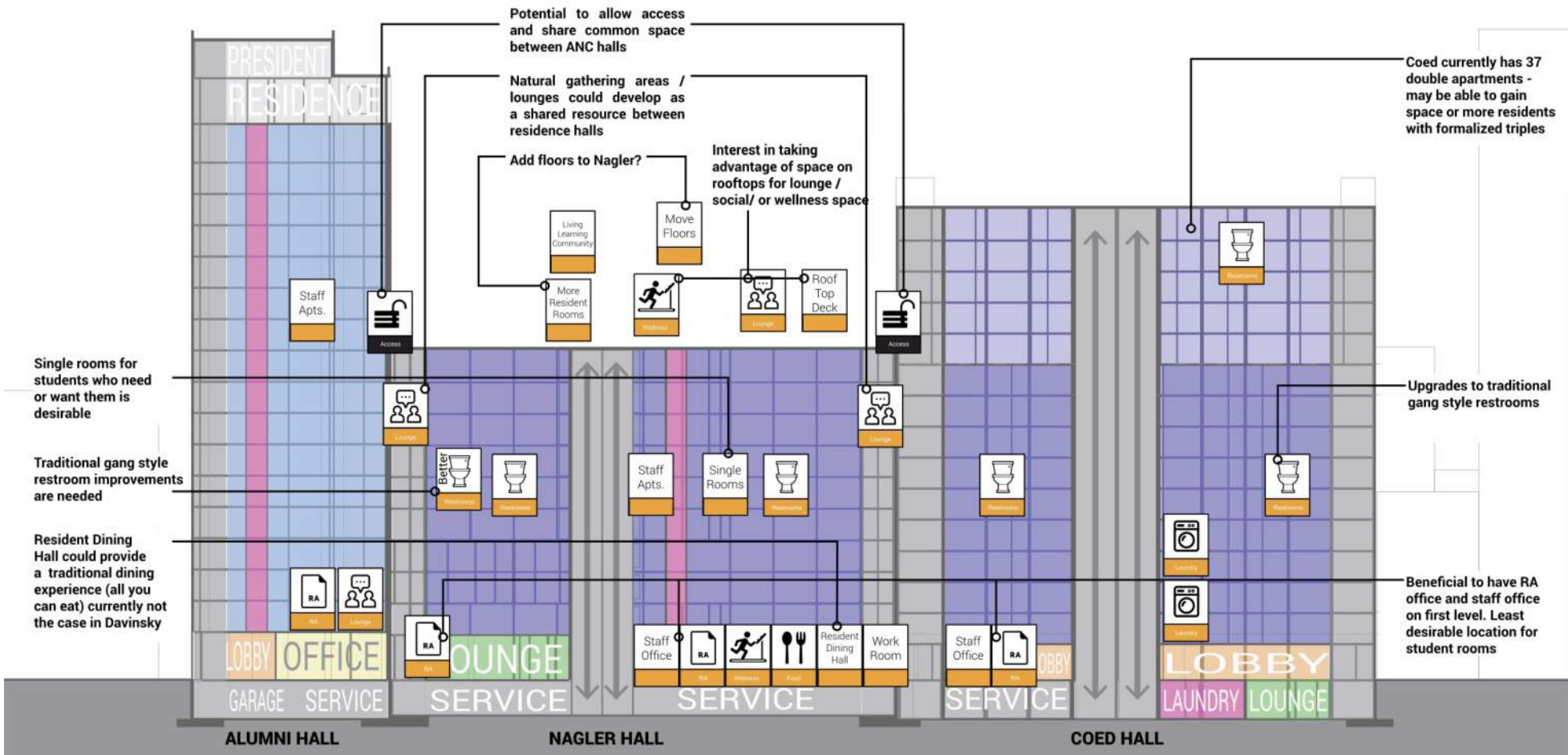


# Workshop #2 Big Ideas

- SERVICE / CIRCULATION
- LOBBY
- STUDIO
- SUITE
- TRADITIONAL
- MICRO STUDIO
- OFFICE
- LOUNGE
- LAUNDRY

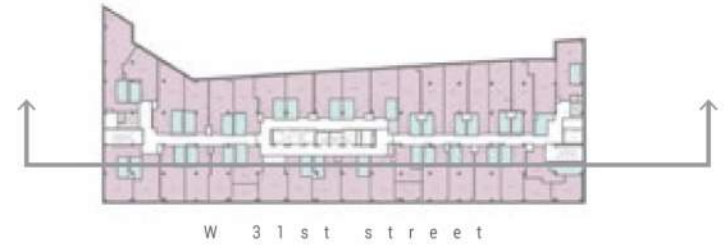


Alumni - could give up suite style (quad apartments) to gain gathering space; add

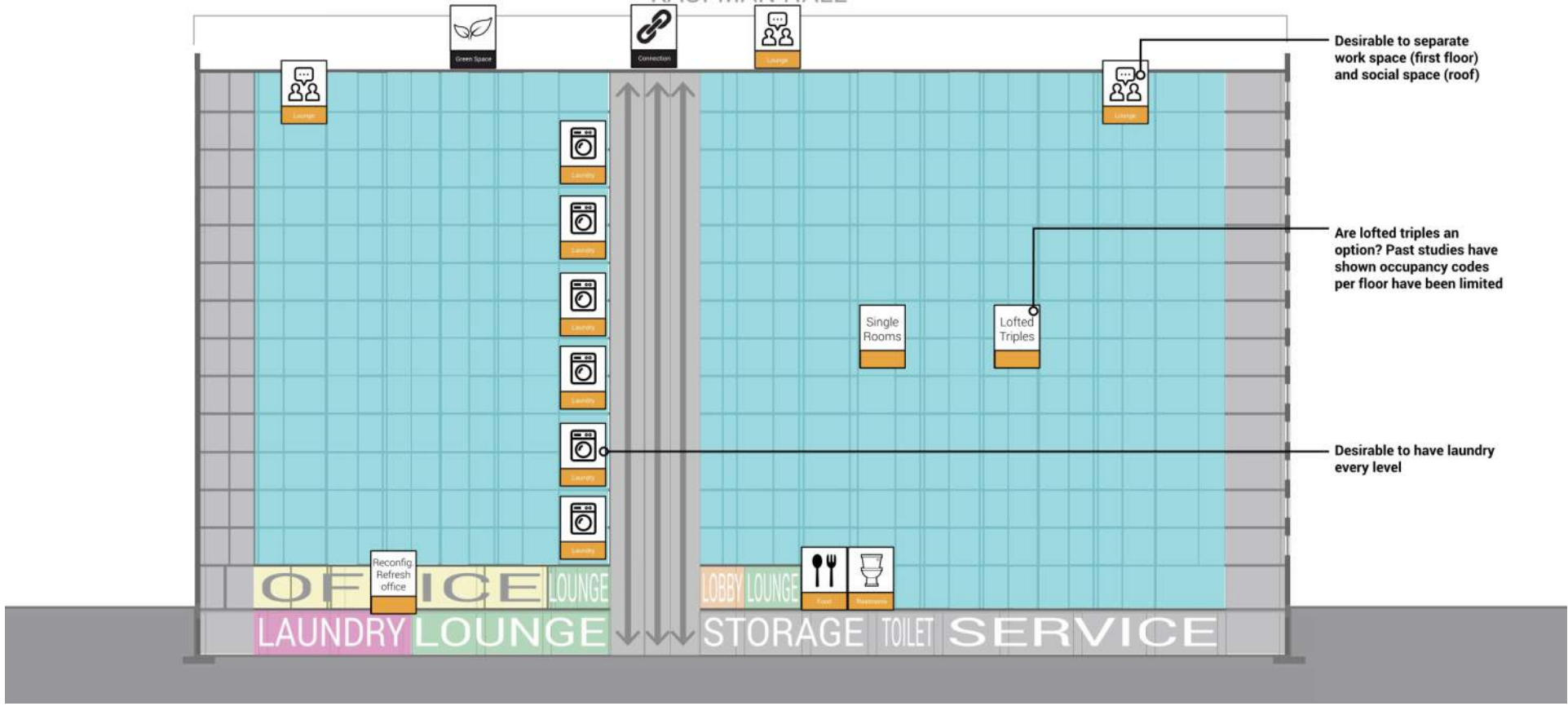


# Workshop #2 Big Ideas

- SERVICE / CIRCULATION
- LOBBY
- STUDIO
- SUITE
- TRADITIONAL
- MICRO STUDIO
- OFFICE
- LOUNGE
- LAUNDRY



## KAUFMAN HALL



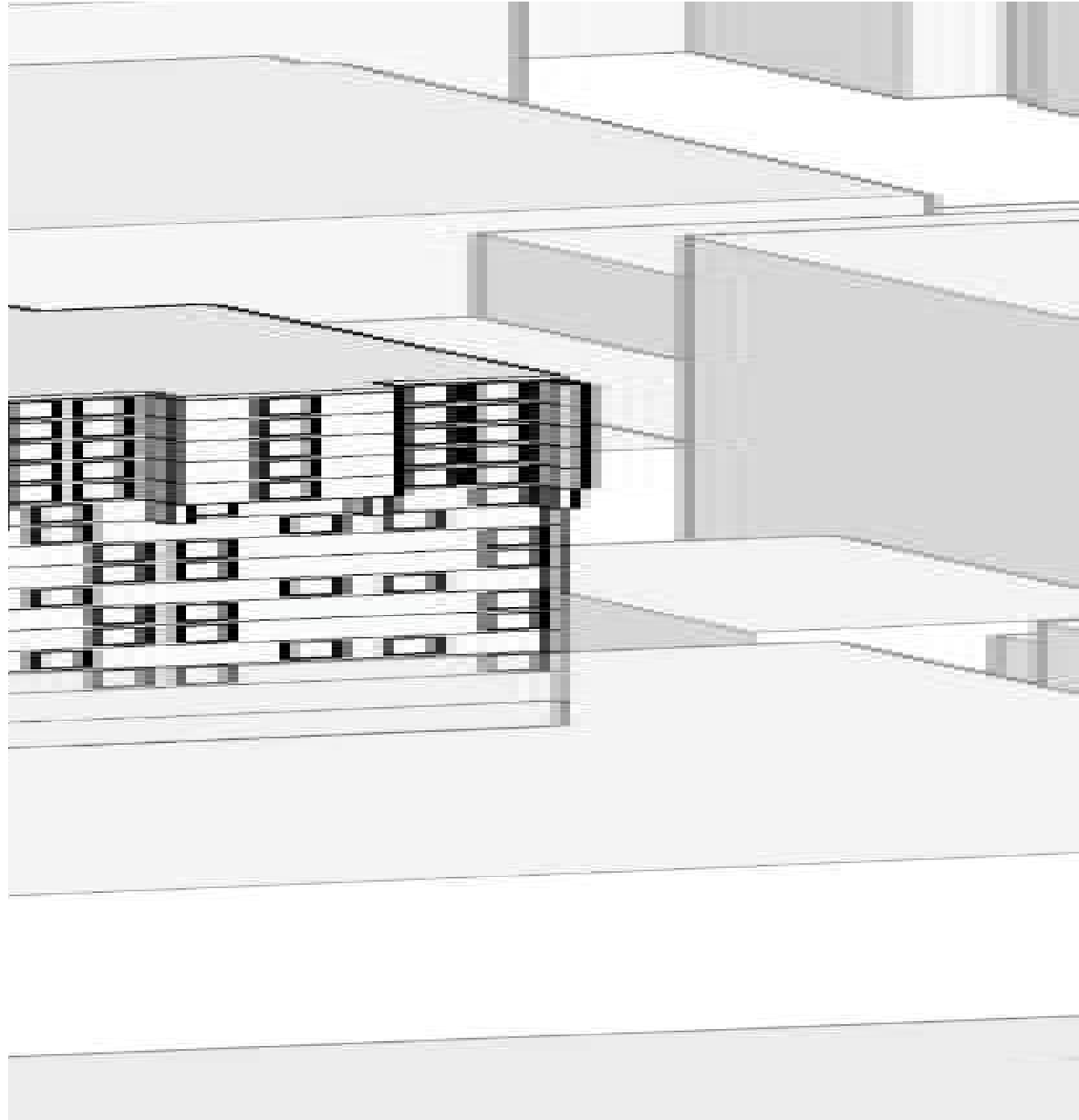
### Workshop #3 Priorities

Date/Time: Jan 25, 2018  
Attendees: Planning Committee  
DLR Group

- Agenda:
1. Campus Bed Capacities
  2. Options

The following scenarios are representative of proposed / presented options for each workshop throughout the master planning process.

The various scenarios reflect the need to meet the projected growth goal for FIT students. The scenarios also take into consideration zoning laws, cost, etc.



Workshop #3 Priorities

Assumptions:

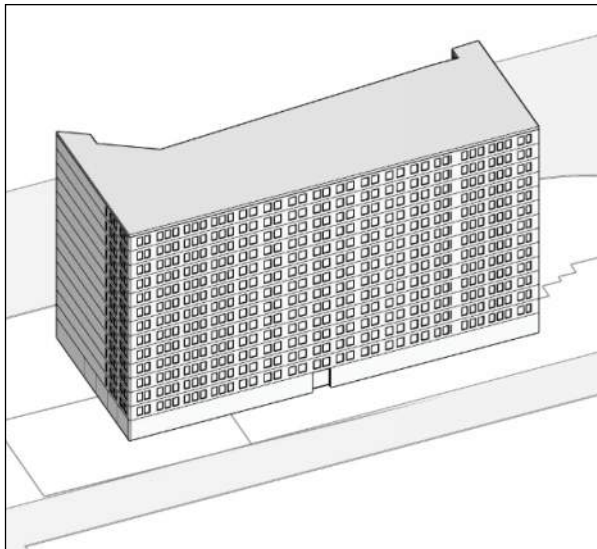
Now,

- Headcount is 8848 (Fall 2017) split evenly between Freshmen, Soph, Jr, Sr

In 4-5 years,

- Enrollment of ~9500
- 200 additional students in residence halls

| <b>CAMPUS BED CAPACITY GOALS</b>      |                |          |             |                |              |          |             |                |              |          |             |                |
|---------------------------------------|----------------|----------|-------------|----------------|--------------|----------|-------------|----------------|--------------|----------|-------------|----------------|
| STUDENTS                              | 2018 - PRESENT |          |             |                | 2020 - GOAL  |          |             |                | 2022 - GOAL  |          |             |                |
|                                       | # ENROLLED     | x        | % ON CAMPUS | = # OF BEDS    | # ENROLLED   | x        | % ON CAMPUS | = # OF BEDS    | # ENROLLED   | x        | % ON CAMPUS | = # OF BEDS    |
| FRESHMAN<br>(alumni/<br>nagler/co-ed) | 2,212          | x        | 55%         | = 1,217        | 2,300        | x        | 55%         | = 1,265        | 2,412        | x        | 55%         | = 1,327        |
| SOPHOMORE+<br>(kaufman)               | 6,636          | x        | 17%         | = 1,095        | 6,901        | x        | 17%         | = 1,173        | 7,036        | x        | 17%         | = 1,196        |
| <b>TOTALS</b>                         | <b>8,848</b>   | <b>x</b> | <b>26%</b>  | <b>= 2,312</b> | <b>9,202</b> | <b>x</b> | <b>27%</b>  | <b>= 2,439</b> | <b>9,448</b> | <b>x</b> | <b>27%</b>  | <b>= 2,523</b> |



| HALLS          | EXISTING BED COUNTS |
|----------------|---------------------|
| ALUMNI         | 496                 |
| NAGLER         | 309                 |
| CO-ED          | 414                 |
| KAUFMAN        | 1098                |
| <b>TOTAL #</b> | <b>2317</b>         |

1219



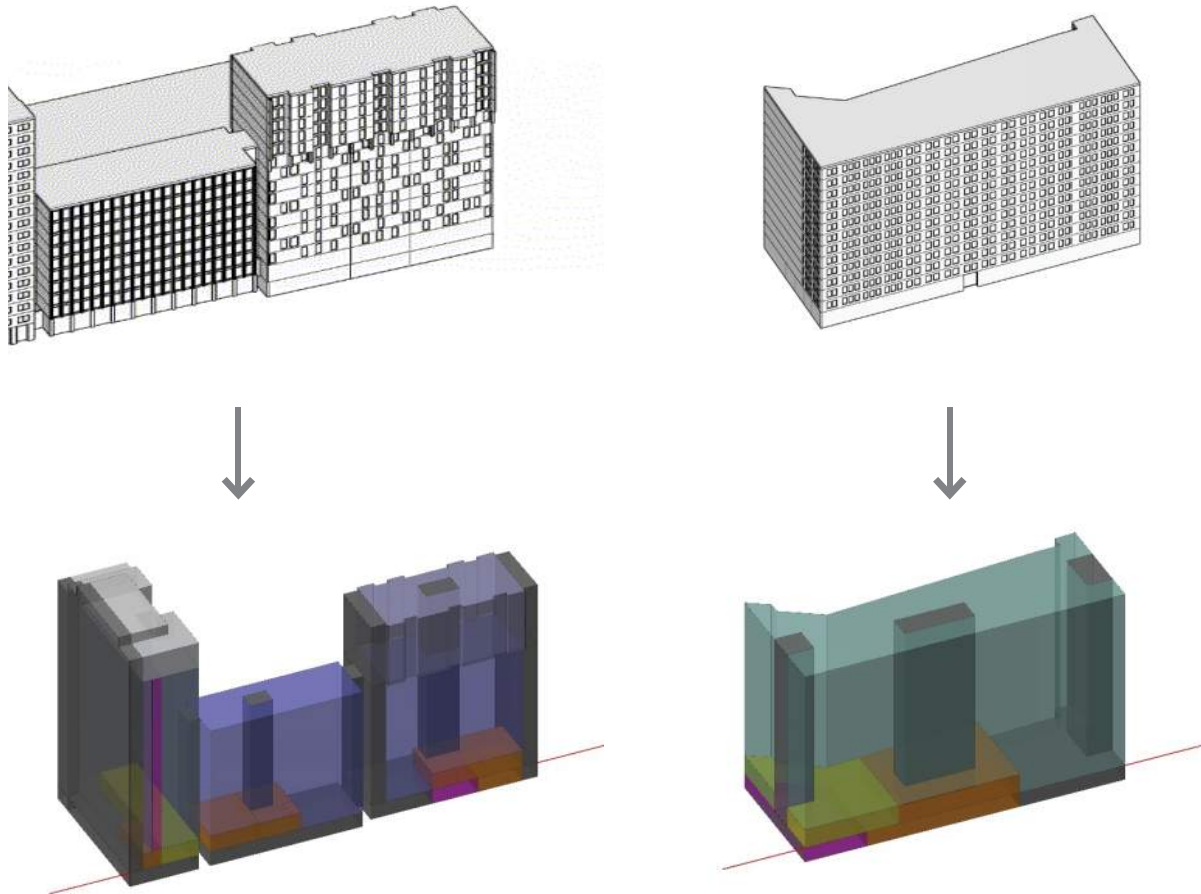
GOAL BED COUNT OF 2,517

Workshop #3 Priorities

Option A - Optimization of Existing

Option A is optimizing existing buildings to increase amenity spaces & increase bed counts. Move towards traditional (freshman experience) & Every residence hall gains amenity space.

Existing Building Program Massing



**CURRENT**  
 2317 BEDS  
 26,600 SF AMENITIES

+29 beds  
 +23,400 sf amenities

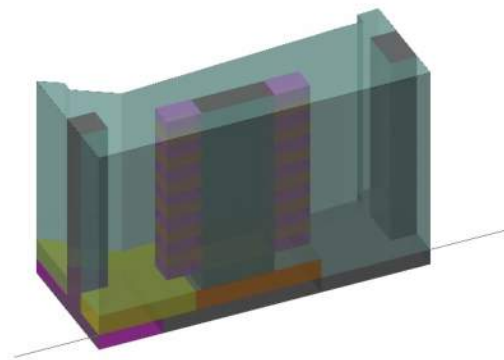
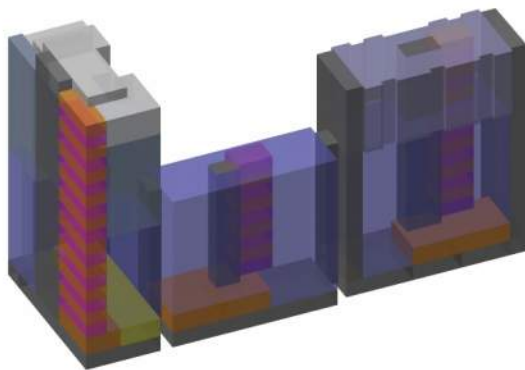
- OFFICE
- LOUNGE
- LAUNDRY
- DINING
- STUDIO RES UNIT
- SUITE RES UNIT
- TRADITIONAL RES UNIT
- MICRO STUDIO RES UNIT
- SERVICE / SUPPORT / STORAGE

Workshop #3 Priorities

Option A - Optimization of Existing

| Alumni  | Nagler   | Coed  | Kaufman   |
|---|--|---|---|
| <p><b>CURRENT</b><br/>116,800 GSF</p> <p>OCCUPANCY: 496 BEDS<br/>100% Suite Style – quad, triple</p> <p>75,500 NSF RES UNITS<br/>4,500 SF AMENITY SPACE</p> <p><b>PROPOSED</b><br/>OCCUPANCY: 496 BEDS<br/>50% Traditional Double<br/>40% Suite Style (mix triple &amp; quad)<br/>10% Modified Traditional (RAs)</p> <p>70,000 NSF RES UNITS<br/>10,000 SF AMENITY SPACE<br/>(GAIN of 5,500 sf)</p> | <p><b>CURRENT</b><br/>57,200 GSF</p> <p>OCCUPANCY: 308 BEDS<br/>9% Micro Studio – double, triple, single<br/>90% Traditional – double, triple<br/>1% Studio</p> <p>34,400 SF RES UNITS<br/>4,500 SF AMENITY SPACE</p> <p><b>PROPOSED</b><br/>OCCUPANCY: 275 BEDS<br/>95% Traditional Double<br/>5% Traditional Single</p> <p>30,600 SF RES UNITS<br/>8,300 SF AMENITY SPACE<br/>(GAIN of 3,800 sf)</p> | <p><b>CURRENT</b><br/>95,300 GSF</p> <p>OCCUPANCY: 414 BEDS<br/>9% Suite Style – double, quad<br/>73% Traditional - double, triple, single<br/>20% Studio – single, double</p> <p>60,400 NSF RES UNITS<br/>3,900 SF AMENITY SPACE</p> <p><b>PROPOSED</b><br/>OCCUPANCY: 449 BEDS<br/>Max out bed capacity w/ Suite style units as quad; 80% Traditional, 5% Suite, 5% Studio</p> <p>52,300 NSF RES UNITS<br/>12,000 SF AMENITY SPACE<br/>(GAIN of 8,100 sf)</p> | <p><b>CURRENT</b><br/>320,460 GSF</p> <p>OCCUPANCY: 1098 BEDS<br/>91% Micro Studio – Double, Triple, Single<br/>9% Suite style – triple, quad</p> <p>193,000 NSF RES UNITS<br/>13,700 SF AMENITY SPACE</p> <p><b>PROPOSED</b><br/>OCCUPANCY: 1125 BEDS<br/>Max out bed capacity w/ micro-studio doubles &amp; triples; reduce # of units (-160 units)</p> <p>187,000 NSF RES UNITS<br/>19,700 SF AMENITY SPACE<br/>(GAIN of 6,000 sf)</p> |
| <p>Renovate: 100% suites<br/>-&gt; 50% traditional</p> <p>+0 BEDS<br/>+5500 SF AMENITIES</p>  | <p>Renovate</p> <p>-33 BEDS<br/>+3800 SF AMENITIES</p>   | <p>Renovate</p> <p>+35 BEDS<br/>+8100 SF AMENITIES</p>  | <p>Renovate</p> <p>+27 BEDS<br/>+6000 SF AMENITIES</p>  |

**PROPOSED**  
2346 BEDS  
50,000 SF AMENITIES



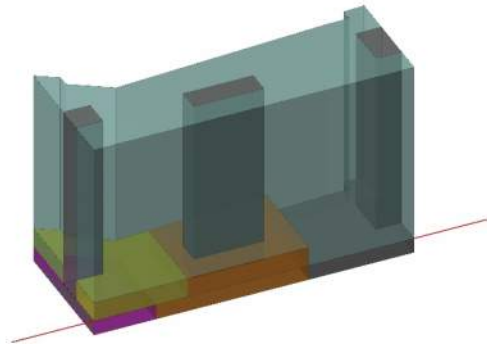
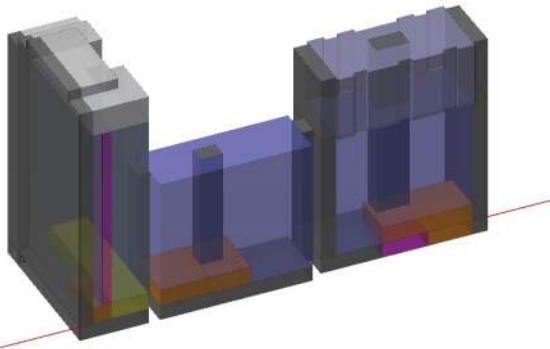
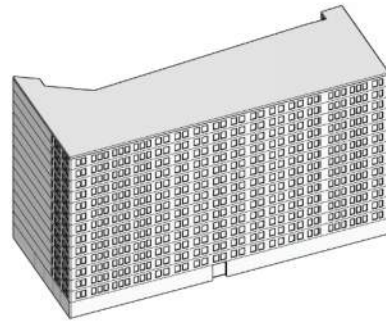
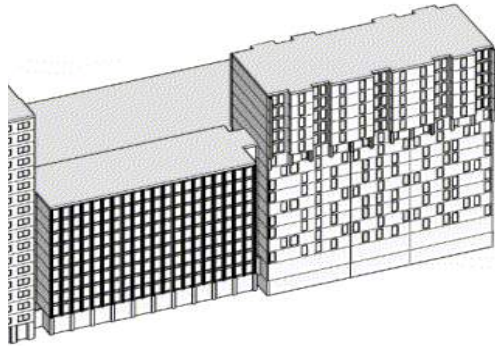
- OFFICE
- STUDIO RES UNIT
- LOUNGE
- SUITE RES UNIT
- LAUNDRY
- TRADITIONAL RES UNIT
- DINING
- MICRO STUDIO RES UNIT
- SERVICE / SUPPORT / STORAGE

Workshop #3 Priorities

Option B - Community in the Garden & Sky

Option B is proposing moving all residence rooms off the ground level, and creating a connection to courtyard & outdoor space.

Existing Building Program Massing



- |   |  |   |
|---|--|---|
| <span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> OFFICE      | <span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> STUDIO RES UNIT     | <span style="display:inline-block; width:15px; height:10px; background-color:grey; border:1px solid black;"></span> SERVICE / SUPPORT / STORAGE |
| <span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> LOUNGE      | <span style="display:inline-block; width:15px; height:10px; background-color:blue; border:1px solid black;"></span> SUITE RES UNIT           | <span style="display:inline-block; width:15px; height:10px; background-color:green; border:1px solid black;"></span> ROOF GARDEN                |
| <span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span> LAUNDRY        | <span style="display:inline-block; width:15px; height:10px; background-color:darkblue; border:1px solid black;"></span> TRADITIONAL RES UNIT |   |
| <span style="display:inline-block; width:15px; height:10px; background-color:lightorange; border:1px solid black;"></span> DINING | <span style="display:inline-block; width:15px; height:10px; background-color:teal; border:1px solid black;"></span> MICRO STUDIO RES UNIT    |   |

**CURRENT**

2317 BEDS  
26,600 SF AMENITIES

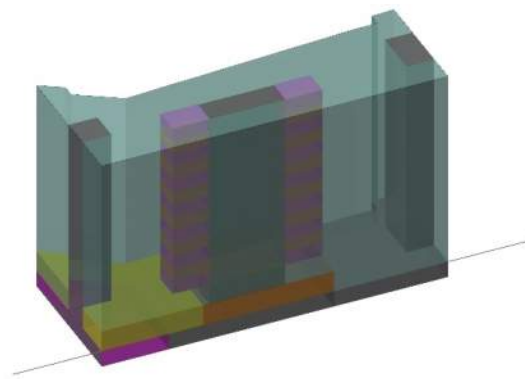
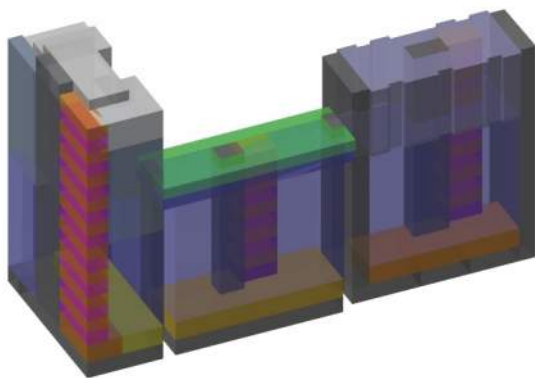
+62 beds  
+27,400 sf amenities

Workshop #3 Priorities

Option B - Community in the Garden & Sky

| Alumni  | Nagler  | Coed  | Kaufman   |
|---|---|---|---|
| <b>CURRENT</b><br>116,800 GSF<br><br>OCCUPANCY: 496 BEDS<br>100% Suite Style – quad, triple<br><br>75,500 NSF RES UNITS<br>4,500 SF AMENITY SPACE | <b>CURRENT</b><br>57,200 GSF<br><br>OCCUPANCY: 308 BEDS<br>9% Micro Studio<br>90% Traditional<br>1% Studio<br><br>34,400 SF RES UNITS<br>4,500 SF AMENITY SPACE | <b>CURRENT</b><br>95,300 GSF<br><br>OCCUPANCY: 414 BEDS<br>9% Suite Style – double, quad<br>73% Traditional - double, triple, single; 20% Studio – single, double<br><br>60,400 NSF RES UNITS<br>3,900 SF AMENITY SPACE | <b>CURRENT</b><br>320,460 GSF<br><br>OCCUPANCY: 1098 BEDS<br>91% Micro Studio – Double, Triple, Single<br>9% Suite style – triple, quad double<br><br>193,000 NSF RES UNITS<br>13,700 SF AMENITY SPACE          |
| <b>PROPOSED</b><br>OCCUPANCY: 496 BEDS<br><br>70,000 NSF RES UNITS<br>10,000 SF AMENITY SPACE<br>(GAIN of 5,500 sf)                               | <b>PROPOSED</b><br>68,340 GSF (Add 2 levels)<br><br>OCCUPANCY: 308 BEDS<br><br>34,300 SF RES UNITS<br>12,300 SF AMENITY SPACE<br>(GAIN of 7,800 sf)             | <b>PROPOSED</b><br>OCCUPANCY: 449 BEDS<br>Max out bed capacity w/ Suite style units as quad; 80% Traditional, 5% Suite, 5% Studio<br><br>52,300 NSF RES UNITS<br>12,000 SF AMENITY SPACE<br>(GAIN of 8,100 sf)          | <b>PROPOSED</b><br>OCCUPANCY: 1125 BEDS<br>Max out bed capacity w/ micro-studio doubles & triples; reduce # of units (-160 units)<br><br>187,000 NSF RES UNITS<br>19,700 SF AMENITY SPACE<br>(GAIN of 6,000 sf) |
| Renovate: 100% suites<br>-> 50% traditional<br><br>+/- 0 BEDS<br>+5500 SF AMENITIES   | +11,140 gross sf<br>(Two additional levels)<br><br>+7800 SF AMENITIES<br>(Dining on first= 5570;<br>6730/12 = 560 sf/fl)  | Renovate<br><br>+35 BEDS<br>+8100 SF AMENITIES  | Renovate<br><br>+27 BEDS<br>+6000 SF AMENITIES<br>(first = 18300/2 = 9150; 10550/ 15 flrs = 700 sf/fl)  |

**PROPOSED**  
2379 BEDS  
54,000 SF AMENITIES



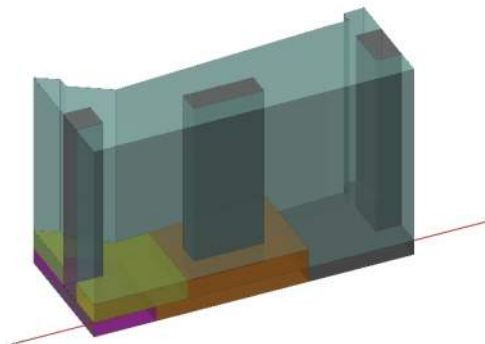
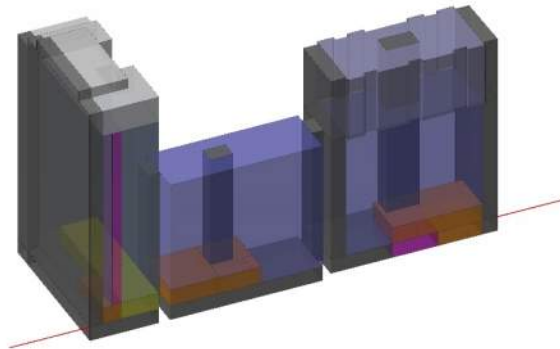
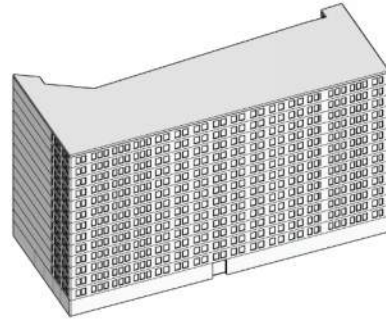
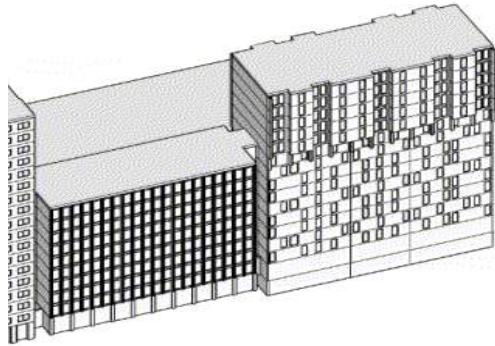
- OFFICE
- STUDIO RES UNIT
- SERVICE / SUPPORT / STORAGE
- LOUNGE
- SUITE RES UNIT
- ROOF GARDEN
- LAUNDRY
- TRADITIONAL RES UNIT
- MICRO STUDIO RES UNIT
- DINING

Workshop #3 Priorities

Option C - A New Nagler

Option C is proposing to demolish Nagler and build a new building to site's zoning capacity (92,250 sf). The proposal is to also maximize lower levels for shared community

Existing Building Program Massing



- OFFICE
- LOUNGE
- LAUNDRY
- DINING
- STUDIO RES UNIT
- SUITE RES UNIT
- TRADITIONAL RES UNIT
- MICRO STUDIO RES UNIT
- SERVICE / SUPPORT / STORAGE
- ROOF GARDEN

**CURRENT**

2317 BEDS  
26,600 SF AMENITIES

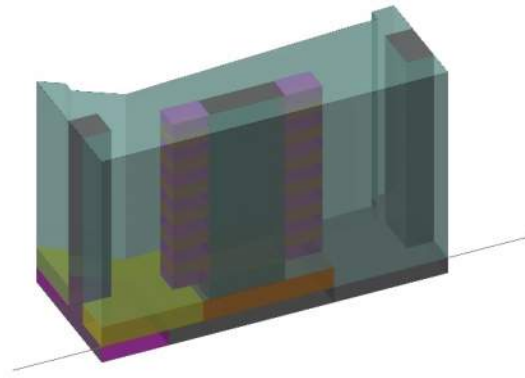
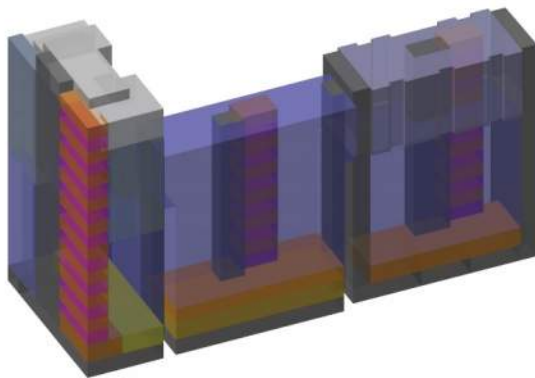
+162 beds  
+32,400 sf amenities

Workshop #3 Priorities

Option C - A New Nagler

| Alumni  | Nagler   | Coed  | Kaufman   |
|---|--|---|---|
| <b>CURRENT</b><br>116,800 GSF<br><br>OCCUPANCY: 496 BEDS<br>100% Suite Style – quad, triple | <b>CURRENT</b><br>57,200 GSF<br><br>OCCUPANCY: 308 BEDS<br>9% Micro Studio<br>90% Traditional<br>1% Studio | <b>CURRENT</b><br>95,300 GSF<br><br>OCCUPANCY: 414 BEDS<br>9% Suite Style – double, quad<br>73% Traditional - double, triple, single<br>20% Studio – single, double | <b>CURRENT</b><br>320,460 GSF<br><br>OCCUPANCY: 1098 BEDS<br>91% Micro Studio – Double, Triple, Single<br>9% Suite style – triple, quad |
| 75,500 NSF RES UNITS<br>4,500 SF AMENITY SPACE  | 34,400 SF RES UNITS<br>4,500 SF AMENITY SPACE  | 60,400 NSF RES UNITS<br>3,900 SF AMENITY SPACE  | 193,000 NSF RES UNITS<br>13,700 SF AMENITY SPACE  |
| <b>PROPOSED</b><br>OCCUPANCY: 496 BEDS  | <b>PROPOSED</b><br>Demo Nagler<br>Build New: 92,250 GSF (Max out site; +35,000 sf)                         | <b>PROPOSED</b><br>OCCUPANCY: 449 BEDS<br>Max out bed capacity w/ Suite style units as quad; 80% Traditional, 5% Suite, 5% Studio                                   | <b>PROPOSED</b><br>OCCUPANCY: 1125 BEDS<br>Max out bed capacity w/ micro-studio doubles & triples; reduce # of units (-160 units)       |
| 70,000 NSF RES UNITS<br>10,000 SF AMENITY SPACE<br>(GAIN of 5,500 sf)                       | 45,400 SF RES UNITS<br>17,300 SF AMENITY SPACE<br>(GAIN of 12,800 sf)                                      | 52,300 NSF RES UNITS<br>12,000 SF AMENITY SPACE<br>(GAIN of 8,100 sf)   | 187,000 NSF RES UNITS<br>19,700 SF AMENITY SPACE<br>(GAIN of 6,000 sf)  |
| Renovate: 100% suites<br>-> 50% traditional<br><br>+/- 0 BEDS<br>+5500 SF AMENITIES         | +35,00 gross sf<br>(max out site)<br><br>+100 BEDS<br>+12800 SF AMENITIES                                  | Renovate<br><br>+35 BEDS<br>+8100 SF AMENITIES  | Renovate<br><br>+27 BEDS<br>+6000 SF AMENITIES<br>(first = 18300/2 = 9150; 10550/ 15 flrs = 700 sf/fl)                                  |

**PROPOSED**  
2479 BEDS  
59,000 SF AMENITIES



- OFFICE
- LOUNGE
- LAUNDRY
- DINING
- STUDIO RES UNIT
- SUITE RES UNIT
- TRADITIONAL RES UNIT
- MICRO STUDIO RES UNIT
- SERVICE / SUPPORT / STORAGE
- ROOF GARDEN

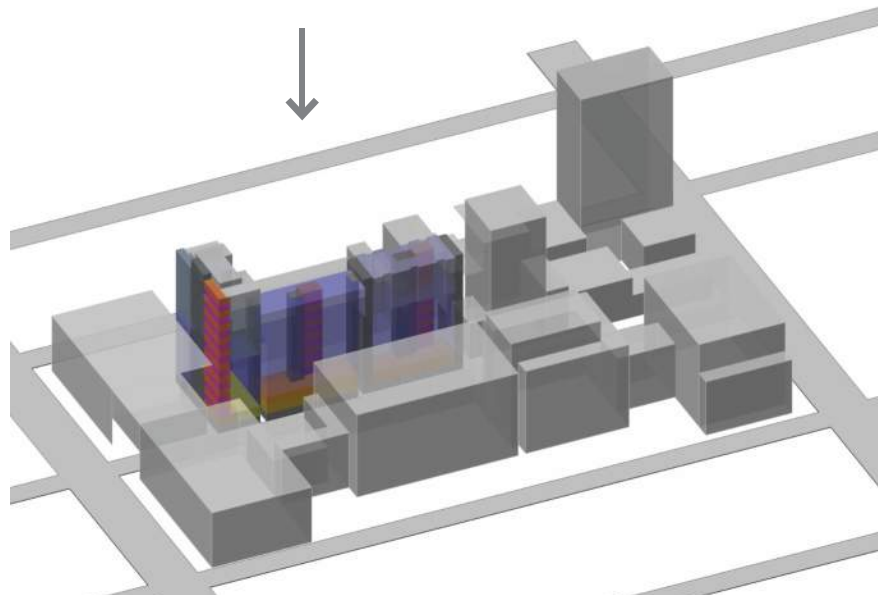
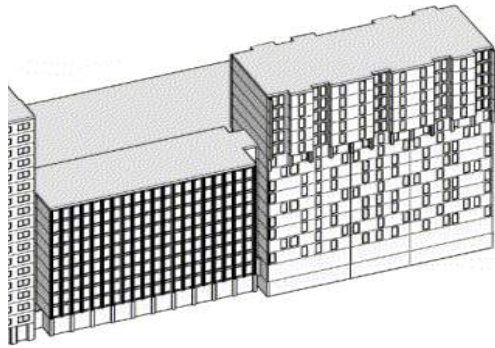
Workshop #3 Priorities

Option D - Sell Kaufman / Buy the Block

Option D is proposing to sell Kaufman Hall and buy remaining properties on entire block next to existing Coed Residence Hall.

When the remaining block properties are bought, existing structures would need to be demolished to build a new development. Existing square footage in the existing buildings will be 141,600 SF short of achieving the goal of replacing the square footage from selling Kaufman (320,460 SF).

Existing Building Program Massing



- OFFICE
  - LOUNGE
  - LAUNDRY
  - DINING
- STUDIO RES UNIT
  - SUITE RES UNIT
  - TRADITIONAL RES UNIT
  - MICRO STUDIO RES UNIT
- SERVICE / SUPPORT / STORAGE
  - ROOF GARDEN

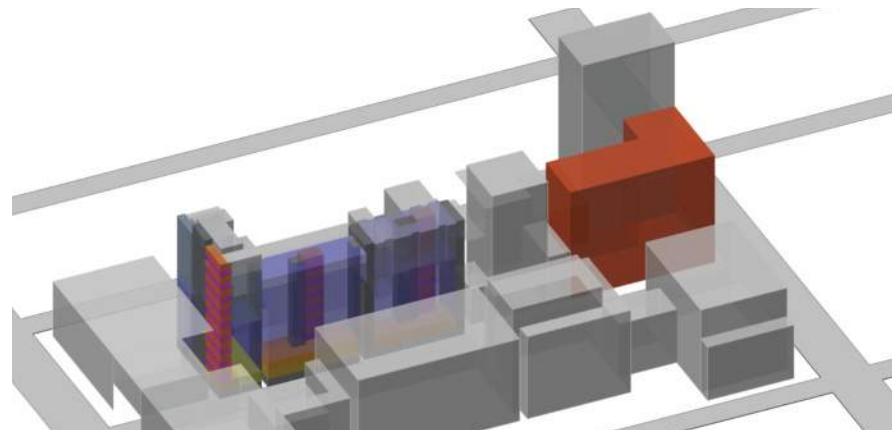
|   |  |
|---|--|
| <p><b>CURRENT</b></p> <p>2317 BEDS</p> <p>26,600 SF AMENITIES</p> | <p>-964 beds</p> <p>+12,700 sf amenities</p> |
|---|--|

Workshop #3 Priorities

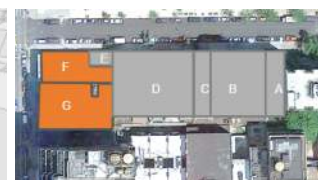
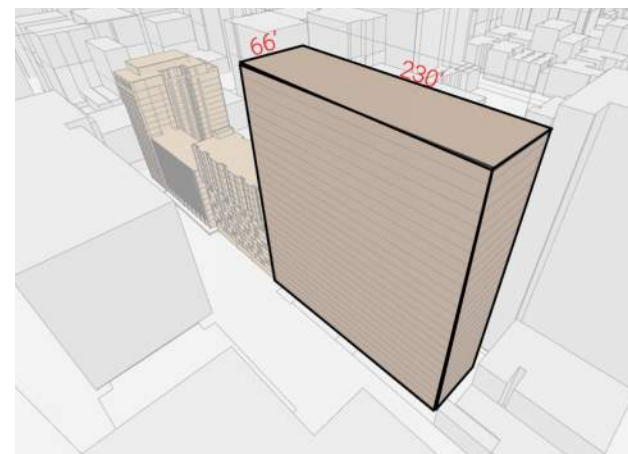
Option D - Sell Kaufman / Buy the Block

| Alumni  | Nagler   | Coed   | Kaufman  |
|---|--|--|--|
| <p><b>CURRENT</b><br/>116,800 GSF</p> <p>OCCUPANCY: 496 BEDS<br/>100% Suite Style – quad, triple</p> <p>75,500 NSF RES UNITS<br/>4,500 SF AMENITY SPACE</p> <p><b>PROPOSED</b><br/>OCCUPANCY: 496 BEDS</p> <p>70,000 NSF RES UNITS<br/>10,000 SF AMENITY SPACE<br/>(GAIN of 5,500 sf)</p> | <p><b>CURRENT</b><br/>57,200 GSF</p> <p>OCCUPANCY: 308 BEDS<br/>9% Micro Studio<br/>90% Traditional<br/>1% Studio</p> <p>34,400 SF RES UNITS<br/>4,500 SF AMENITY SPACE</p> <p><b>PROPOSED</b><br/>Demo Nagler<br/>Build New: 92,250 GSF (Max out site; +35,000 sf)</p> <p>OCCUPANCY: 408 BEDS (+100)</p> <p>45,400 SF RES UNITS<br/>17,300 SF AMENITY SPACE<br/>(GAIN of 12,800 sf)</p> | <p><b>CURRENT</b><br/>95,300 GSF</p> <p>OCCUPANCY: 414 BEDS<br/>9% Suite Style – double, quad<br/>73% Traditional - double, triple, single; 20% Studio – single, double</p> <p>60,400 NSF RES UNITS<br/>3,900 SF AMENITY SPACE</p> <p><b>PROPOSED</b><br/>OCCUPANCY: 449 BEDS<br/>Max out bed capacity w/ Suite style units as quad;<br/>80% Traditional, 5% Suite, 5% Studio</p> <p>52,300 NSF RES UNITS<br/>12,000 SF AMENITY SPACE<br/>(GAIN of 8,100 sf)</p> | <p><b>CURRENT</b><br/>320,460 GSF</p> <p>OCCUPANCY: 1098 BEDS<br/>91% Micro Studio – Double, Triple, Single<br/>9% Suite style – triple, quad</p> <p>193,000 NSF RES UNITS<br/>13,700 SF AMENITY SPACE</p> <p><b>PROPOSED</b><br/>Sell</p> |
| <p>Renovate: 100% suites<br/>-&gt; 50% traditional</p> <p>+/- 0 BEDS<br/>+5500 SF AMENITIES</p>   | <p>+35,00 gross sf<br/>(max out site)</p> <p>+100 BEDS<br/>+12800 SF AMENITIES</p>   | <p>Renovate</p> <p>+35 BEDS<br/>+8100 SF AMENITIES</p>   | <p>Sell</p> <p>Relocate 1100 sophomore + beds</p>  |

**PROPOSED**  
1353 BEDS  
39,300 SF AMENITIES



- OFFICE
- STUDIO RES UNIT
- SERVICE / SUPPORT / STORAGE
- LOUNGE
- SUITE RES UNIT
- ROOF GARDEN
- LAUNDRY
- TRADITIONAL RES UNIT
- MICRO STUDIO RES UNIT
- DINING



DEMO BUILDING A,B,C,D AND BUILD NEW

BUILDING OPTION  
318,780 SF

318,780 / 21 = 15,180 SF PER FLOOR

## Workshop #4 Refinement

### Planning Scenarios

Date/Time: March 1, 2018  
 Attendees: Planning Committee  
 DLR Group

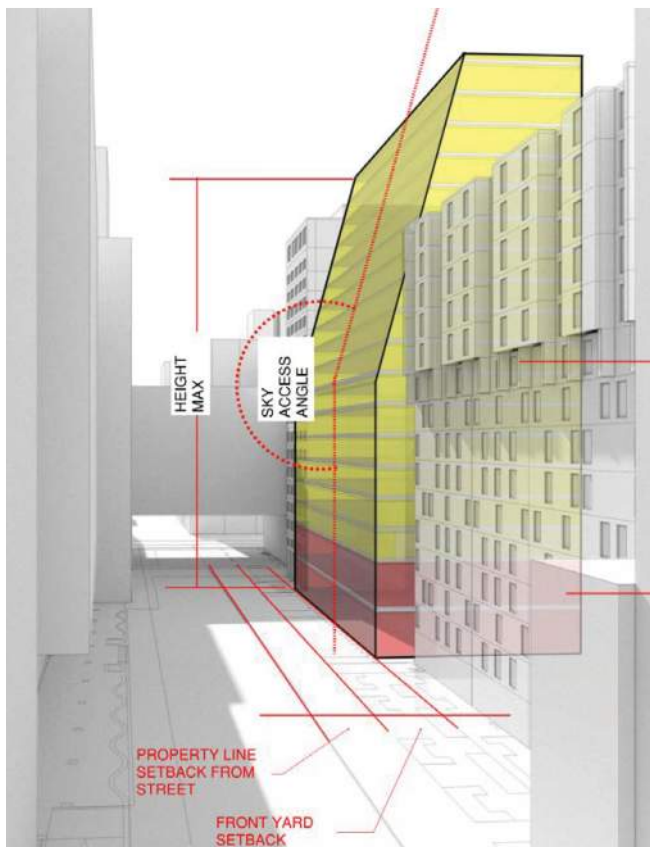
Agenda:

1. New Nagler Building Size FAR / Air Rights / Zoning
2. New Nagler Program - Bed Counts & Dining Style
3. Other Opportunities for Bed Count Targets
4. Phasing & Cost Analysis (In Progress)

Objectives:

- Receive a direction to proceed with New Nagler building, size and classification
- Confirm New Nagler residential unit types & receive a direction to proceed with on dining style
- Decision on what other opportunities are

- to be included in the plan for achieving bed count targets
- Determine best FIT contact to work with on getting information to complete phasing & cost analysis



| level |
|-------|
| 1     |
| 2     |
| 3     |
| 4     |
| 5     |
| 6     |
| 7     |
| 8     |
| 9     |
| 10    |
| 11    |
| 12    |
| 13    |
| 14    |
| 15    |
| 16    |
| 17    |
| 18    |
| 19    |

#### FAR MAXED

| sf   | beds   |
|------|--------|
| 6315 | DINING |
| 6315 | DINING |
| 6315 | 31     |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |
| 5930 | 31     |
| 5545 | 20     |
| 5160 | 20     |
| 4775 | 20     |
| 4390 | 20     |
| 4005 | 12     |
| 3620 | 12     |
| 3235 | 12     |
| 2850 | 6      |
| 2465 | 6      |

#### FAR MAXED

| sf   | beds   |
|------|--------|
| 6315 | DINING |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |
| 5930 | 31     |
| 5545 | 20     |
| 5160 | 20     |
| 4775 | 20     |
| 4390 | 20     |
| 4005 | 12     |
| 3620 | 12     |
| 3235 | 12     |
| 2850 | 6      |
| 2465 | 6      |

#### CANTILEVER

| sf   | beds   |
|------|--------|
| 6315 | DINING |
| 6315 | DINING |
| 8000 | 32     |
| 8000 | 32     |
| 8000 | 32     |
| 8000 | 32     |
| 8000 | 32     |
| 7615 | 31     |
| 7230 | 31     |
| 6845 | 31     |
| 6460 | 31     |
| 6075 | 31     |
| 5690 | 31     |

#### TOWER CLASSIFICATION

| sf   | beds   |
|------|--------|
| 6315 | DINING |
| 6315 | DINING |
| 6315 | 31     |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |
| 6315 | 31     |
| 6315 | 27     |

|        |     |
|--------|-----|
| 92,495 | 334 |
|--------|-----|

|        |     |
|--------|-----|
| 92,495 | 361 |
|--------|-----|

|         |     |
|---------|-----|
| 100,545 | 378 |
|---------|-----|

|        |     |
|--------|-----|
| 94,725 | 379 |
|--------|-----|

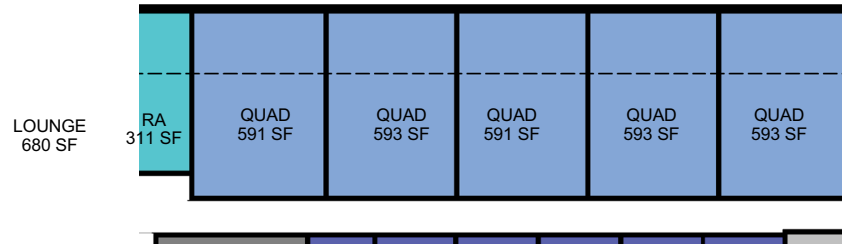
Workshop #4 Refinement

Planning Scenarios

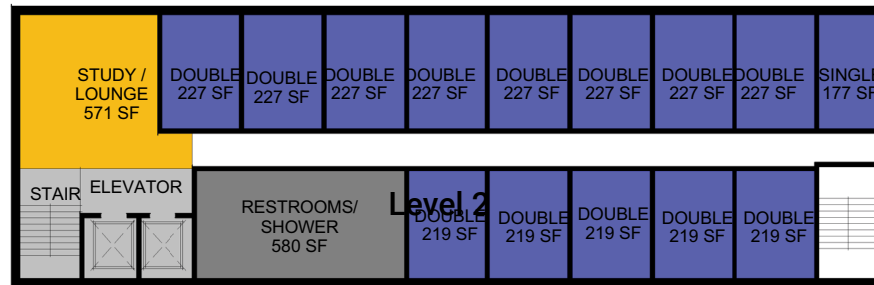
A New Residence Hall  
Cantilever Option

Level 3 and Level 4 at  
both dining options

- OFFICE
- DINING
- KITCHEN
- LOUNGE
- STUDIO
- SUITE
- TRADITIONAL
- MICRO
- LAUNDRY
- RESTROOMS
- CIRCULATION



Level 4 - 14 (typical)



Level 3



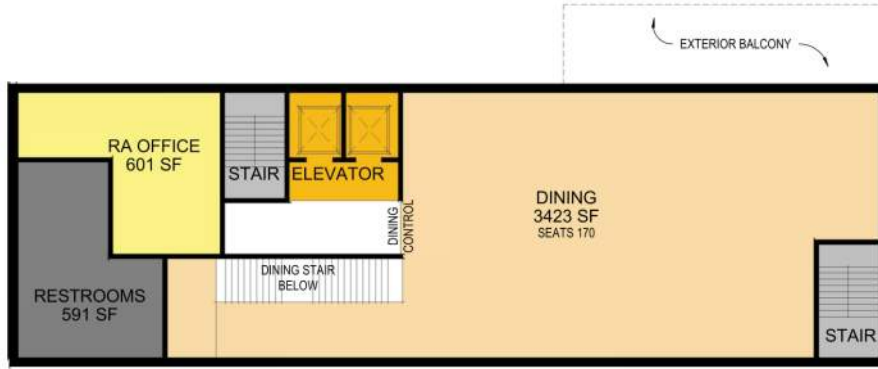
Workshop #4 Refinement

Planning Scenarios

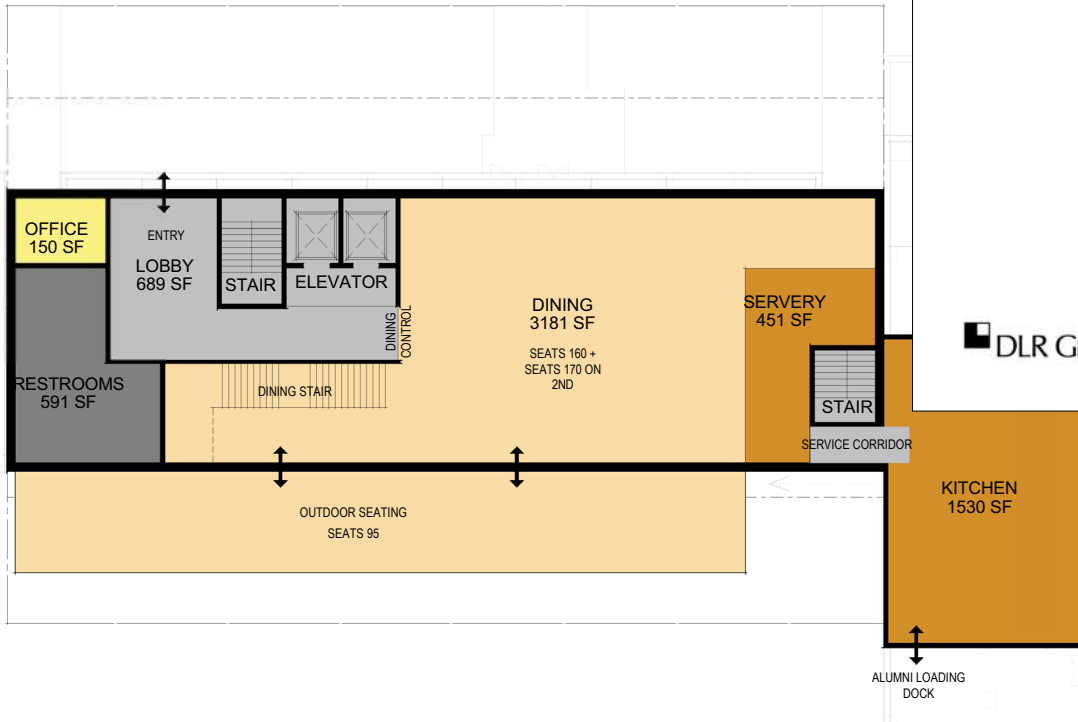
A New Residence Hall Program - Dining Option 1

Two level Dining space connected by open stair. Expansion into Alumni for full service kitchen.

- First level Dining ~3,100 sf; seats 160
- Second level Dining ~3,400 sf; seats 170
- Outdoor seating in courtyard ~100
- First level Servery
- Full service kitchen in Alumni Hall, utilizing Alumni's loading dock
- Second level RA Offices



Level 2



Level 1

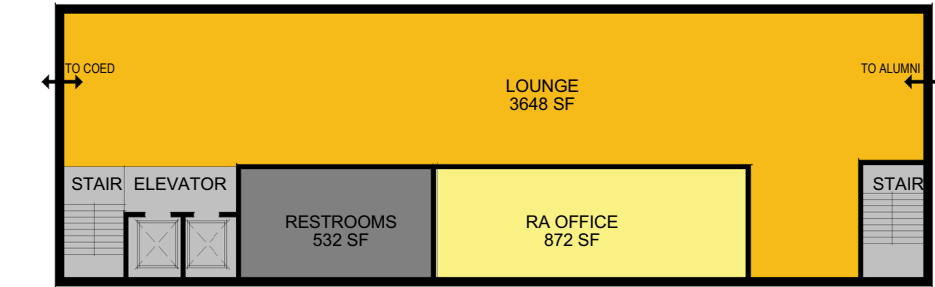
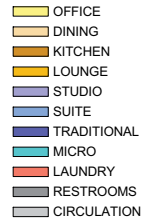
Workshop #4 Refinement

Planning Scenarios

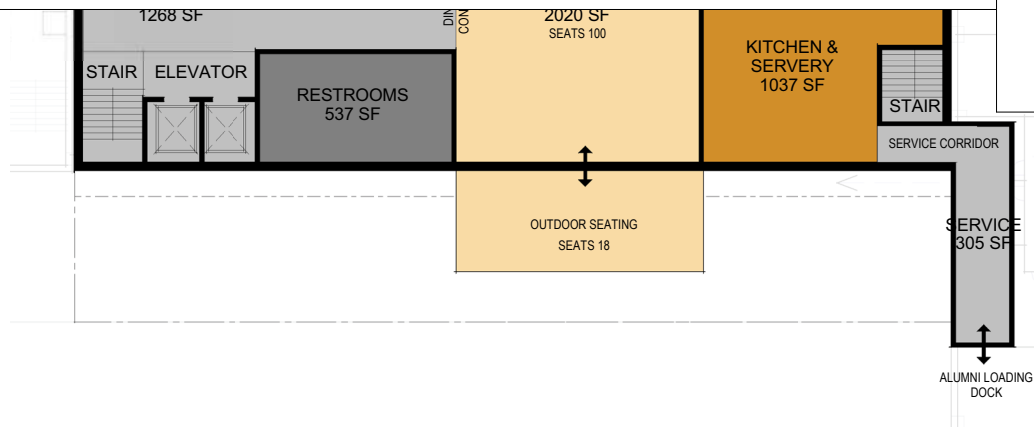
A New Residence Hall Program - Dining Option 2

Floor plans show one potential floor plan, exploring Dining on the first level and amenity space on the second level.

- First level Dining ~2,000 sf + Kitchen
- Seats 100 people with outdoor seating in courtyard
- Service corridor through Alumni to loading dock
- Second level flexible amenity space, potential for Lounge/ Work/ Wellness
- Second level RA Offices



Level 2



Level 1



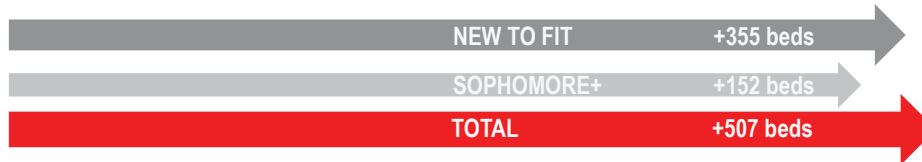
Workshop #4 Refinement

Planning Scenarios

Other Opportunities to achieve bed count goals

| NAGLER AS OF RIGHT (MAX SITE GSF OF 98,574) |                     |                     |               |               |               |               |
|---|---------------------|---------------------|---------------|---------------|---------------|---------------|
|   | HALLS               | EXISTING BED COUNTS | PHASE 1: 2020 | PHASE 2: 2022 | PHASE 3: 2024 | PHASE 4: 2028 |
| BED GOAL                                    |                     |                     | 2399          | 2604          | 2716          | 2824          |
| NEW   |                     |                     | 1312          | 1394          | 1476          | 1584          |
| SOPH  |                     |                     | 1087          | 1210          | 1240          | 1240          |
|   | ALUMNI              | 496                 | 496           | 546           | 546           | 546           |
|   | NAGLER              | 309                 | 309           | 0             | 334           | 334           |
|   | CO-ED               | 414                 | 489           | 489           | 489           | 489           |
|   | KAUFMAN             | 1098                | 1118          | 1118          | 1118          | 1118          |
|   | <b>TOTAL # BEDS</b> | 2317                | 2412          | 2153          | 2487          | 2487          |
| NEW   |                     |                     | -18           | -359          | -107          | -215          |
| SOPH  |                     |                     | 31            | -92           | -122          | -122          |
|   | Δ in beds           |                     | 13            | -451          | -229          | -337          |

10 YEARS



Alumni

CURRENT

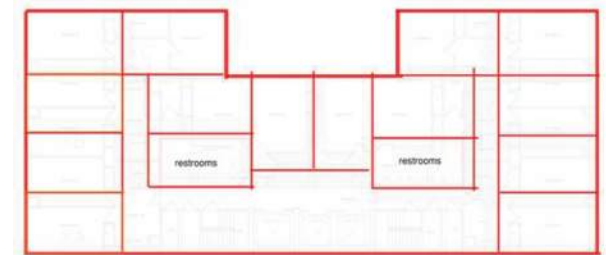
116,800 GSF

OCCUPANCY: 496 BEDS  
100% Suite Style – quad, triple

75,500 NSF RES UNITS  
4,500 SF AMENITY SPACE

PROPOSED

Potential to renovate all floors to triple occupancy traditional rooms  
Could gain up to 100 beds  
~\$50M - \$80M



# Workshop #4 Refinement

## Planning Scenarios

### Coed Hall

**CURRENT**

95,300 GSF

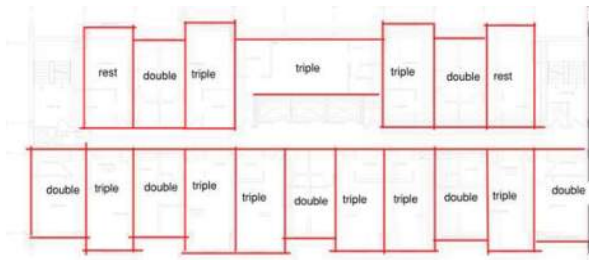
OCCUPANCY: 414 BEDS

9% Suite Style – double, quad  
73% Traditional - double, triple, single  
20% Studio – single, double

60,400 NSF RES UNITS  
3,900 SF AMENITY SPACE

**PROPOSED**

Potential to renovate floors 11-15 to double & triple occupancy traditional rooms  
Could gain up to 75 beds  
~\$15M - \$25M



### West 236 Building

**CURRENT**

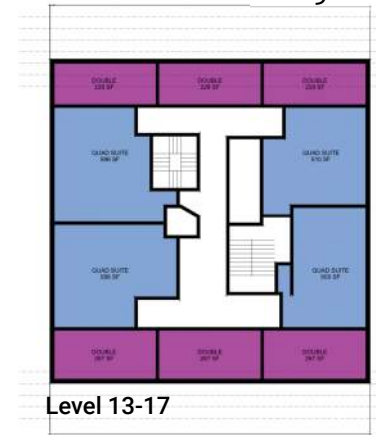
Leased building

**PROPOSED**

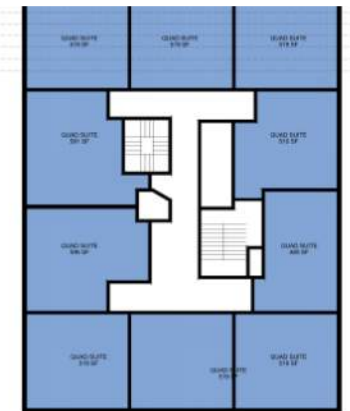
Approx 476 beds  
\$TBD

**WEST 236 BUILDING ~476 BEDS**

|          |    |
|----------|----|
| FLOOR 1  | 0  |
| FLOOR 2  | 24 |
| FLOOR 3  | 24 |
| FLOOR 4  | 24 |
| FLOOR 5  | 24 |
| FLOOR 6  | 32 |
| FLOOR 7  | 32 |
| FLOOR 8  | 40 |
| FLOOR 9  | 40 |
| FLOOR 10 | 40 |
| FLOOR 11 | 40 |
| FLOOR 12 | 40 |
| FLOOR 13 | 28 |
| FLOOR 14 | 28 |
| FLOOR 15 | 28 |
| FLOOR 16 | 16 |
| FLOOR 17 | 16 |



Level 13-17



Level 6-12



Level 1

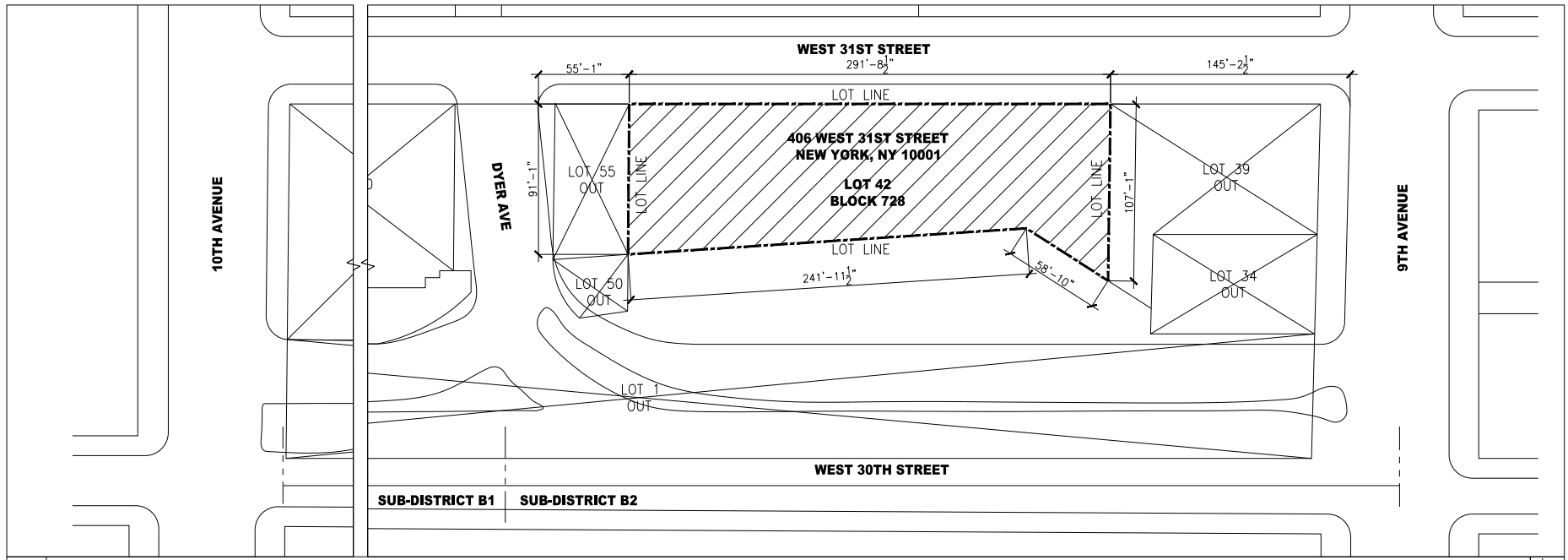


Level 2-5

Progress Update Call

Site & Zoning Analysis - Kaufman Loading Dock Study

|   |  |  |                    |      |               |                |              |                |             |                |
|---|--|--|--------------------|------|---------------|----------------|--------------|----------------|-------------|----------------|
| 406 WEST 31ST STREET<br>NEW YORK, NY 10001  | ZONING MAP:<br>ZONING DISTRICT:<br>SPECIAL DISTRICT: | 8D<br>C6-4<br>SPECIAL HUDSON<br>YARDS DISTRICT<br>FARLEY CORRIDOR<br>SUB-DISTRICT B2 |                    |      |               |                |              |                |             |                |
| BLOCK: 728<br>LOT: 42   |  |  |                    |      |               |                |              |                |             |                |
| LOT AREA: 23,916 SF<br>OCCUPANCY GROUP: J-2 (1968 CODE)<br>R-2 (2014 EQUIVALENT)  |  |  |                    |      |               |                |              |                |             |                |
| <table border="1"> <tr> <td>C6-4 PERMITTED FAR</td> <td>12.0</td> </tr> <tr> <td>PERMITTED ZFA</td> <td>286,992.00 ZSF</td> </tr> <tr> <td>EXISTING ZFA</td> <td>278,226.45 ZSF</td> </tr> <tr> <td>UNBUILT ZFA</td> <td>8,765.55 ZSF</td> </tr> </table> |  |  | C6-4 PERMITTED FAR | 12.0 | PERMITTED ZFA | 286,992.00 ZSF | EXISTING ZFA | 278,226.45 ZSF | UNBUILT ZFA | 8,765.55 ZSF   |
| C6-4 PERMITTED FAR  | 12.0   |  |                    |      |               |                |              |                |             |                |
| PERMITTED ZFA   | 286,992.00 ZSF                                       |  |                    |      |               |                |              |                |             |                |
| EXISTING ZFA  | 278,226.45 ZSF                                       |  |                    |      |               |                |              |                |             |                |
| UNBUILT ZFA   | 8,765.55 ZSF   |  |                    |      |               |                |              |                |             |                |
| <p>CALCULATIONS:<br/>23,916 SF X 12.0 FAR = 286,992.00 ZSF<br/>286,992.00 ZSF - 278,226.45 ZSF = 8,765.55 ZSF</p>   |  |  |                    |      |               |                |              |                |             |                |
| <table border="1"> <tr> <td>W/ BONUS FAR *</td> <td>19.0</td> </tr> <tr> <td>PERMITTED ZFA</td> <td>454,404.00 ZSF</td> </tr> <tr> <td>EXISTING ZFA</td> <td>278,226.45 ZSF</td> </tr> <tr> <td>UNBUILT ZFA</td> <td>176,177.55 ZSF</td> </tr> </table>   |  |  | W/ BONUS FAR *     | 19.0 | PERMITTED ZFA | 454,404.00 ZSF | EXISTING ZFA | 278,226.45 ZSF | UNBUILT ZFA | 176,177.55 ZSF |
| W/ BONUS FAR *  | 19.0   |  |                    |      |               |                |              |                |             |                |
| PERMITTED ZFA   | 454,404.00 ZSF                                       |  |                    |      |               |                |              |                |             |                |
| EXISTING ZFA  | 278,226.45 ZSF                                       |  |                    |      |               |                |              |                |             |                |
| UNBUILT ZFA   | 176,177.55 ZSF                                       |  |                    |      |               |                |              |                |             |                |
| <p>CALCULATIONS:<br/>23,916 SF X 19.0 FAR* = 454,404.00 ZSF<br/>454,404.00 ZSF - 278,226.45 ZSF = 176,177.55 ZSF</p>  |  |  |                    |      |               |                |              |                |             |                |
| <p>* PER SPECIAL HUDSON YARDS DISTRICT<br/>ZONING RESOLUTION 96-00</p>  |  |  |                    |      |               |                |              |                |             |                |
| <p>ZONING ANALYSIS CONTINUES ON Z002.00</p>   |  |  |                    |      |               |                |              |                |             |                |

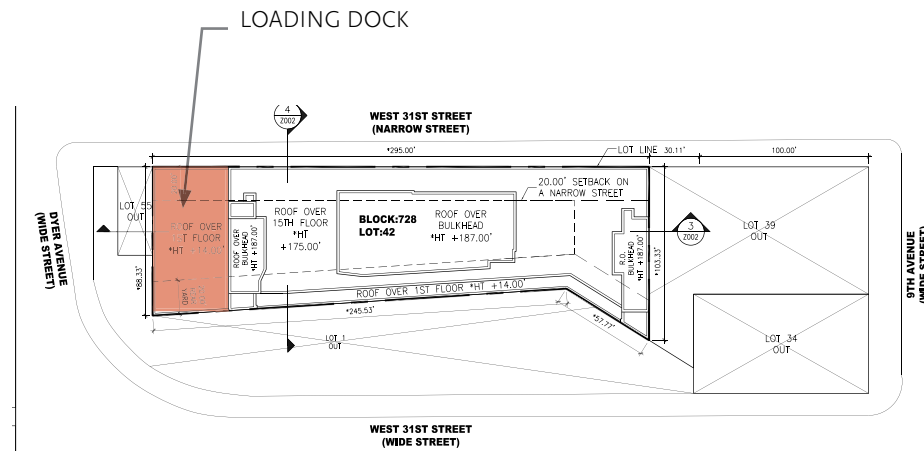


|      |               |  |
|------|---------------|--|
| 1    | SITE PLAN     |  |
| Z001 | 1/32" = 1'-0" |  |

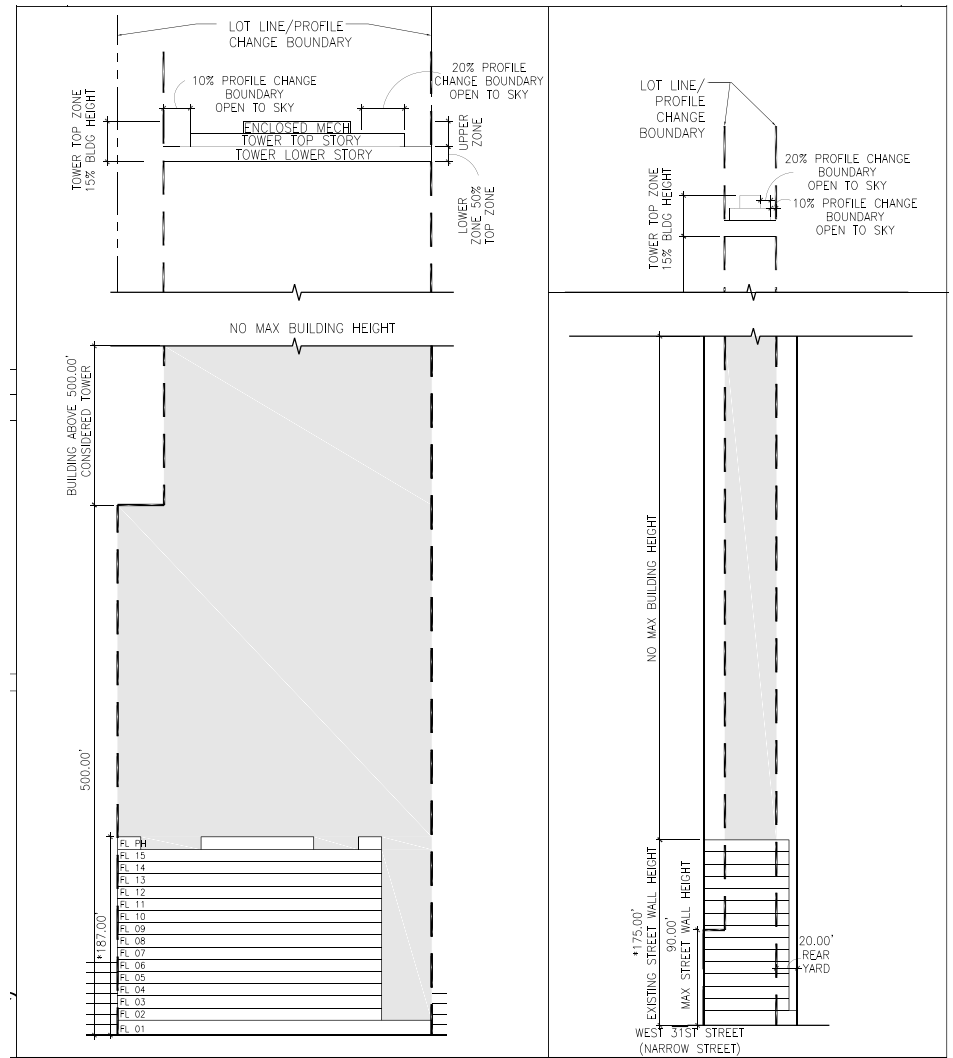
Progress Update Call

Site & Zoning Analysis - Kaufman Loading Dock Study

SETBACK REQUIREMENTS:  
 20' front yard at 90' above street (~6 floors)  
 20' rear yard entire height (~14 floors)



|      |           |
|------|-----------|
| 1    | SITE PLAN |
| Z002 | NTS       |



|      |         |      |         |
|------|---------|------|---------|
| 4    | SECTION | 5    | SECTION |
| Z002 | NTS     | Z002 | NTS     |

Progress Update Call

Site & Zoning Analysis - Kaufman Loading Dock Study

FLOORS 1 THROUGH 6

APPROX 3,000 SF OVER LOADING DOCK  
X 6 FLRS = 18,000 SF

ASSUME 12 BEDS/FLR ADDITION  
X 6 FLRS = 72 BEDS

FLOORS 7 THROUGH 14

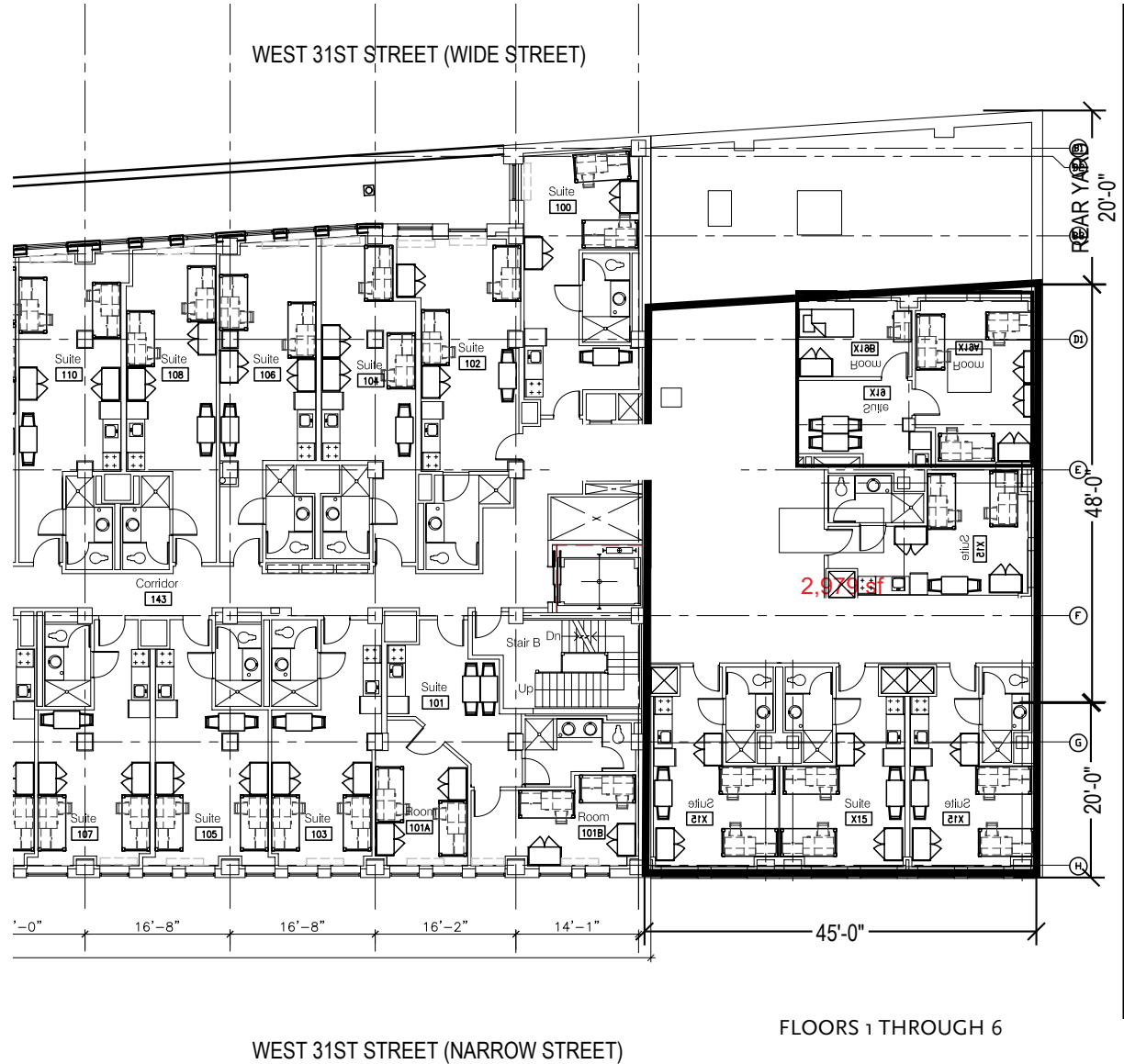
APPROX 2,100 SF OVER LOADING DOCK  
X 8 FLRS = 17,000 SF

ASSUME 10 BEDS/FLR  
X 8 FLRS = 80 BEDS

TOTAL POTENTIAL TO ADD:  
35,000 SF  
152 BEDS AT MAX CAPACITY

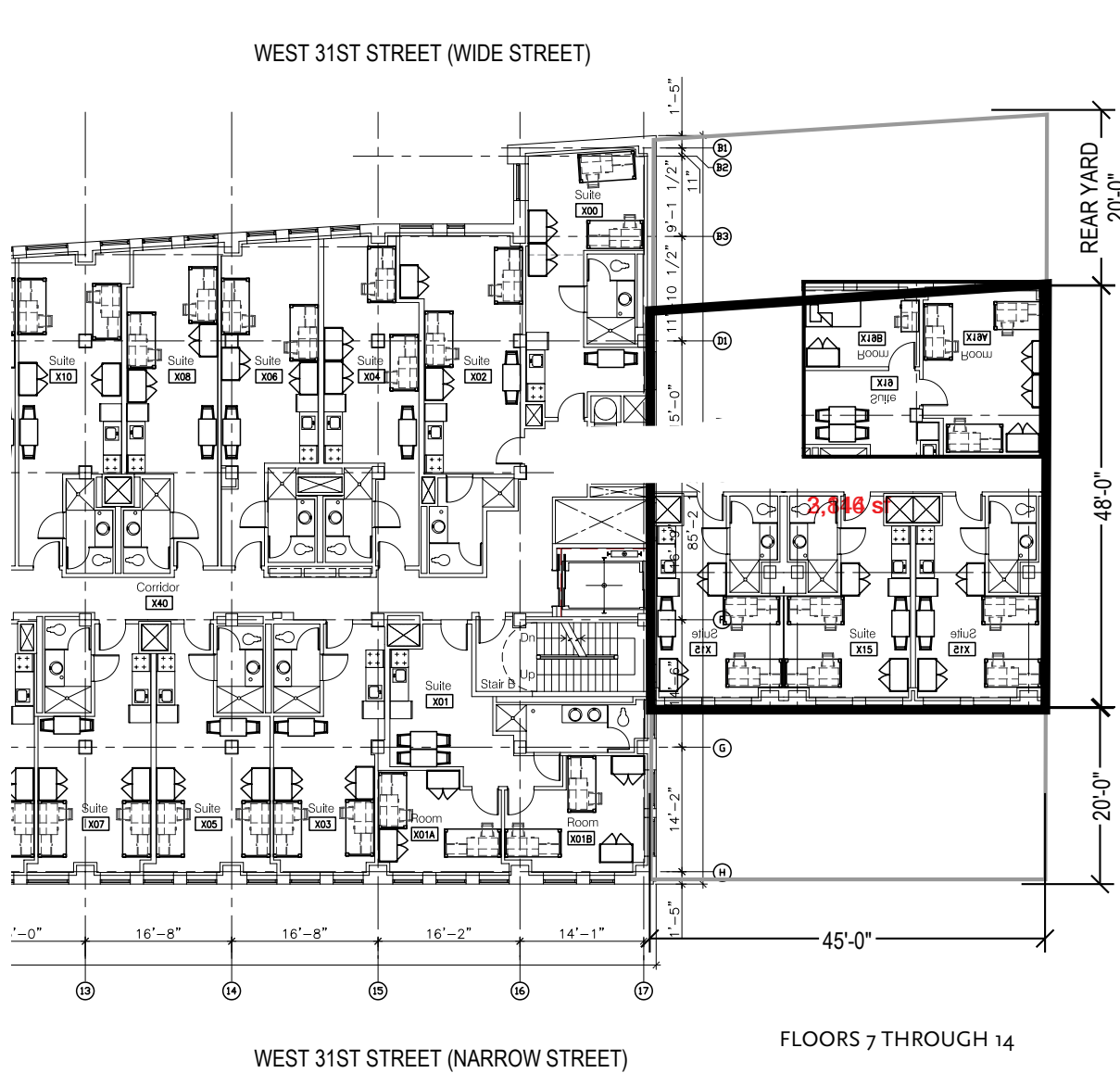
OR COMBINATION OF:  
INCREASED BED COUNT + STUDENT AMENITY SPACE  
(SOCIAL, GATHERING, LOUNGE, ETC)

UNBUILT ZFA = 176,177 SF  
LOADING DOCK STUDY 35,000 SF  
LEFTOVER ZFA = 141,177 SF



Progress Update Call

Site & Zoning Analysis - Kaufman Loading Dock Study



FLOORS 7 THROUGH 14

APPROX 3000 SF OVER LOADING DOCK  
x 6 FLOORS

APPROX 2100 SF OVER LOADING DOCK  
x 8 FLOORS

TOTAL SF  
= 34,800 GSF

Workshop #4a

Program Adjacencies

Date/Time: April 30, 2018

Attendees: Res Life Staff

DLR Group

- DLR presented master plan overview

- Activity -

15 PEOPLE  
7 GROUPS



Common Responses:

- Distinctively different social space and study space
- Accessible Restrooms (visitors, students on diff floors, etc.)
- Outdoor + Social Lounge
- Different sized Fitness/Wellness (gym equip vs meditation)
- Vending on floors
- Mail/ Laundry in Basement
- Outdoor spaces throughout bldg. (roof)

Other Ideas:

- Concierge services
- Outdoor greenhouse (year round use)
- 24 hr quiet space
- Different amenities on the floors to encourage mobility
- Sinks in traditional style rooms
- Mixed use model: classroom (day) and work/study (night)

## Workshop #4b

### Program Adjacencies

Date/Time: May 1, 2018

Attendees: Students  
DLR Group

- DLR presented master plan overview
- Activity -

11 PEOPLE  
5 GROUPS



### Common Responses:

- Split social space and study space
- Food/ Vending after hours on floors
- Grab n go (Kaufman Express)
- Centrally located RA
- Res life offices + RA offices
- Fitness + Outdoor
- Dedicated quiet space
- Accessible restrooms – outside of res units
- Laundry in basement

- Roof use

### Other Ideas:

- Lofted beds
- Separate work/study for Design and Business students
- Compost
- 24 hr Wellness
- Natural light in Fitness area
- Event space



Progress Update Call

Big Ideas Parking lot

|  | Cost | Schedule | ROI | Other |
|--|------|----------|-----|-------|
| Sell Kaufman Hall and build or buy/lease elsewhere       |      | ●        | ●   | ●     |
| Purchase & Renovate Adjacent Properties on W 27th Street | ●    | ●        |     | ●     |
| Purchase & Build New Facilities on W 27th Street         | ●    | ●        |     | ●     |
| Convert Alumni to all traditional                        |      |          | ●   |       |
| Buy air rights to increase FAR                           | ●    | ●        |     | ●     |
| Kaufman loading dock addition                            | ●    |          | ●   | ●     |

# Zoning Analysis

## Alternate Front Setback

| Basic Information            |                                    |  |  |                                   |
|------------------------------|------------------------------------|--|--|-----------------------------------|
| Address                      | 220 West 27th Street, NY, NY 10001 |  |  |                                   |
| Block                        | 776                                |  |  |                                   |
| Lot                          | 47                                 |  |  |                                   |
| Year built                   | 1961                               |  |  |                                   |
| Zoning District              | C6-2                               | General Central Commercial                     |  |                                   |
| Zoning lot type              | Interior Lot                       |  |  |                                   |
| Lot Area                     | 13,857 sq ft                       |  |  |                                   |
| Street type                  | Narrow Street                      | 75' wide or less                               |  |                                   |
| Community District           | 5                                  |  |  |                                   |
|                              |                                    |  |  |                                   |
|                              | <b>Section</b>                     | <b>Permitted/Required</b>                      |  | <b>Provided</b>                   |
| Permitted Uses               |                                    |  |  |                                   |
| Uses                         | ZR 32-12, 32-13                    | Community Facility                             | Use Group 3 (per 22-13) and 4 (per 22-14)  | Use Group 3                       |
|                              | ZR 32-15                           | Retail and Commercial                          | Use Group 6  | Use Group 6A, 6B and 6C           |
| Supplemental Use Regulations | ZR 32-422                          | Location of floors occupied by commercial uses | Commercial uses must be located a story below the dwelling units   |                                   |
|                              |                                    |  |  |                                   |
| Permitted Bulk               |                                    |  |  |                                   |
| Floor Area Ratio             | ZR 33-13 [c]                       | Floor Area Bonus for a Public Plaza            | 4 sq ft of permitted additional floor area per sq ft of public plaza.<br>Public plaza is 25 ft x 140.33 ft = 3,508.25 sq ft                                | 14,033 sq ft bonus                |
|                              |                                    |  | 6.5 (lot area 13,857 sf)<br>6.5 x 13,857 sq ft = 90,070 sq ft<br>90,070 sq ft + 14,033 sq ft = 104,103 sq ft<br>Maximum zoning area allowed: 104,103 sq ft | 6.5 (104,000 sq ft of floor area) |
| Open Areas                   | ZR 33-123                          | Community Facility Buildings                   |  |                                   |
|                              | ZR 33-25                           | Minimum Required Side Yard                     | None required  | None provided                     |
|                              | ZR 33-36                           | Minimum Required Rear Yard                     | 20 ft  | 20 ft                             |
| Height and Setback           | ZR 33-44                           | Alternate Front Setback                        |  |                                   |
|                              | ZR 33-442                          | Base Height                                    | 85 ft  |                                   |
|                              |                                    | Setback  | 15 ft on a narrow street   |                                   |
|                              |                                    | Overall height                                 | No limit   |                                   |
|                              |                                    | Slope over zoning lot                          | 3.7:1  |                                   |

| Parking and Loading             |                 |   |  |                |
|---------------------------------|-----------------|---|--|----------------|
| Vehicular Parking               | ZR 36-21        | Commercial; General retail less than 2,000 sf   | None required  | None provided  |
|                                 |                 | Community Use Facility, college student dormitories                                     | None required  | None provided  |
| Loading Berths                  | ZR 36-62        | Commercial, Use Group 6A, 6C  | Less than 25,000 sf so none required   | None provided  |
|                                 |                 | Community Use Facility, college student dormitories                                     | 1 per 2,000 sf of floor area   | ~50            |
| Enclosed bicycle parking spaces | ZR 36-711       | Commercial: 6A, 6C  | 1 per 10,000 sf of floor area  | NA             |
|                                 |                 | Commercial: 6B  | 1 per 7,500 sf of floor area   | NA             |
|                                 |                 |   |  |                |
|                                 | ZR 36-74        | Cerification of Off-Site Bicycle Parking Spaces   | For Colleges and with the approval of the Chairperson of the City Planning Commission, required bicycle parking may be located on a zoning lot within 1,000 ft of the zoning lot |                |
| Streetscape                     |                 |   |  |                |
| Ground Floor Use                | ZR 37-30        | Commercial frontage between 2 ft and 12 ft above grade must be at least 50% transparent |  | TBD            |
| Signs                           | ZR 32-51        | Limitations on business entrances, show signs or signs                                  | TBD  | TBD            |
|                                 | ZR 32-511       | For zoning lots with single frontage  | TBD  | TBD            |
|                                 | ZR 32-642       | Non-illuminated signs   | Maximum surface area not more than 5x the street frontage of the zoning lot (in feet), but in no case greater than 500 sq ft.  | TBD            |
|                                 | ZR 32-652       | Permitted projections in all other commercial districts                                 | No more than 18" past street line for multi-faceted signs or 12" for all other signs   | TBD            |
|                                 | ZR 32-653       | Additional regulations for projecting signs   | To be coordinated  | TBD            |
|                                 | ZR 32-655       | Height of signs in all other commercial districts                                       | Not higher than 40' above the curb level   | TBD            |
| Street Tree Planting            | ZR 33-03, 26-41 | Street Tree planting in commercial districts  | One ever 25 ft of street frontage. 141 ft / 25 ft = 5.64; 6 required   | 6 street trees |

Tower on Small Lot

| Basic Information            |                                    |  |   |                                   |
|------------------------------|------------------------------------|--|---|-----------------------------------|
| Address                      | 220 West 27th Street, NY, NY 10001 |  |   |                                   |
| Block                        | 776                                |  |   |                                   |
| Lot                          | 47                                 |  |   |                                   |
| Year built                   | 1961                               |  |   |                                   |
| Zoning District              | C6-2                               | General Central Commercial                     |   |                                   |
| Zoning lot type              | Interior Lot                       |  |   |                                   |
| Lot Area                     | 13,857 sq ft                       |  |   |                                   |
| Street type                  | Narrow Street                      | 75' wide or less                               |   |                                   |
| Community District           | 5                                  |  |   |                                   |
|                              |                                    |  |   |                                   |
|                              | <b>Section</b>                     | <b>Permitted/Required</b>                      |   | <b>Provided</b>                   |
| Permitted Uses               |                                    |  |   |                                   |
| Uses                         | ZR 32-12, 32-13                    | Community Facility                             | Use Group 3 (per 22-13) and 4 (per 22-14)   | Use Group 3                       |
|                              | ZR 32-15                           | Retail and Commercial                          | Use Group 6   | Use Group 6A, 6B and 6C           |
| Supplemental Use Regulations | ZR 32-422                          | Location of floors occupied by commercial uses | Commercial uses must be located a story below the dwelling units  |                                   |
|                              |                                    |  |   |                                   |
| Permitted Bulk               |                                    |  |   |                                   |
| Floor Area Ratio             | ZR 33-13 [c]                       | Floor Area Bonus for a Public Plaza            | 4 sq ft of permitted additional floor area per sq ft of public plaza.<br>Public plaza is 30 ft x 140.33 ft = 4,209.9 sq ft<br>4,209.9 sq ft x 4 = 16,839 sq ft                            | 16,839 sq ft bonus                |
|                              | ZR 33-123                          | Community Facility Buildings                   | 6.5 (lot area 13,857 sf)<br>6.5 x 13,857 sq ft = 90,070 sq ft<br>90,070 sq ft + 16,839 sq ft = 106,909 sq ft<br>Maximum zoning area allowed: 106,909 sq ft                                | 6.5 (107,100 sq ft of floor area) |
| Open Areas                   | ZR 33-25                           | Minimum Required Side Yard                     | None required   | None provided                     |
|                              | ZR 33-36                           | Minimum Required Rear Yard                     | 20 ft   | 20 ft                             |
| Tower Regulations            | ZR 33-451, 33-453                  | Community Facility Buildings                   | No floor may occupy more than 46% of the zoning lot and the building may penetrate the sky exposure plane if less than 2250 sq ft of area in aggregate is within 50 ft of the street line | 140 x 15 = 2,100 sq ft            |
|                              | ZR 33-454                          | Towers on Small Lots                           | Maximum lot coverage is 46% of Lot Area. Lot area is 13,857 sq ft;<br>Max lot coverage is 6,364 sq ft   | 6,300 sq ft                       |

| Parking and Loading             |                 |   |  |                |
|---------------------------------|-----------------|---|--|----------------|
| Vehicular Parking               | ZR 36-21        | Commercial; General retail less than 2,000 sf   | None required  | None provided  |
|                                 |                 | Community Use Facility, college student dormitories                                     | None required  | None provided  |
| Loading Berths                  | ZR 36-62        | Commercial, Use Group 6A, 6C  | Less than 25,000 sf so none required   | None provided  |
|                                 |                 | Community Use Facility, college student dormitories                                     | 1 per 2,000 sf of floor area   | ~50            |
| Enclosed bicycle parking spaces | ZR 36-711       | Commercial: 6A, 6C  | 1 per 10,000 sf of floor area  | NA             |
|                                 |                 | Commercial: 6B  | 1 per 7,500 sf of floor area   | NA             |
|                                 |                 | Cerification of Off-Site Bicycle Parking Spaces   | For Colleges and with the approval of the Chairperson of the City Planning Commission, required bicycle parking may be located on a zoning lot within 1,000 ft of the zoning lot |                |
| Streetscape                     |                 |   |  |                |
| Ground Floor Use                | ZR 37-30        | Commercial frontage between 2 ft and 12 ft above grade must be at least 50% transparent |  | TBD            |
| Signs                           | ZR 32-51        | Limitations on business entrances, show signs or signs                                  | TBD  | TBD            |
|                                 | ZR 32-511       | For zoning lots with single frontage  | TBD  | TBD            |
|                                 | ZR 32-642       | Non-illuminated signs   | Maximum surface area not more than 5x the street frontage of the zoning lot (in feet), but in no case greater than 500 sq ft.  | TBD            |
|                                 | ZR 32-652       | Permitted projections in all other commercial districts                                 | No more than 18" past street line for multi-faceted signs or 12" for all other signs   | TBD            |
|                                 | ZR 32-653       | Additional regulations for projecting signs   | To be coordinated  | TBD            |
|                                 | ZR 32-655       | Height of signs in all other commercial districts                                       | Not higher than 40' above the curb level   | TBD            |
| Street Tree Planting            | ZR 33-03, 26-41 | Street Tree planting in commercial districts  | One ever 25 ft of street frontage. 141 ft / 25 ft = 5.64; 6 required   | 6 street trees |

Zoning Lot Merger - Alternate Front

| Basic Information            |   |  |  |   |
|------------------------------|---|--|--|---|
| Address                      | 220 West 27th Street, NY, NY 10001      |  |  |   |
| Block                        | 776                                     |  |  |   |
| Lot                          | 47 + 21                                 |  |  |   |
| Year built                   | 1961 + 1930                             |  |  |   |
| Zoning District              | C6-2                                    | General Central Commercial                     |  |   |
| Zoning lot type              | Through Lot                             |  |  |   |
| Lot Area                     | 13,857 sq ft + 19,700 sf = 33,557 sq ft |  |  |   |
| Street type                  | Narrow Street                           | 75' wide or less                               |  |   |
| Community District           | 5                                       |  |  |   |
|                              | <b>Section</b>                          | <b>Permitted/Required</b>                      |  | <b>Provided</b>                           |
| Permitted Uses               |   |  |  |   |
| Uses                         | ZR 32-12, 32-13                         | Community Facility                             | Use Group 3 (per 22-13) and 4 (per 22-14)  | Use Group 3                               |
|                              | ZR 32-15                                | Retail and Commercial                          | Use Group 6  | Use Group 6A, 6B and 6C                   |
| Supplemental Use Regulations | ZR 32-422                               | Location of floors occupied by commercial uses | Commercial uses must be located a story below the dwelling units   |   |
|                              |   |  |  |   |
| Permitted Bulk               |   |  |  |   |
| Floor Area Ratio             | ZR 33-13 [c]                            | Floor Area Bonus for a Public Plaza            | 4 sq ft of permitted additional floor area per sq ft of public plaza.<br>Public plaza is 20 ft x 140.33 ft = 2,806.6 sq ft<br>2,806.6 sq ft x 4 = 11,226   | 11,226 sq ft bonus                        |
|                              |   |  | 6.5 (lot area 33,557 sf)<br>6.5 x 33,557 sq ft = 218,120 sq ft<br>218,120 sq ft + 11,226 sq ft = 229,346 sq ft<br>53,361 sq ft Existing to remain on Lot 21<br>229,346 sq ft - 53,361 sq ft = 175,985 sq ft<br>Additional zoning area allowed: 175,985 sq ft |   |
| Open Areas                   | ZR 33-123                               | Community Facility Buildings                   |  | 6.5 (163,100 sq ft additional floor area) |
|                              | ZR 33-25                                | Minimum Required Side Yard                     | None required  | None provided                             |
|                              | ZR 33-281                               | Minimum Required Rear Yard                     | None required  | 20 ft                                     |
| Height and Setback           | ZR 33-44                                | Alternate Front Setback                        |  |   |
|                              | ZR 33-442                               | Base Height                                    | 85 ft  |   |
|                              |   | Setback  | 15 ft on a narrow street   |   |
|                              |   | Overall height                                 | No limit   |   |
| Slope over zoning lot        |   | 3.7:1  |  |   |

g

f

s

s

C

s

d

a

a

a

k

k

t

t

t

| Parking and Loading             |                 |   |  |                |
|---------------------------------|-----------------|---|--|----------------|
| Vehicular Parking               | ZR 36-21        | Commercial; General retail less than 2,000 sf   | None required  | None provided  |
|                                 |                 | Community Use Facility, college student dormitories                                     | None required  | None provided  |
| Loading Berths                  | ZR 36-62        | Commercial, Use Group 6A, 6C  | Less than 25,000 sf so none required   | None provided  |
| Enclosed bicycle parking spaces | ZR 36-711       | Community Use Facility, college student dormitories                                     | 1 per 2,000 sf of floor area   | ~50            |
|                                 |                 | Commercial: 6A, 6C  | 1 per 10,000 sf of floor area  | NA             |
|                                 |                 | Commercial: 6B  | 1 per 7,500 sf of floor area   | NA             |
|                                 | ZR 36-74        | Cerification of Off-Site Bicycle Parking Spaces   | For Colleges and with the approval of the Chairperson of the City Planning Commission, required bicycle parking may be located on a zoning lot within 1,000 ft of the zoning lot |                |
| Streetscape                     |                 |   |  |                |
| Ground Floor Use                | ZR 37-30        | Commercial frontage between 2 ft and 12 ft above grade must be at least 50% transparent |  | TBD            |
| Signs                           | ZR 32-51        | Limitations on business entrances, show signs or signs                                  | TBD  | TBD            |
|                                 | ZR 32-511       | For zoning lots with single frontage  | TBD  | TBD            |
|                                 | ZR 32-642       | Non-illuminated signs   | Maximum surface area not more than 5x the street frontage of the zoning lot (in feet), but in no case greater than 500 sq ft.  | TBD            |
|                                 | ZR 32-652       | Permitted projections in all other commercial districts                                 | No more than 18" past street line for multi-faceted signs or 12" for all other signs   | TBD            |
|                                 | ZR 32-653       | Additional regulations for projecting signs   | To be coordinated  | TBD            |
|                                 | ZR 32-655       | Height of signs in all other commercial districts                                       | Not higher than 40' above the curb level   | TBD            |
| Street Tree Planting            | ZR 33-03, 26-41 | Street Tree planting in commercial districts  | One ever 25 ft of street frontage. 141 ft / 25 ft = 5.64; 6 required   | 6 street trees |

Zoning Lot Merger - Tower

| Basic Information            |   |  |   |
|------------------------------|---|--|---|
| Address                      | 220 West 27th Street, NY, NY 10001      |  |   |
| Block                        | 776                                     |  |   |
| Lot                          | 47 + 21                                 |  |   |
| Year built                   | 1961 + 1930                             |  |   |
| Zoning District              | C6-2                                    | General Central Commercial                     |   |
| Zoning lot type              | Through Lot                             |  |   |
| Lot Area                     | 13,857 sq ft + 19,700 sf = 33,557 sq ft |  | 0.4   |
| Street type                  | Narrow Street                           | 75' wide or less                               |   |
| Community District           | 5                                       |  |   |
|                              | Section                                 | Permitted/Required                             | Provided  |
| Permitted Uses               |   |  |   |
| Uses                         | ZR 32-12, 32-13                         | Community Facility                             | Use Group 3 (per 22-13) and 4 (per 22-14)   |
|                              | ZR 32-14                                | Retail and Commercial                          | Use Group 5   |
|                              | ZR 32-15                                | Retail and Commercial                          | Use Group 6   |
|                              | ZR 32-16                                | Retail and Commercial                          | Use Group 7   |
|                              | ZR 32-17                                | Retail and Commercial                          | Use Group 8   |
|                              | ZR 32-18                                | Retail and Commercial                          | Use Group 9   |
|                              | ZR 32-19                                | Retail and Commercial                          | Use Group 10  |
|                              | ZR 32-20                                | Retail and Commercial                          | Use Group 11  |
|                              | ZR 32-21                                | Retail and Commercial                          | Use Group 12  |
| Supplemental Use Regulations | ZR 32-422                               | Location of floors occupied by commercial uses | Commercial uses must be located a story below the dwelling units  |
|                              |   |  |   |
| Permitted Bulk               |   |  |   |
| Floor Area Ratio             | ZR 33-12                                | Maximum Floor Area Ratio                       |   |
|                              | ZR 33-13 [c]                            | Floor Area Bonus for a Public Plaza            | 4 sq ft of permitted additional floor area per sq ft of public plaza. Public plaza is 34 ft x 140.33 ft = 4,771.2 sq ft<br>4,771.2 sq ft x 4 = 19,085 sq ft   |
|                              | ZR 33-123                               | Community Facility Buildings                   | 6.5 (lot area 33,557 sf)<br>6.5 x 33,557 sq ft = 218,120 sq ft<br>218,120 sq ft + 19,085 sq ft sq ft = 237,205 sq ft<br>53,361 sq ft Existing to remain on Lot 21<br>237,2056 sq ft - 53,361 sq ft = 183,844 sq ft<br>Additional zoning area allowed: 183,844 sq ft |
| Open Areas                   | ZR 33-25                                | Minimum Required Side Yard                     | None required   |
|                              | ZR 33-281                               | Minimum Required Rear Yard                     | None required   |
| Height and Setback           | ZR 33-432                               | Maximum Height of Walls and Required Setbacks  |   |
|                              | ZR 33-432                               | Base Height                                    | 85 ft   |
|                              |   | Setback  | 20 ft on a narrow street  |
|                              |   | Overall height                                 | No limit  |
|                              |   | Slope over zoning lot                          | 2.7:1   |
| Tower Regulations            | ZR 33-451, 33-453                       | Community Facility Buildings                   | No floor may occupy more than 40% of the zoning lot and the building may penetrate the sky exposure plane if less than 2250 sq ft of area in aggregate is within 50 ft of the street line   |
|                              |   |  | 140 x 15 = 2,100 sq ft  |

| Parking and Loading             |                 |   |  |                |
|---------------------------------|-----------------|---|--|----------------|
| Vehicular Parking               | ZR 36-21        | Commercial; General retail less than 2,000 sf   | None required  | None provided  |
|                                 |                 | Community Use Facility, college student dormitories                                     | None required  | None provided  |
| Loading Berths                  | ZR 36-62        | Commercial, Use Group 6A, 6C  | Less than 25,000 sf so none required   | None provided  |
| Enclosed bicycle parking spaces | ZR 36-711       | Community Use Facility, college student dormitories                                     | 1 per 2,000 sf of floor area   | ~50            |
|                                 |                 | Commercial: 6A, 6C  | 1 per 10,000 sf of floor area  | NA             |
|                                 |                 | Commercial: 6B  | 1 per 7,500 sf of floor area   | NA             |
|                                 | ZR 36-74        | Cerification of Off-Site Bicycle Parking Spaces   | For Colleges and with the approval of the Chairperson of the City Planning Commission, required bicycle parking may be located on a zoning lot within 1,000 ft of the zoning lot |                |
| Streetscape                     |                 |   |  |                |
| Ground Floor Use                | ZR 37-30        | Commercial frontage between 2 ft and 12 ft above grade must be at least 50% transparent |  | TBD            |
| Signs                           | ZR 32-51        | Limitations on business entrances, show signs or signs                                  | TBD  | TBD            |
|                                 | ZR 32-511       | For zoning lots with single frontage  | TBD  | TBD            |
|                                 | ZR 32-642       | Non-illuminated signs   | Maximum surface area not more than 5x the street frontage of the zoning lot (in feet), but in no case greater than 500 sq ft.  | TBD            |
|                                 | ZR 32-652       | Permitted projections in all other commercial districts                                 | No more than 18" past street line for multi-faceted signs or 12" for all other signs   | TBD            |
|                                 | ZR 32-653       | Additional regulations for projecting signs   | To be coordinated  | TBD            |
|                                 | ZR 32-655       | Height of signs in all other commercial districts                                       | Not higher than 40' above the curb level   | TBD            |
| Street Tree Planting            | ZR 33-03, 26-41 | Street Tree planting in commercial districts  | One ever 25 ft of street frontage. 141 ft / 25 ft = 5.64; 6 required   | 6 street trees |
|                                 |                 |   |  |                |