Superblock Stewardship Advisory Committee Meeting
Meeting Summary

Meeting Date: Tuesday, November 4, 2014

Members in Attendance: Barbara Albrecht, Rachel Belsky, Lynne Brown, Sewin Chan, Jeff Goodwin, Anne Hearn, Michael Hengerer, Neal Herman, Alison Leary, Kenny Lee, Larry Maslon, Allen Mincer, Julia O’Connor, Michael Patullo, Rosemary Scanlon, Heather Skolnick, Eero Simoncelli

Members Not in Attendance: Angela Kamer

1. Comments from the Chair

Chair Larry Maslon noted the significance of the division of the Committee into two subcommittees—one focusing on construction/mitigation and one for ongoing stewardship. Barbara Albrecht will chair the Construction/Mitigation subcommittee, Maslon said, given her service on the University Space Priorities Working Group and professional experience in the areas of planning, design, and construction.

Maslon also welcomed Neal Herman from the College of Dentistry, and resident of Washington Square Village, as the newly-appointed representative of the Full-Time Non-Tenure-Track/Contract Faculty Senators Council.

2. Gym Relocation Update

Senior Vice President Lynne Brown provided an update on the plan for meeting the fitness and athletic needs of users of the Coles Sports Center while it is unavailable. She offered background on the University’s recent purchase of adjoining buildings at 404 Lafayette Street / 708 Broadway, noting that a portion of the building, which previously housed a Crunch gym, would be reactivated for NYU users. The purchase of this building, Brown said, was favorable for NYU in two ways: 1) it will allow NYU to provide a more robust temporary fitness facility than would have been possible at 25 W. 4th Street and 2) the upper floors of the building provide the University with much-needed academic department space.

Brown indicated that NYU is in the process of seeking to extend a special permit that will continue to allow a gym to be operated on the site. She emphasized that this is a temporary solution and not designed to eliminate the need for a fitness center or reduce the need for such space in the Coles Redevelopment building.
While zoning restrictions on the building limit the range of uses—no classrooms, teaching labs, or housing are allowed—NYU anticipates utilizing the upper floors for academic offices that are currently located in leased or highly-compressed space, though no specific end use has yet been determined. Brown also noted the financial advantages of owning versus leasing space. In response to questions from members, it was affirmed that the space needs that could be accommodated in 404 Lafayette Street / 708 Broadway would not likely accommodate any significant portion of the space program planned for the Coles Redevelopment.

3. **Architect Search Update**

Since the Committee’s last meeting, Lynne Brown noted that Project Director Kenny Lee has been conducting further due diligence on the finalist firms. Lee has gathered final feedback from references and has begun to negotiate fees. Brown said that a decision on the architectural firm is expected in the coming weeks.

Members suggested that the chosen firm meet with the Committee during the early stages of its engagement with the University to better understand the concerns of residents and establish a positive relationship. Simultaneously, it was suggested that anticipated questions be included or referenced in any public announcement about the hiring of an architectural firm.

4. **Subcommittee Meetings**

*The Committee then divided into subcommittees.*

**Construction/Mitigation**

The Construction/Mitigation Subcommittee discussed the proposals submitted for the independent consultant role. Members inquired as to the differences between the independent consultant, which was recommended by the University Space Priorities Working Group and will conduct a review of the mitigation measures set forth in the Restrictive Declaration, and the construction monitor, which reports to the NYC Department of City Planning and is responsible for ongoing monitoring and compliance with the mitigation regulations. Chair Barbara Albrecht asked Kenny Lee to share his reactions to the proposals and Lee noted his reservations regarding one of the firms. Members discussed the merits of each firm and determined that two of them should be invited to interview with the subcommittee at its next meeting. Members agreed that members of the Subcommittee would be in touch via e-mail to determine the format of the interviews and potential questions for the candidate firms.

**Stewardship**

The Stewardship Subcommittee meeting centered on a presentation by Vice President Alicia Hurley that provided an inventory of the open spaces on both superblocks. The
presentation specifically addressed the Subcommittee’s request for information about the history, use, and associated issues with each plot. Members engaged in discussion with Hurley and Executive Vice President Alison Leary and agreed to use the next meeting to begin to formulate a draft strategy for the use of the spaces in question.