Members in attendance: Heather Banoub, Rachel Belsky, Lynne Brown, Jeff Goodwin, Anne Hearn, Michael Hengerer, Angela Kamer, Larry Maslon, Allen Mincer, Ezra Sacks, Eero Simoncelli

Absent: Barbara Albrecht, Erica Silverman, Neal Herman, Arvind Rajagopal, Rosemary Scanlon

1. Comments from the Chair:

Chair, Larry Maslon, welcomed the Committee and thanked the subcommittees’ for preparing presentations of their recommendations proposed for plenary review. Maslon established a timeline for report production and set an agenda item for the next meeting, scheduled for December 8, for the Committee to finalize the report by vote. The expectation is the University would review the report and meet with the Committee to discuss the recommendations and possible strategies for implementation in early 2016. The target for recommendation implementation is the end of the 2015-2016 academic year. Maslon said it will be important to have demographic data to support the recommendations set forth in the report.

Heather Banoub, Communications Manager, provided an update on the open space projects scheduled to begin on LaGuardia Place and on Bleecker Street. Banoub explained that NYU and the NYC Parks Department have finalized the project details and a communication was distributed to NYU Faculty housing residents and the community at large. These projects are scheduled to be completed in spring 2016.

It was noted that the sidewalk scaffolding, erected for the window replacement, has been removed around Washington Square Village buildings 3 and 4. The extra lighting installed as part of the scaffolding helped brighten the perimeter of the buildings, now leaving the area darker. Banoub said she would work with the building facilities team to improve the lighting around the building.

2. Brief Report on Demographic Analysis

Senior Vice President Lynne Brown introduced the demographic report, produced in conjunction with the Office of Faculty Housing and the management office Cushman and Wakefield, and reiterated the importance of having demographic data, of who is living on the blocks, to support the Committee’s recommendations.

Brown shared highlights from the report and explained that the data was derived from lease records: majority of residents are NYU faculty; approximately 300 children live on the blocks with 100 children under 5 years of age; and as of fall 2014, 323 pet security deposits had been collected. Brown also reported that there is a trend toward converting studios into larger
apartments. While the age of the population on the superblock is harder to determine, Brown said assumptions can be made based on the length of time a resident has been in their apartment.

3. **Enforcement Report by Allen Mincer and Discussion**

Allen Mincer shared the Enforcement subcommittee’s recommendations and parameters. The subcommittee reported that clear guidelines or rules are essential to creating a strategy for enforcement. A discussion about the recommendations followed and included the following questions and comments:

- Who is currently violating the existing rules (i.e. NYU Faculty Housing residents or non-residents)? Should the University treat resident violators differently than non-resident violators?
- Does the University have a sense of which rules are broken most often? Hearsay and observation point to individuals who fail to clean up after their dogs and ball playing in areas that prohibit ball playing (i.e. the Silver Towers plaza).
- Should 505 LaGuardia be included in conversations that establish rules for the Silver Towers plaza area, which is shared with the two Silver Towers buildings (100 and 110 Bleecker Street).
- How should established rules be implemented and enforced, particularly if the violator is not a NYU Faculty Housing resident? It was suggested that a monitoring group composed of representatives from Faculty Housing, Public Safety, Cushman and Wakefield, and other appropriate groups, be established to develop an enforcement strategy. The Committee agreed “shaming” should not be used. It was also noted that doorman should be aware of the rules, but should not be responsible for enforcement.
- What methods of enforcement can NYU Public Safety use? More visibility was recommended and investigating the feasibility, pros, and cons of writing citations.
- Signage and posting the rules was noted as important, but it was emphasized that too much signage is ineffective.

4. **Open Spaces Report by Michael Hengerer and Discussion**

Michael Hengerer shared the Open Space subcommittee’s recommendations and parameters. The subcommittee’s goal was to provide a space that meets the needs of each superblock constituency (i.e. families with children of different ages, senior citizens, pet owners, seekers of peace and quiet, seekers of more play space, etc.). By allowing a use in some areas, it is acceptable to prohibit it in other areas. A discussion about the recommendations followed and included the following questions and comments:

- Can the lighting around the superblocks be improved? The Committee agreed improved lighting and other basic improvements would make a number of areas (i.e. the lawns behind the LaGuardia retail strip and the fire lanes on either side of the Key Park)
The discussion about enhancing the fire lanes on either side of the Key Park continued. The spaces can be used for children to bike and skate, while maintaining the area’s primary function for emergency. It was noted that, in the past, basketball hoops had been installed, but Washington Square Village residents complained about the noise generated and they were removed.

The Mercer Playground (“LMNOP”), which is under the auspices of the NYC Parks Department, was discussed as difficult to access, not well used, and generally not enticing for children. It was recommended that better access and fencing could make the Park more appealing.

Landscaping should be designed with safety in mind, as tall bushes make walkways feel less welcoming and can provide a place for people to hide.

It was noted, that a landscape design professional can be an asset in designing to meet the Committee recommendations.

5. Programming Report by Larry Maslon and Discussion

Larry Maslon shared the Open Space subcommittee’s recommendations and parameters. The principles which guided the subcommittee’s recommendations included: building a community among residents; opening spaces for residents, students, and neighbors to use; providing services and compelling activities for all superblocks constituencies. A discussion about the recommendations followed and included the following questions and comments:

- Can the University provide an indoor space for community events? It was noted that UPNS has lent their space (60 person capacity with child-size chairs) for Silver Towers Tenant Association meetings in the past. The community room in 505 LaGuardia was also referenced as a model for a space that can accommodate programming events.
- The Committee acknowledged that creating a Program Director position to administer the programming initiative would require funding. It was recommended that a volunteer committee of residents help coordinate and review applications for event and space requests.
- Many events happen ad hoc around the superblocks, it was recommended that the programming initiative formalize the events and space offerings.
- A discussion about using the lawns behind the LaGuardia retail strip for programming brought into question the location of the Post Office since trucks regularly utilize the driveway between the two existing lawns. There was a concern that the truck traffic would compromise some programming opportunities.
- The Committee also discussed whether the absence of fencing resulted in de facto dog friendly areas. It was noted that areas where fences have been removed have seen an increase in usage by dog owners. It was recommended that before other fencing is removed the assigned uses of the area be established. Various (i.e. shorter and more aesthetically pleasing) fence alternatives were also discussed.
6. Representation and Input Report by Eero Simoncelli and Discussion

Eero Simoncelli shared the Representation and Input subcommittee recommendations and parameters. The main recommendation presented is the proposed creation of a “Washington Square Village Affiliate Association.” A discussion about the recommendations followed and included the following questions and comments:

- The question of how often the existing tenants associations hold meetings was posed. Silver Tower meets once or twice a year; WSV meets 2 times a semester.
- It was recommended that the new WSV Affiliate tenant association also meet at least once a semester. It was also recommended that the three tenants association can meet once a year to discuss superblock-wide issues (i.e. policy based).
- The Committee discussed communications and announcements within NYU’s Faculty Housing buildings; how to effectively communicate with residents via different media; granting the tenants association access to resident e-mail lists; LED boards in the lobbies; and newsletters. Concise announcements, with current information, posted by the elevators seem to be a good way to reach the most residents.
- How the new WSV Affiliate Tenants Association would recruit leadership and residents to attend the meetings was noted as a challenge. It was recommended that the first meeting be advertised as pertaining to the new programming initiative or open spaces usage; topics that many residents would find interesting. The Committee agreed that discussing how the blocks are changing at tenant association meeting would attract many residents.