



NEW YORK UNIVERSITY

A private university in the public service

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Alicia D. Hurley, Ph.D. *Vice President*

May 18, 2012

The Honorable Amanda Burden
Chair, New York City Planning Commission
22 Reade Street
New York, NY 10007

Dear Chairwoman Burden:

The attached materials address the outstanding questions that were raised by you and your fellow Commissioners at the public review session on May 7, 2012. Specifically, this information is provided to elaborate on the University's need for additional faculty housing and the type of project that the University would undertake in the event the School Construction Authority and City decided that the Bleecker Building was not required for a public school.

Thank you again and we look forward to the continued discussion. We are happy to respond to further questions, should they arise.

Sincerely,

Alicia D. Hurley, Ph.D.
Vice President

Enc.

Faculty Housing

The University owns approximately 2,000 units of housing, which is prioritized for tenured and tenure-track faculty. In the decades of the 1960s, 70s, and 80s the portfolio was managed differently (i.e., more staff were provided housing) due to the lack of demand by faculty. The demand by faculty today is quite different, the desire is to live proximate to the main campus facilities and in Greenwich Village, particularly as faculty are recruited from around the world.

In 2008, the University conducted an analysis to project its faculty housing needs for future growth with built in assumptions of adding 60 to 80 new faculty lines per year and with the assumption that roughly 70 percent of those faculty would need to be provided with housing. Over half of newly recruited faculty have children and require 2 or 3 bedroom apartments. The strength of the New York City housing market, especially the relatively high rental rates, means that this University housing stock is essential for faculty recruiting and retention.

The strategy to handle the projected growth:

- With natural attrition and recapturing vacated non-faculty units (retirees, staff, non-affiliates) along with projected conversions of smaller to larger apartments (approximately 60 per decade), the projected analysis showed that the current inventory of housing will be inadequate by approximately 93 apartments by 2017.
- This analysis was conducted with some assumptions built in about visiting faculty, but with the growth of the global network university, those projections would add additional demand above the 93 units – approximately by 100 additional units, within the next 7 to 10 years.

The plans call for the Zipper Building to absorb this projected shortage of faculty housing units.

Bleecker Building

The University has offered the location at Bleecker and LaGuardia for the City/School Construction Authority to build a 100,000 GSF K-8 public school. This offer was based on years of community outreach where school overcrowding was cited as one of the main concerns.

The SCA will have until 2025 to advise the University as to whether it will take the site for a public school.

In the event that the SCA declares that it does not need the site to build the public school, the University would have the right to build a 100,000 GSF building on the site (within the same approved parameters and zoning for the public school).

The footprint of the Bleecker Building is compatible with academic uses and the University anticipates that the building would provide university classrooms on the lower 2 to 3 floors and faculty offices and research spaces in the upper floors. The faculty research spaces would be dedicated to cross-disciplinary social science research centers such as the Public Health Institute or other disciplines that will have emerged by 2025.