Welcome and Introductions
Chair Larry Maslon welcomed the Committee and thanked the invited guests for joining the meeting. Maslon asked all participants to introduce themselves and the constituency or office they represent. Following introductions, Michael Hengerer reminded the Committee that he would be graduating at the end of the semester and said Erica Silverman may not continue sitting on the Committee. Hengerer said he would be soliciting for two new student representatives at the next student senators meeting and hoped to have the selected students sit in on some of the remaining spring semester meetings.

2. Urban Farm Meeting Recap
Maslon asked Lynne Brown, Senior Vice President of University Relations and Public Affairs to recount the prior SSAC meeting (held on February 16th), which included representatives from the Urban Farm, Steinhardt’s Food and Nutrition studies program, the student-run Community Agriculture Club, and UPNS. Brown recounted that the urban farmers made a reasoned and passionate plea to reinstate the urban farm to the location behind Silver Towers (on Houston Street), which would require a formal application to the Landmarks Preservation Commission (LPC). The application would encompass an architect and landscape design and the process with the LPC would probably include a public hearing and vote by the LPC. During the 2/16 meeting Brown asked the urban farmers and the student farmers about the viability of the two groups working on one plot of land together. While the urban farm group seemed open to possibilities, the students made a pitch to stay in their current space independent from
the urban farm group. They saw their initiative as important to building a sense of community among students and therefore, better suited on their own.

Brown said the Committee’s report did not preclude moving forward with an application to the LPC for an urban farm, but asked Committee members to bring all recommended interventions for the landmarked Silver Towers block to the table so the University could submit a single, all-encompassing application to the LPC. Heather Banoub, Associate Director of Communications, said she would review the SSAC report to see if any other recommendations would require LPC review. Maslon added that he has asked the various farming constituencies at the meeting to elect representatives to meet with the Committee regularly about urban farming at the University generally and not just on the superblocks. Maslon said he hoped meeting with these groups regularly could help celebrate what they do for the university as a whole, without tying them to superblocks specifically. Brown agreed and said if the Committee makes the recommendation, NYU can begin the LPC application while the SSAC continues meeting with these groups about urban farming at the University writ-large. Brown let the Committee know that while the University could move to develop the application briskly, the LPC process itself can take some time and there is no guarantee the LPC application will be approved.

Committee member Ezra Sacks recommended that the farm locations have signs to let the community know what is happening in the spaces. Community member Barbara Albrecht added that the children enrolled at the University Plaza Nursery School are another stakeholder group that benefit from having the urban farm so close to their location. Maslon also recommended NYU’s landscape manager, George Reis, be asked to look for other urban farm opportunities around the University. Brown added that if NYU receives approval to have an urban farm from the LPC it would need to be maintained in perpetuity, so a Memorandum of Understanding (MOU) with the farmers would be important to ensure accountability and responsibility for maintaining the space. Committee member Allen Mincer asked if NYU would be obligated to take on the responsibility of maintenance if space was not kept up. Brown affirmed that this was the case. Committee member Eero Simoncelli asked if NYU could give the farmers a timeline to plan and Brown said her office would draft a note to let the farmers know about the Committee’s recommendation and the University’s plan to move forward with the LPC application.

3. Update on 181 Mercer
   a. Relocation of School Bus Stop
   The transportation branch of the Department of Education performed an assessment of all the schools that have buses that pick up around the Coles building and they are coordinating with the schools and the bus companies to relocate the bus stops. NYU’s Office of Government and Community Affairs will be assisting the Department of Education as requested.
   b. Changes to NYU Shuttle to Palladium
   Brown reported that NYU Public Safety assessed the feasibility of adding an additional NYU shuttle bus stop closer to the superblocks and found that an additional stop is not an option because of the challenge of re-routing the buses down narrow, cobblestone and one way streets. Any potential re-routing options would significantly increase the time of the route length.
   c. STV Report to HDR
   Rachel Belsky, Project Director, provided HDR, the third-party construction monitor for the 181 Mercer Street project, the report STV created as an independent consultant to the SSAC. This report was the compilation of a review of the requirement set forth in the Restrictive Declaration for mitigating the environmental and quality-of-life issues that may arise during the construction period. Belsky agreed to connect HDR with STV if they have any questions about the report.

4. Update on Superblock Developments
Brown let the Committee know that work on the public open space projects on Bleecker Street and LaGuardia Place were progressing on schedule. Additional signage designed by Brown’s Public Relations team is scheduled to be installed on Monday, March 7. Brown reminded the Committee that Coles is closed and the project team continues performing investigatory borings, which will inform the design of the new building’s foundation. Banoub announced that the Mercer-Houston Dog Run Association is scheduled to open in their new location on Wednesday, March 2. Brown also reminded the Committee that the new athletic facility at 404 Lafayette Street had opened and students have been providing very positive feedback. Brown told the Committee that 404 Fitness would remain open as a gym even after 181 Mercer Street opens. She also announced that the new Global Public Health School will be using the upper floors of 404 Lafayette Street (on the Lafayette Street side of the building).

5. Update on Community Board 2 Meeting
Arlene Peralta, Senior Director of Community Engagement reported about the Community Board 2 meeting held on Wednesday, February 17. Peralta recounted that the Community Board had very specific questions about the public open space projects that are underway on Bleecker Street and LaGuardia Place. The Community Board also had questions about the programming and design of the new building at 181 Mercer. Peralta let the Community Board know that the architects were still designing the building and she would be happy to return to provide an update on the new building once designs have been finalized. She is also working with Kenny Lee to provide answers to Community Board 2 about several of their questions related to work hours and site conditions.

6. Response from NYU Leadership to SSAC Quality of Life Report Recommendations
Brown started the conversation by thanking all the people from Construction Management, Faculty Housing, and Public Safety who have been studying the SSAC’s report and developing a plan for implementation.

Faculty Housing
Brown and Katy Fleming, Deputy Provost and Vice Chancellor started by addressing the recommendations around Faculty Housing. Brown and Fleming said the University accepted the Committee’s recommendation to create a new position either alongside or within Faculty Housing that would have the goal of bringing a Faculty Housing presence to the superblocks in a more geographically proximate way and as an advocate and ombudsman for residential concerns. This position would have an office on the superblocks, probably on the ground floor of one of the Washington Square Village buildings. Brown and Fleming saw this position as resource for residents on work/life and family issues (i.e. information on schools) as well as the range of issues related to tenancy. The position would be a liaison to all existing and future tenants associations, facilities management, and the SSAC, and would help think through a model for staffing to develop and implement programming on the superblocks. Brown and Fleming also saw this position as one that could address the communication challenges between the University and the residents.

Maslon asked if candidates would pass through the Committee. Brown and Fleming said the Committee could be helpful in developing or reviewing the job description for the position similar to how they helped to create the guiding principles for the University’s selection of the architecture firms for the 181 Mercer building. Another Committee member asked if it would be a requirement that the person live on the superblocks. Brown and Fleming responded that it probably could not be included as a requirement for the position. Nonetheless, this position would need to spend a lot of time on the blocks, which would include being part of the regular superblock walkthroughs that are already happening to identify and address items that need to be repaired and better maintained around the blocks.
Brown also announced that the former blood bank location, which is located on the ground floor of 2WSV and accessed from the corner of West 3rd Street and Mercer Street has been designated as the future “open house” site for information about the 181 Mercer Street project. The space will be converted into a meeting place where the building model and other project information will be located. Meetings and briefings could be held here.

Representation
Moving on to the Committee’s recommendations about representation, Brown affirmed that there is no reason a Washington Square Village Affiliate Tenants Association cannot be created, but the initiative would have to be started by residents, not NYU Administration. Maslon let the Committee know that he would reach out to the Faculty Senators Council, Faculty Benefits and Housing Committee to get the new Tenants Association started. With regard to the Committee’s request to provide the Tenant’s Associations with email lists for residents, Brown explained that the Faculty Housing will be sending residents an email that allows them to opt-in to receive communications from their Tenants’ Association and those lists would be shared with the respective Associations.

Enhancements to Open Space
Brown then turned the meeting over to Director for Design, Mark Gordon, who gave a presentation encompassing the Facilities and Construction Management’s response to the Committee’s recommendations for repairs, improvements, and enhancements to the open spaces around the superblocks. Brown said the University plans to begin many of these improvements now and work would continue through the fall. Some improvements would be addressed in the long term, including improvements to the Mercer Park (aka Lmnop) since the Park is under the jurisdiction of the NYC Department of Parks and Recreation (DPR) and Brown’s office would first need to do outreach to the DPR and Community Board 2.

Proposed improvements include:
- Signage for wayfinding, safety and branding. Gordon said he would be working with a signage expert on a signage plan and would bring it back to the Committee for feedback.
- Perimeter fencing removal around the blocks.
- Targeted planting bed improvements. Gordon noted that these improvements would be delayed around 1 & 2 WSV since sidewalk bridging would remain around the buildings through the end of the roof replacement project and “Local Law” façade inspections and repairs, scheduled to be completed at the end of 2016.
- Improvements to the entrances of the Sasaki Garden.
- Improvements to the exterior of Washington Square Village buildings (i.e. painting, removal of damaged meshing) and general clean-up of the site.
- Unify the lighting and facades above the businesses on the east side of LaGuardia Place between West 3rd Street and Bleecker Street.
- Screening off the rear service entrances to the businesses on the east side of LaGuardia Place between West 3rd Street and Bleecker Street.

Following Gordon’s presentation Brown let the Committee know that improvements to the staging areas north and south of the Key Park would also be considered in the long term, as some improvements may require staging. Brown also let the Committee know that the emergency generators, which are located north of the Key Park, cannot be relocated offsite because in the case of an emergency it may be difficult to logistically bring the generators back onsite. Brown asked Linda Chiarelli, Vice President, Capital Projects and Facilities, if she could do research to find cosmetic screening that would improve the appearance of the area. Chiarelli agreed. A Committee member asked
if the generators could be separated and relocated to alternative locations. David Alonso, Vice President, Construction Management & Strategic Services agreed to look into locations for potentially relocating the generators nearby.

Maslon recommended that the University consider how best to get out the word about the improvements around the superblocks. Brown agreed to bring her team together to plan a communication strategy once renderings are created for the improvements.

Maslon concluded the meeting by reminding the Committee that they would use the coming weeks to finish discussing issues of quality-of-life around the superblocks. He reminded the Committee that they could expect the architects to return before the end of the semester. Brown noted that Jimmy Pisaniello, Assistant Vice President, Campus Safety, would return to the Committee’s next meeting to discuss Public Safety’s assessment of the Committee’s recommendations around enforcement.