1. Welcome and Comments from the Chair
Chair Larry Maslon welcomed the Committee and invited guests and called the meeting to order. Maslon commented that the new public open spaces on Bleecker Street and LaGuardia Place look great and thanked the project team for a job well done.

2. Communications Update, John Beckman
Maslon welcomed John Beckman, who provided an update on his recommendation for improving how the University keeps Washington Square Village and Silver Towers residents informed through the use of digital screens in the building lobbies. Beckman designed color-coded templates for five different update categories: construction updates, emergency notifications, superblock improvements, events, and tenant association notifications. He also confirmed that the buildings have Wi-Fi in the lobbies and conferred with Mark Gordon, Director for Design, Construction Management, on the viability of utilizing
power already located near the elevators. Beckman cited next steps would include researching the best equipment to use and developing a proposal for procurement and installation.

The Committee affirmed and recommended that the University mount screens in all 6 Washington Square Village and Silver Towers’ buildings. Questions posed by Committee members included who would be responsible for keeping the content on the screens up to date. Lynne Brown said Heather Banoub and the new Faculty Housing position would be responsible for keeping the content up to date. Other Committee members asked that the size of the text be larger enough for older residents to read and the pace which notifications change be well timed.

3. 181 Mercer Street Architect Presentation
The representatives from the 181 Mercer Street architecture team re-introduced themselves and Carl Krebs from Davis Brody Bond started the presentation with an overview of the processes that have brought the team to the early design they would be presenting. Krebs explained that University Space Priorities Working Group report and the SSACs guidance have informed the team’s understanding of the priorities of the building, and laid the ground work for the extensive outreach effort that took place to the departments and future end users. After speaking with numerous NYU-community members the architecture team found that 181 Mercer Street was viewed as an opportunity for the University to show who NYU is and what we aspire to be in the future. This translated into a building that is operationally efficient and flexible, creates spaces that inspire and reflect creativity, attracts students and faculty, and connects the University to the neighborhood.

Krebs reminded the Committee that the last presentation focused on how the diverse programs could fit into the building with the central commons areas connecting the programs as an informal gathering locale on the 2nd floor. He reviewed the pathways and different entrances into the building from Houston Street, Mercer Street, Bleecker Street and the future Green Street walk; orienting the building on the site. Finally, Krebs discussed the different site studies underway, including the impact of incident solar radiation and microclimate (weather) analyses, and how the architects use data to inform design elements of the building.

Richard Maimon continued onto the design portion of the presentation beginning with the goals established for the exterior of the building and an image of the ULURP approved maximum building volume. Maimon discussed how the University had a great opportunity, but was given a volumetric building design “sweater” that is both massive and clunky. Maimon explained that the team has been working to transform the building into something elegant and thinner; by shaping and refining the massing and towers within the constraints of the ULURP requirements. Maimon presented some preliminary renderings that show the intention and direction of design, which include the towers with thinner proportions than those in the ULURP massing; removal of one tower altogether; reducing the physical presence of the building on the street; increasing the light and views across and through the 181 Mercer Street building and to the surrounding streets; and creating a gateway presence between NoHo and SoHo. Maimon opened the floor to questions which included:

- If the color schematic of the building presented in the renderings were finalized. The team said the colors are being studied and sought to pick up on the colors of the buildings around the site on Mercer Street and around the University.
- If the design would include exterior branding. The team explained that the Pentagram design firm is onboard and there may be opportunities for branding design elements throughout the building.
- If the faculty and student housing would have floor to ceiling windows. The team responded that the student housing would not have floor to ceiling windows to enable effective dorm room
furniture configurations. The faculty tower would have floor to ceiling windows; emulating what is currently desired in the housing market. Specifics about the window coverings and other material decisions have not been finalized.

- Where will the loading dock be located? ULURP approved plans require the loading dock to be located on Mercer Street around the middle of the block. Brown mentioned that the University met with the residential building across the street from the expected location of the loading dock.
- What will the Greene Street Walk look like? A landscape architect was brought onto the team to begin designing this area. ULURP-approved plans specify that the path would be widened to approximately double its current width and will be open to pedestrian traffic. The landscape architect will also be designing the various outdoor spaces throughout the building.
- Will parts of the building be open to the general public? Yes, URURP approvals require 7,500 square feet of ground level space be accessible to pedestrians from the Greene Street walk.
- How will the general public access the building for performing arts events? There will be particular entrances designated for entering the building for different programs.
- Is the faculty housing tower taller than Silver Towers. No, ULURP requirements are for the faculty housing tower to be no taller than Silver Towers.

Maslon asked what challenges the architects have faced. Krebs talked about the findings of the subsurface borings and how the sub-terrain water, depth of the bedrock, and close proximity to the subway, all impact the engineering and construction of the building. The architects also discussed the challenge of fitting all the different programs and related mechanical spaces into the building and the programmatic pressures for space in the podium as opposed to the towers.

Brown thanked the architects and let the Committee know that the University would be working with the architects on the design, programming, and the means and methods of construction over the coming months. Linda Chiarelli, Vice President, Capital Project and Facilities, reported that interior decommissioning work continues on the 181 Mercer site in addition to the relocation of utilities. The permit review and approvals process has begun and the team is focused on finalizing schematic design.

4. **Membership, Housekeeping and Summer Schedule**

Maslon thanked Committee member Michael Hengerer for his 2-years of service and congratulated him on his upcoming graduation.

Brown recommended that the Committee try to meet over the summer to continue the discussion of stewardship on the blocks and to provide feedback to the communications team as they develop a plan to present the 181 Mercer Street building to the community. The Committee will receive a matrix to provide their summer availability to set up meeting dates.