Superblock Stewardship Advisory Committee
Meeting Summary

Meeting Date: Thursday, October 27, 2016, 12:00pm – 1:30pm

Meeting Location: President’s Conference Room, Bobst Library 12th floor

Members in attendance: Barbara Albrecht, Juan Bello, Anne Hearn, Neal Herman, Angela Kamer, Larry Maslon, Allen Mincer, Ezra Sacks, Robert Shapley, Erica Silverman, Eero Simoncelli

Members Not in Attendance: Joseph Onwughalu

Representatives: Lynne Brown, Senior VP, University Relations & Public Affairs (ex-officio)
Arlene Peralta, Senior Director, Community Engagement (ex-officio)
Rachel Belsky, Project Director, University Relations (ex-officio)
Heather Banoub, Assistant Director of Communications, Community Engagement (ex-officio)

Invited Guests: Erin Lynch, Assistant Vice President, Faculty Housing
Renee Burillo, Project Manager, Construction Management
Erin Donnelly, Community Liaison, Faculty Housing

1. Welcome and Comments from the Chair
Chair Larry Maslon welcomed the Committee and Erin Donnelly, the newest member of the Faculty Housing team, who will be spearheading the department’s programming initiative and enhancing the way Faculty housing communicates with residents. Donnelly introduced herself and her background, which includes academic and professional experiences at NYU. Donnelly said she is excited to work with the SSAC and the various tenants associations on the blocks. Her office is located on the ground level of 2 Washington Square Village in suite 10. The Committee recommended an introductory email be sent to residents about Erin joining the team and what her roll will entail.

Maslon also reported that the Washington Square Village Affiliate Tenants Association (WSV-ATA), led by David Gersham and Claire Aronow, was preparing to set up elections. He suggested Gersham and Aronow be invited to the next meeting of the SSAC (scheduled for November 10, 2016) to give an update on the group’s formation. It was also recommended that Donnelly be introduced to the WSV-ATA.

2. University Update
Reflecting on the previous meeting, Maslon was pleased with the update on programming provided by Linda Chiarelli and Joe Juliano. Brown agreed and shared that her communications team is working with Chiarelli’s team to plan a communication that would include programming and early design schematics of the building for distribution in early December. The types of materials that will be shared in this communication will be based on what the architects have ready, to avoid sharing design features that
may change as the architects continue the design process. The communication will also highlight why
the programming is important to the different users of the building, and what the domino effect of
bringing these new spaces online will have on freeing up other spaces around the University. Brown
expects that a second communication would be distributed later in the spring semester that would show
visuals of more sophisticated design renderings and more interactive materials that allow users to
immerse themselves in the building design. The architects are scheduled to continue design
development through late spring or early summer 2017 and the final design roll out would take place
either over the summer or when the University community returns in the fall. Brown noted that the
Open House Space, (located on the ground level of 2WSV at the corner of West 3rd and Mercer Street)
would a place where the University and external communities come to see renderings, models, and ask
questions. She shared that the Committee’s recommendations (made at the October 13, 2016 SSAC
meeting) were shared with the communications team. One member asked what types of imagery they
should expect to be included in the December roll out. Brown said they can expect imagery on the
website, print visuals and graphics in the Open House space. Maslon recommended an event or public
meeting be part of the roll out so the community can ask the architects, deans, and other end users that
have been part of the programming process questions about the programming and initial design. The
Committee was happy to hear that the architects would be ready to present to the NYU community in
eyearly December as members were receiving questions about why the University is taking the Coles
building down before there is a design of the new building.

Another member asked about the number of faculty apartments and the size of those apartments.
Brown reminded the Committee that the number of apartments will be determined by the mixture of 2-,
3-, and 4- bedroom apartments, which can range from the high 30s to 60s. That mix and decisions about
allocation of apartments are still under review and discussions about this will take place in the Faculty
Benefits and Housing subcommittee of the Faculty Senate Council.

3. Update on Mercer Street Construction
Banoub shared that the team was finishing interior demolition and demolition of the Coles plaza to bring
the area to grade. Upcoming work will include cutting off the water service for the Coles building in
preparation for demolition to grade. This work will require street excavation in selected locations and
access to a number of man-holes mostly outside the construction fence, to access the water mains. This
ongoing work is expected to continue through early November and structural demolition of the building
to grade is expected to follow. This is work is expected to continue through February. During structural
demolition to grade equipment is scheduled to be placed on the roof of the building by utilizing a small
crane that is scheduled to be located within the construction fence. The crane will be used to hoist
equipment on different sections of the roof. At portions of the roof, beams will be cut and lowered into
the building. Brown reminded the Committee that HDR, the projects’ independent monitor, conducts
regular sit visits to check for compliance with various mitigation practices, including those to control
noise, dust, rodents and construction-related traffic. A member asked if vibration monitoring was taking
place around the site, and Banoub affirmed. Another member asked if the University would move
residents or reduce rent if the impact of construction in their apartments was more than they could
handle. Brown said University Leadership was discussing mitigation options. A member recommended
setting up a separate work space for residents who work from home.

4. Open Space Enhancements Update
Brown let the Committee know that she understood the Committee’s frustration about the progress on
the open space improvements around the superblocks. She said the team is committed to undertaking
the enhancements recommended and discussed in previous meetings. Brown said there is now a path
forward, despite past challenges, and reminded the group that even the “superblock” lexicon was created only a few years ago and there is no one office that “oversees” the superblocks. With a number of offices involved with the blocks, undertaking these enhancements have required extensive coordination among several offices. There is now a “SWAT team” set up with representatives of all the offices to address impediments to moving forward and Belsky is keeping a progress tracking sheet (which was handed out) that can be reviewed at each meeting. Brown shared that University insurance, vendor and acquisition processes are some examples of items that are part of moving the enhancements forward and help maintain stewardship, but can also take time.

A question was raised regarding overall maintenance when implementing enhancements. Lynch said as enhancements move forward the team will also need to put plans in place and ensure there are adequate resources to cover ongoing maintenance costs. Maslon shared his concern that these enhancements were expected over the summer and it seems the fall window was also missed. Brown said Mark Gordon turned the project over to Burillo and Kenny Lee before he left NYU. Burillo and Lee are now working to bring his ideas to the implementation phase. Brown concluded by saying the group will provide updates on the progress of these enhancements or why they are delayed. Donnelly said this additional time would provide an opportunity to think about the policies and procedures that will be put in place regarding open space usage.

Brown and Lynch reported on the Faculty Housing meeting that took place with the Silver Towers Tenants’ Association (STTA). During this meeting the STTA shared their concerns about the lobby screen project. Simoncelli, the STTA representative on the Committee, added that this was the first time his colleagues on the tenants’ association expressed concern about this enhancement. The TA did not want their residential lobbies to feel commercial and recommended the residents be consulted on the enhancement. Brown recommended the Committee think through processes and protocols where their recommendations are brought to the TAs and residents for feedback. Brown said Donnelly can be helpful in creating these processes. The Committee agreed that a pilot lobby screens should be placed in one WSV building and one ST building with signage saying this is a prototype; to get the residents’ feedback on monitor size, placement, etc. It was recommended that the Committee members present their vision for the blocks to the TAs and residents, to begin a dialogue among peers about addressing quality of life issues in Washington Square Village and Silver Towers.

Brown shared that a meeting is scheduled with public safety to discuss the creation of a community arm that can help with enforcement of quality of life issues.

5. **LPC Update: Urban Farm and New Path**

Belsky shared that the applications for the urban farm and new path have been submitted to the LPC and the team awaits a public hearing date.