1. Welcome and Comments from the Chair
Chair Larry Maslon welcomed Committee members and thanked the invited guests for their attendance. Maslon thanked Brown and Banoub for their efforts in organizing the Open House event for Washington Square Village and Silver Towers residents (on Wednesday, November 30, 2016). This event had more than 60 participants.

2. 181 Mercer Street Programming and Design Presentation
Brown welcomed Chiarelli and the architects from the KieranTimberlake and Davis Brody Bond firms. Brown reminded the Committee that at the last presentation to the SSAC the architects reviewed the
programming of the building. Today they would let the Committee know the updated programming for the building and show some initial interior and exterior designs as the team is completing the schematic design phase. Brown and Chiarelli reminded the Committee that the design process is still underway as the team has started the design development phase. The design will be refined over the next semester and the architects will return in the spring and again in the summer to present those refinements to the Committee. Once there is a final design at the end of design development the University will present those design renderings.

Maimon walked the Committee through a presentation of the 181 Mercer Street programming and design. Maimon started by reviewing the visioning and goals for the building, which have led the team’s design process since they started working on the project two years ago. Design decisions were informed by a few factors: 1) the programming meetings held with the future occupants of the building; 2) 181 Mercer Street’s location as the southern anchor of the NYU “campus” and, 3) the construction of a new building as an opportunity to build spaces that require large floor plans and multi-story heights (i.e. theaters and athletic courts).

The building is designed to include:

- **Classrooms and Study Space** | 58-60 general purpose classrooms and a variety of study environments, including active, quite, group study spaces;
- **Performing Arts Education and Training Spaces** | 350 seat Proscenium Theatre complete with a fly tower, an end stage theatre, a warehouse theatre, 8 studio classrooms, theatre production shops, an orchestra rehearsal room, a percussion suite, orchestral ensemble classrooms, group and individual instruction rooms, specialty spaces including harp, double-bass and reed instruction rooms, over 50 individual practice rooms, and an orchestral library;
- **Community and Dining** | a publicly accessible atrium space with an entrance from Bleecker Street, a University Commons with a café on the 2nd level, a sky lobby with café and outdoor terrace, and a dedicated community room off the Greene Street Walk;
- **Athletics and Recreation** | a four-court gym with a running track, a six-lane lap pool, a wrestling room, a fencing/multi-use room, two squash courts, cardio and weight training rooms (for varsity athletics and for all gym users), lockers, stretch zones, and open work-out areas. As a place of assembly, it can accommodate up to 2,700 people;
- **Student Residential** | freshman student housing with approximately 415-425 beds in a residential college model, with resident advisor beds, faculty-in-residence apartments; and staff apartments; and
- **Faculty Apartments** | a range of 2-, 3-, and 4-bedroom units with a private lobby and outdoor terrace.

Maimon described how the building will be organized with the circulation moving around the perimeter of the building, which will maximize natural light and allow views into and out of the building. He also showed the Committee various cross-sections of the building’s floor plans, and the location of the ground level lobbies and entry points into the building, which were specifically determined by the ULURP special permit. Committee members asked questions about the number of below grade levels (there will be two); which direction the stage of the Proscenium Theater will face (east); if there will be sound attenuation between the spaces (yes, to ensure that all spaces can be used in tandem); what is located above the athletics court spaces (an indoor running track); the type of dining that will be in the building (a café with grab-and-go options); if the elevators are big enough for large instruments (yes); the height of the Faculty Housing towers (about the height of the Silver Towers buildings); and if there will be seating areas throughout the building (yes, but they have not been designed yet).
Maimon and Brown talked about the building’s footprint and the Greene Street Walk. Brown reminded the Committee that the City wanted the new building to shift to the east; establishing a regular size sidewalk on Mercer Street and widening the Greene Street Walk as a pedestrian way to weave the block back into the city grid and enhance the landscape. The Greene Street Walk is designed to be 30 feet wide. The architects are working with MVVA landscape architects on the designs for the Greene Street Walk and the Toddler Playground that will be located north of the new dog run.

Maimon continued to describe how the team took the massing volume approved in the ULURP special permit to create a thinner more elegant design that allows air and light to enter via a reduction in the overall massing of the building volume including through lowering of one of the permitted towers. Different types of glass are expected to be used around the building with varying levels of opacity, screening and articulation. The design of the building’s façade will take place during the design development phase. The architects are thinking a lot about the relationship between the parts of the building that abut outdoor spaces, for example on Mercer Street, to make the façade dynamic along the area where there is a long stretch of sidewalk. A Committee member asked if the parking rules on Mercer would change – it is expected that the rules would not change. Committee members commented that the building materiality makes it look like three buildings in one and that the building looks contemporary without looking futuristic.

Other questions posed included if the building was being designed ADA accessible (it is); if maintenance is being considered during the design process (the team is having conversations with facilities to ensure the building can be maintained), and the types of sustainability features that the building will have. Maimon let the Committee know that the building design takes advantage of sustainable design strategies that reduce greenhouse gas emissions, water consumption, and the amount of waste generated during both construction and the building’s everyday use. The team is pursuing LEED v4 Silver at a minimum, and is targeting certification as Gold. As part of this commitment, the building will be connected to NYU’s existing Co-Generation (CoGen) facility, a highly efficient, natural gas-fueled power plant that simultaneously produces electricity, heat, and chilled water. By using the CoGen, the building’s greenhouse gas emissions and air pollutants will be substantially reduced compared to conventional sources.

3. 181 Mercer Street Design Roll Out
Brown welcomed Beckman and his team. Beckman let the Committee know that the design would be presented to the internal NYU community and external community in a number of ways the following week (Thursday, December 8, 2016). The architects would present the design at the University Senate meeting in the morning and President Hamilton would send an email update to the community with links to the updated 181 Mercer Street website. The website was designed with guidance from the Committee and the architects and includes videos, renderings, animations and social media posts. Following the University Senate meeting there will be an Open House event where members of the University community will be invited to see renderings and models of the buildings and the architecture team will be there to answer questions. The Committee recommended a FAQ be included on the website that debunks rumors about the building design (i.e. there will be a hotel in the building) and included the construction phases. A Committee member recommended that Faculty Housing residents be invited because some are not affiliated with the University and may be interested in seeing the building design.
Maslon thanked the presenters and the Committee for another semester of work. He briefly summarized the take-aways from the Open House event for Washington Square Village and Silver Towers residents (on Wednesday, November 30, 2016). The feedback on the digital lobby screens was overall positive, so the University will go ahead and install the screens as a pilot. The discussion about signage and access to Bleecker Street (through the Oak Grove) was robust and Maslon recommended revisiting the issue and thinking about solutions in spring semester.