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JOINT ARTS & INSTITUTIONS AND LAND USE COMMITTEES

September 20, 2010

MINUTES:

NYU 2031 LAND USE REGULATION OVERVIEW

This was part of a series of forum meetings on the NYU 2031 Plan. It was jointly hosted by Community Board 2's Arts & Institutions Committee, **David Gruber**, Committee Chair, and Land Use Committee, **David Reck**, Committee Chair. As the purpose of this was to formally present information on the NYU 2031 Plan to the public, no resolutions were put forth.

Gruber and Reck began the evening giving a brief overview of the next steps for NYU. The first action will be to file an application with the Landmarks Preservation Commission in October, which means that they could possibly be at CB2 in November. The Landmarks process precedes the ULURP application.

Reck informed the public that the latest materials regarding the NYU plan can be found on CB2's website, and that a video recording of the evening's presentation would also be uploaded to the site.

Reck also informed the public that NYU's ULURP application has not happened yet and will not happen for a while. The landmark application needs to be approved or denied before the ULURP can proceed. At that point they will start the Environmental Impact Assessment, which will probably happen in spring of 2011. It will likely be a year from now before the formal application process begins.

In the meantime, CB2 committees will have a number of meetings to discuss the NYU Plan 2031 and its potential effects on the community, including the Parks Committee (October 18th). There will also be a meeting with regards to how the NYU plan can potentially impact local public schools and education (either in October or November).

Following Gruber and Reck, **Alicia Hurley**, Vice President for Government Affairs and Community Engagement introduced **Will Haas**, N.Y.U Planning Director, and **Bob Davis**, NYU's outside land-use counsel.

A PowerPoint presentation followed where Haas discussed the history of the Superblocks beginning with the Urban Renewal Plan of 1954 to the present day, and then Davis guided the audience through the NYU proposal.

The presentation was followed by a Q&A. Members of CB2 asked the first questions followed by questions from the public.

What follows is a general summary of that Q&A, beginning with questions from CB2 members:

Q:Reck Particularly in the area East of Washington Square, why do you need to do a commercial rezoning to a C62 when the strip along LaGuardia is a commercial overlay district? Particularly in the loft area, this would seem to be a more logical procedure for you.

NYU(Davis): We proposed the full rezoning because it makes a big difference in the two southern superblocks, but the point you raise is an interesting one and I think we should think about whether the overlay, especially on the northern superblock is appropriate. We'll certainly give it consideration.

Q:Reck And why are you doing everything in such a large application. You have 3 superblocks, the loft area, the acquisition of the DOT Strips and you are bundling it all together. This current process would be our only review of your 2031 plan. Why are you doing this in one massive plan instead of dividing it up into smaller pieces?

NYU(Davis): Well, I think there are two reasons. One is so everyone understands at the beginning, the entirety of what the university is proposing to do. The other has to do with the environmental review. When you have a plan that has multiple parts to it, you're not permitted to segment the plan. So we have to apply for the whole thing so it can be a complete review of the impact of the changes we're proposing.

Q:Reck On the **Large Scale Development Plan**, you were talking about how on that type of plan ,once you get your approvals you're locked into that plan. My understanding, though, is that plan is only going to be on the southern superblocks, is that correct?

NYU(Davis): My anticipation is that it would cover both superblocks...

Q:Reck You're intending to do the General LSDP on both superblocks?

NYU(Davis): I can't say that there is a final decision, but that's what I'm expecting to have happen. Large Scale is intended to be able to deal with zoning lots that are cross streets from each other. So I think the idea is that it would cover both superblocks and that there would be a **restrictive declaration** that would be required of us in conjunction with the large scale that would require among other things that the development be done in accordance with the approved plans.

Q:Reck That is a major concern for the CB. From my own experience, 10 years down the road most urban renewal plans are not exactly what they were when they were originally conceived and certainly with the original urban renewal plan that's been revised 4 times already since 1950, so that would be one of our concerns.

NYU(Davis): As I said...the large scale would cover both of the superblocks. Second you are locked in to what is approved. That doesn't mean the city agencies don't have the authority to modify it, but in order to modify it we have to go back to the community board and the Planning Commission and City Council depending on the extent of the modification.

Q:Gruber You seem to stress that it's the commercial that you most seek in this rezoning b/c the R72 does not allow you to expand the existing commercial and some of it is non-conforming, however—

NYU(Davis): It's the increase in **FAR** and decrease in **Open Space Ratio** so that there can be additional development on the two superblocks.

Q:Gruber So are you saying that w/o the C62 you are prevented from building anything.

NYU(Davis): I don't have the precise numbers so I don't know if that's correct or not—

Q:Gruber Seriously? You don't know?

NYU(Davis): But to build what we want to build we certainly need the zoning change...I think the buildings on the northern superblocks are overbuilt and that there's no remaining FAR.

Q:Gruber So...unless you get a C62, or something, you can't build anything on the site? Is that correct?

NYU(Davis): On the northern site.

Q:Gruber And what about the southern site?

NYU (Haas): (With the exception of the supermarket site)...the northern block is built to about 4.1 FAR currently, residential, and the southern superblock is built to approximately 3.4, so as residential development Bob was right, residential is overbuilt on the northern block and residential on the south block is nearly at capacity, but in terms of **community facility** floor area...the FAR for the entire blocks are well below the 6.5 FAR

Q:Gruber So in other words you need the open space in order to build?

NYU(Davis): Not for community facility, for residential. The OSR applies to residential zoning. The FAR for community facility is 6.5 end of discussion

Q:Gruber Okay, then let me ask you this...re-zonings are applicant-blind. We need to look at this as a land use question moving forward...and look at what's appropriate. So the question is, if this was a developer coming before the community board asking for this entire area to be rezoned to be C62 I think you'd have a very difficult time, and we can't say that because it's NYU it's more appropriate as a land use issue b/c we don't know what's going to be 25 years down the line. Besides that, what about the increased **use groups** of the C62? They go all the way to use group 12, which allows for lumberyards, large scale dept stores...it's just not an OSR ratio, it has many ramifications. So can you address that please?

NYU(Davis): I think all the points you raise are good. First, I think it does matter that it's NYU. NYU is one of the most significant institutions in the city and has been here for a very long time and there's no indication that it's not likely to remain here for a very long time.

Q:Gruber And the ramifications for the C62 rezoning?

NYU(Davis): The restrictive declaration that will be required to execute gives an opportunity to restrict the uses to which the property would be put. On top of that the kinds uses that would be in those use groups that the university would be likely to use would probably get classified as use group 3 anyway b/c they're owned and operated by the university for the university so they'd be community facilities.

Q:Gruber We understand that, but nonetheless, we don't know what's going to happen just like we didn't know that St. Vincent's was going to close.

NYU(Davis): I understand that but the restrictive declaration is an opportunity to make that restriction binding on subsequent owners of the property.

Q:Gruber So you have said to us Alicia, you've argued, that you need all this development in the core b/c the university needs a very close knit, interdisciplinary, academic environment and you can't have different departments dispersed all over the city and if we buy into that, how do you explain the hotel as being part of that mission?

NYU(Hurley): There've been a number of surveys we've been doing over the past couple of years internally in trying to understand what would be very useful and helpful for things like executive education where people are coming in and taking class eight hours a day for 2 days...they're coming in from all over the country and having locations for them to stay. The hundreds of thousands of people who visit New York and NYU every day. So we did think that there was a need and a good use for that hotel to go in there with residential on the fourth tower. Now have everybody remember with me, the footprint of that tower really only works for a residential building because of the slimmer footprint and so our best effort is to try and build more contextually with the other three towers.

Q:Gruber I agree with you that a hotel for visiting scholars, of parents of kids is very important. Why in the core? Why can't it be two subway stops away? According to you we need the core for academics.

NYU(Hurley): It is whether or not we agree that it is supportive of our immediate academic mission in the core area, but also how to best utilize our residential footprint.

Q:Booth Re further de-mapping of streets in the area...that's a significant area of land that's being devoted to NYU uses...that's going to allow you to have the maximum development potential within that area and it's a little bit of concern because there are very few opportunities that utilize open space...and the rezoning you're looking to do where there's less open space requirements. It doesn't seem that moving it into the core, it doesn't seem to be an accurate description of how the open space is being used with the de-mapping.

NYU(Hurley): To be clear, we're not utilizing any of the FAR on those strips. We are not taking any the FAR that would be available above those strips and incorporating them into the plan. The idea behind trying to look at the strips and how to reintegrate them into the site is to actually improve...we actually think those areas can be helped and improved and integrate w/ playgrounds, keeping the dog runs, reintegrating all the uses that are there and making the site more coherent and useful for the community at large not just NYU.

Q:Gruber But won't you use that space to count against open space requirements?

NYU (Davis): I don't believe we need that for the open space.

Q:Gruber So you're saying you're not using OSR or FAR that's available from the conveyance of strips?

NYU (Haas): We are definitely not going to use any FAR...and with the re-zoning I do not believe we will need those areas for the OSR. But I'll confirm that.

Q:Doris Diether You say you're rezoning in order to get more commercial in. The commercial north of West 4th Street is already grandfathered. It seems you want to get the C district for the new buildings you want to put up on the south blocks.

NYU(Hurley): With the only exception being that we can't put any new retail into the existing buildings. The existing retail is grandfathered, but if we are contemplating trying to convert one of our ground floor space to a tea shop or something...

Q:Gruber But you could do a C1 overlay.

Q:Gruber And you're talking about de-mapping LaGuardia between w3rd and Bleecker, is that going to have any effect on the gardens and its statue?

NYU(Hurley): We will be working very closely with Friends of LaGuardia about what to do with that whole site. We understand the importance of the site and the statue.

Q:Gruber Re: Urban Renewal Deed Restrictions. What restrictions are still existing on urban renewal?

NYU (Davis): I'm afraid I don't remember them with precision, but they are use restrictions on the property, and in order to construct the kinds of uses we're proposing we need to have those deed restrictions modified. I haven't looked at them in a long time.

Q: Gruber: Can I just say... we've waited for this meeting and we've anticipated your comments and we're disappointed that you don't know this stuff.

Q: Reck: Can we get copies of those deed restrictions?

NYU(Davis): Of course

NYU(Hurley): I thought we had sent you a whole packet of all the deeds and everything.

Q: CB ? (Lots of retail is closed or about to be closed and available on LaGuardia). You have an enormous amount of empty retail space...that is either grandfathered or has the overlay. ..Waverly has retail all the way down the block...I must question the desperate need for retail?

NYU(Hurley): As many of you know we have been at this process for over 4 years now and engaged a lot of people in a public dialogue and I must say we heard you must do something better with your ground floors. You need to try to integrate them better, make sure that there are things that the community would like. One of the ways to do that is to have some flexibility to be able to put some retail in some spots where appropriate. Now if the community board wants to take a close look at everywhere we're looking and say...we think is more appropriate here vs. there then we're happy to have this conversation that's why we're going to be at this for the next year.

NYU(Davis): I just want to add one technical point, which is that the grandfathering lapses if the use is discontinued for two years. There is a status of use called **non-conforming use**...which means that a use was legal when it started, but as the result of zoning changes it could not be started again. You're allowed to continue a non-conforming use, and that's what we mean by grandfathering, that a use is grandfathered because a use was legal when it was started, but if the non-conforming use is discontinued for 2 years or more, you lose the right to re-establish the non-conforming use.

NYU(Hurley): And can I just say that that's in reference to Doris raising that the retail there is grandfathered.

Q: Gruber If the residential OSR is maxed or exceeded, if you do not get the rezoning, and the OSR is already maxed, isn't it true that you cannot put another stake upon that zoning block?

NYU(Hurley): If we walked away from our ULURP application tomorrow, the one thing we would be able to do in the foreseeable future in 2021 would be to build on the supermarket site

Q: Gruber I'm confused about something, you're saying that community facility doesn't carry an open space requirement, is that right?

NYU(Davis): Yes

Q: Gruber And the R72 and the R8 have the same FAR community facility, right?

NYU(Davis): Right.

Q: Gruber What exactly do you need the zoning change for? Because I would hope that you're building as a university a community facility, so what do you need a zoning change for? We can give you a C1 overlay, you know, if you need some commercial, but why rezoning to a C6, a very onerous zone. Explain it to me.

NYU(Davis): It allows additional commercial use on the ground floor, it allows the transient hotel, it allows additional residential.

Q: Gruber Why are you building residential?

NYU(Hurley): The tower.

Q: Gruber The tower. We're just talking about the tower now

NYU(Hurley): Yes.

Q: Gruber The tower and a hotel. So besides that part why do you need the *entire* area rezoned?

NYU(Davis): It's not conventional to do it in a fragmentary way. I mean the idea is to do something that is comprehensive for the area that reflects a planning philosophy for the neighborhood and those blocks are very integrated with each other.

NYU(Hurley): Bob you're, at this point confusing me. Will...please answer very clearly this open space question and what we need.

NYU(Haas): Well in terms of the OSR that's a key differential between an R7 and a C62, which is an R8 equivalent, and while it's only applicable to residential under the R7 the residential square footage you have dictates how much land should be uncovered by buildings, and it's that that needs to be changed. So while we still have community facility FAR, that residential square footage that's built dictates how much land needs to be open. And under the current zoning it's very little

Q: Gruber So it comes down to the OSR.

NYU(Haas): On the southern blocks. And in terms of the loft blocks I think there is an argument to be made about the character of those buildings. If you look at those buildings, those buildings are very similar to the buildings you see directly to the east on Broadway which are C62. They were built as manufacturing buildings for the most part, or commercial buildings, very high street walls. They really don't look like R72 buildings, which if you go to the west of LaGuardia, south of Washington Square Park that's typically what you see as R72 development. Those are 4 to 6 story row houses and such. The buildings that are in the loft blocks really...originally built as a different use and there's a character that looks much different than an R7.

Q: Cude We've got blocks that are out of compliance and it sounds to me like the solution is "we'll just change the zoning and then we'll be in compliance." That I must admit to having a problem with.

NYU(Hurley): So out of compliance, that means all of those buildings were built before the 1961 zoning code and most of them not by NYU actually.

Q: Cude To say that something should be changed because it is...near something that is on a nice wide street like Broadway that therefore that is one reason why you should want to extend to Mercer and LaGuardia...it is a very dangerous argument because what it means in the future is that at some point that the community board that may not be us and people who may not be us will hear, "well, up to LaGuardia is already C62, so we should bring it out to 6th Avenue and 7th and such.

Q: Cude Just really simply, I'm curious if you could expand upon what you consider "vibrancy?" I figure that NYU's version of "vibrancy" and the community's are probably a little different. I actually think the neighborhood is pretty vibrant already, but maybe there's something I don't know.

NYU(Hurley): What I will offer to do is to send you many of the comments that we got in our open houses because it was the community who was trying to explain what they would prefer to see. Things like active windows, art galleries that type of thing. You know, so it's not all retail. So I'm happy to share with you the comments we got from the community. This wasn't us just making this up actually. We thought we were being responsive.

Q: Cude Could you further explain what your plans are for the north superblock? My understanding going into this meeting was that there are plans for actually two tall buildings on that site.

NYU(Hurley): We covered that in depth last month. It should be on your website. We don't have it in this PowerPoint, but the plan is to build two buildings between Washington Square Village, one shorter one on the LaGuardia side, and a taller one on the Mercer side, and then on the southern block a new site above where Coles currently is, and then the fourth tower.

Q: Cude I'm wondering if you consider it desirable, given where the rental and retail market is, to replicate the retail feel of Broadway into, say, the loft area or onto Houston, and if it's not desirable how do you avoid that risk as an institution also trying to get good rents. You're talking about, as you said, in terms of the kind of structure that is more similar to the buildings farther east, meaning Broadway, it seems natural that those are the kinds of stores that would want to be in the loft area...

NYU(Hurley): We avoid it by being the landlord. So we just had a new site move in where "Society" used to be, for those of you familiar with that LaGuardia strip. "Society" was a complete headache for us and for many of the people in this room because they allowed the patio to be used late into the night, they had a lot of parties out on the patio, so we just brought in a new lessee "Bear Burger" and we wrote a set of rules that they must follow in their lease and I think that's part of what we have to pay more attention

to. What I would like to do is turn all this retail conversation on its head and ask the community board to, you know, we're happy to show you our different floor plates, the various options that we might have for retail, tell us if we've got this wrong, we want to know—

Q: Gruber Alicia I think what we're saying is that there's other ways to do the retail besides rezoning the *entire* area—

NYU(Hurley): I hear that—

Q: Gruber And I think you're wrong. The question of rezoning, it is applicant blind. It's a land use question because the zoning is going to take us into the future. If you feel that you need this rezoning for the hotel and residential, seek it, there's a mechanism for it, it's called the Board of Standards and Appeals. Get a variance. We don't have to rezone the whole area for you.

Q: Hoylman During the months of the open houses, I don't think the hotel was ever mentioned or proposed, and I think it's incumbent on NYU to provide the community with information about not only your need for such a facility, but also what the impact would be on the private hotel market in lower Manhattan. I think a few people here know about the Trump Soho hotel. It's less than a quarter filled and the Washington Square Hotel as I understand it has a pretty hefty vacancy rate, so the impact on local hotel operators could be negative and I really think that needs to be considered before you go forward.

NYU(Hurley): Okay, thank you.

Questions and Comments from the community:

Q: Public The community is not necessarily looking for a huge amount of additional retail space. What we are looking for is more attractive buildings with more attractive streetscapes.

Q: Public The OSR issue is quite alarming. One of the things that makes the Village the Village is that it's still a place in New York where can see the sky. It's a place where people come from all over the world to walk through. On here, the reduction of OSR is frightening; it goes down to half and in this time when we know so much about the value of green space...and what it does to the air quality...also if you build such large buildings...the last thing you want in the Village is for these enormous structures to be built, and our blocks taken away, and then they sit vacant, and the next thing you know the city has to get it rented so it gets big box stores that will decimate the very fiber of the Village. It seems you're trying to turn NYU into a suburban campus.

Q: Public Number One, if the land is not commercial, you cannot get a GLSD. Number Two, NYU needs the bulk distribution from all of the DOT Strips because if there are existing buildings on a GLSD that are not part of the new use, then they can only cover 15% of the property. I advise all of you to go to the Zoning Resolution definitions 12.10 General Large Scale Development. They need both superblocks, they need the 5 DOT Strips, and they need commercial. If they don't get commercial, they cannot get GLSD, if they cannot get GLSD, they cannot transfer both distribution from one tax lot to a non-continuous lot, or across the street...I have 16 questions for NYU...I want NYU to answer these. I would like the community board to post these extracts, to post the questions and to post the answers that we get from NYU.

CB2 (Gruber): Leave a copy for us...I promise you we will get answers from NYU.

Q: Public What happens after 20 years? If you're not moving things to areas of the city that can accommodate growth, like the Financial District after 20 years, you're going to come back with a new

plan, asking for new re-zoning for new bigger buildings for taking over more of the neighborhood, and that's what I urge the community board among other things to think about. This is not the end of the line. This is not, well, how much of this can we swallow. This is what we're going to get for 20 years and then they're just going to come back for more. On the question which I don't think you've answered in any way the many times I've asked it and others have asked it as well... why can't NYU look at places like the Financial District where development like this would be welcome, where it would be contextual, where it would be beneficial. I have to say that NYU is really speaking out of both sides of its mouth. You tout in order to sound reasonable and accommodating to the community that you are locating 3 million sq feet, supposedly, in places outside the Village. So you say we are doing it, and yet when we come to you and say why do these have to be located in the Village you say we can't do it this is the only place where it can be located. The reality is it's really just convenience for NYU. It's easier for you to do it this way regardless of what the consequence would be for the neighborhood... what you're asking to do here is to lift requirements that preserve open space in among other things these two enormous developments, which whether you think the tower in the park is great, or awful, or whatever, the logic was towers and park. The logic was not towers and then more buildings jammed in between them. Silver Towers... are the tallest buildings in Greenwich Village. The only thing that makes them make sense is that they're surrounded by open space.

Q: Public I'm on the board of 505. For our building to be built we had to have a certain amount of square footage for compliance. Part of the property that goes out to Bleecker Street is under lease for another 52 years. How do you expect to get that property and then suddenly put our property... we won't have enough square footage for 505. How can you build on property that's not controlled by you for another 52 years?

NYU (Davies): I'm not sure I fully understand. What would be non-compliant?

Q: Public There's a 20-25 foot strip give a foot or two and that is under lease to 505 so they could build to the appropriate height it is now. Without that square footage, then suddenly 505 is not in compliance with zoning.

NYU(Haas): The lease hold for 505 would still be in compliance.

Q: Public Not if you use it for other properties and building on top of it

NYU(Haas/Hurley): But we're not building on top of 505 property.

Q: Public So there would be no need for NYU to ever want to have that property, right? Yes or no?

NYU(Haas): It's not needed for compliance reasons.

Q: Public NYU blocked the permanent transfer of strips to Parks. What if you can't get the public land? Does that derail your building plans?

NYU (Hurley): No. There are still viable options if the DOT strip cannot be successfully demapped.

Q: Public As a lay person, how do I understand what the 38 story hotel means and the 2 buildings in Washington Square Village? How do I understand those numbers?

NYU (Hurley): We answered the board's questions (with) all of the numbers.

CB2 (Gruber): It's also on the community board 2 website, which has a whole link to all the NYU information.

Q: Public Are there body counts in it?

NYU (Hurley): The bodies are mostly on the southern block. So we have the residential tower, which would be half hotel half faculty residential, and then the "zipper" building which is the proposal for above the current Coles site that could house, at a maximum, these are maximum numbers now, up to 1,400 students with an academic base, and then re-building the gym below grade. And then the two buildings on the northern site, on the Washington Square Village area, those are academic buildings, those are not residential buildings.

Q: Public I'd just like to get a sense of it because from my point of view the hotel sounds very much like a convention center and in addition to the number of rooms you have, you're bringing people in for conferences.

NYU (Hurley): We already do have people at our Kimmel Center every day for conferences...so the tower footprint won't accommodate a conference center. Conferences are already very much happening in our buildings every day.

Q: Public We just landmarked the I.M. Pei Buildings. Why don't you go to the Trump? We have the second lowest green space in all of New York City.

NYU (Hurley): The community gardens are staying. We have that as part of the plan. The community gardens on LaGuardia and Bleecker, just to the south of Bleecker, are not in any of our plans. Right now our proposal is only a proposal so it doesn't mean we're going to get it. We're not even proposing to look at that area. Why are we pursuing a building on the landmarks site? Through this planning effort...when we bought the supermarket site it was always our intention to just simply build on that supermarket site. Through this planning effort what we did look at were different iterations of how we actually might more contextually build within the three other towers and that's why we're pursuing this extraordinary hurdle of going back to landmarks and simply asking, and that will give us clarity of whether or not our ULURP application will have a fourth tower or a building on the Morton Williams site. The original sets of the urban renewal was a 40 year expiration that had these deed restrictions, it's a little fuzzy when those expire, but certainly at some point they do all terminate, and if I can just also say we are not the ones who bulldozed all those blocks...it was Robert Moses.

Q: Public When you are giving your reasons for introducing more retail space if you're using qualitative data for us by telling us that members of our community have said that they wanted a more vibrant and active area. I respect my neighbors if they have said that, however I have been to meetings and meetings and meetings and the hundreds of voices I've heard have said that we do not want this retail space. I would ask that you include that in your assessment. Qualitative data doesn't always turn out the way you want it to. To the east of the superblocks is hugely populated with stores and retail...and there are the restaurant and bars on Bleecker Street, so there's more than enough activity in the area.

NYU (Hurley): I hear what you're saying, thank you.

Q: Public In what sense (are your designs) contextually correct?

NYU (Hurley): [Re the zipper building] what the planners have done is look at the buildings across the street on Mercer and also to the north of us, which is Washington Square Village, and contextualizing those facilities in the immediate area.

Q: Public Two questions related to the fourth tower...one of them is as a resident of Silver Towers at any given time there are many, many empty apartments, some of which go empty for years because they've been remodeled or they're waiting for a dean or somebody...and they just sit empty, so what is the rationale to build more housing?

NYU (Hurley): Remember, this is a 20-25 year plan and over that time period as we looked at the whole site and as we also looked at the planning, which if you want to do a contextual building with the other towers it has to be residential so the idea there is to have the ability for the future to house additional faculty if it's needed, but let me clear, if we don't have these needs, it won't be built.

Q: Public The other question I have as a parent in a very overcrowded school district...what is NYU's commitment to build an elementary school?

NYU (Hurley): Let's be clear, the university is going to donate space for the City to build the school because it has to be a city run school. The university is not going to build and operate a school.

Q: Public What's your view of where that donated space might be?

NYU (Hurley): The two sites we're looking at, one would be the zipper building where the Coles site is, the other would be the LaGuardia side of the northern block. It's a very firm commitment that as soon as we have the approvals and the City is ready to execute it is there for them to do that, but I want to be clear that we are not building and running that school.

CB2 (Gruber): We're having a joint education meeting in October or November that will only talk about the school district, so it's not something we're not cognizant of or something we're not fully focused on.

Q: Public For the children that are not nursery school, that are pre-teen, older kids, where is that they're going to learn how to ride a bike? Where can they run free?

NYU (Hurley): We will be going through these conversations for the next multiple months...we will have a conversation and show you where we have identified all of the uses, such as where to ride a bike, how do we reincorporate all that into the blocks and into our planning. We have a terrific landscape architect. Much of what our future plans look like are focused on the green space and play areas...and how do we rethink some of these spaces together with the community.

CB2 (Gruber): October, Tobi [Bergman], who is the chair of our parks is having one of these solely to talk about open space.

Q: Public How thoroughly have you investigated other areas to house executive leaders?

NYU (Hurley): So, perhaps you haven't been following everything that we have going on, but the answer is quite thoroughly...There's a lot happening and it's very serious. We are essentially recognizing, so there is a balancing act between what we're trying to accomplish in and around Washington Square area. How do we minimize the pressure on the outer neighborhood? How do we optimize what we can do on our own property? How can we grow on Governor's Island over the next 20 years? Even more in downtown Manhattan if that's feasible? Out in Brooklyn? How do we do it up in the Health Corridor?

Q: Public But is it really necessary to interfere with the architectural integrity of the area? As an academic institution, don't you have a responsibility?

NYU (Hurley): We actually think we've come up with a fairly responsible set of plans...listen independent options are always an option around this city. We've shown that by where we've put some of our dorms recently, but our academic centers are how we want to focus on our future growth.

CB2 (Gruber): I think she's asking how the hotel fits into that academic mission.

Q: Public When we bought all of our apartments on (LaGuardia Place and West 3rd St) they were on a park owned by the DOT they couldn't take away our light and views there because it didn't belong to NYU it belongs to the public and the people of New York. I looked at your plans and it seems that you're planning to replace the park with an enormous dormitory. I thought the rules are you can't just take people's land

NYU (Hurley): We should be very clear that the proposals that we're looking at are all on NYU property.

Q: Public No, no, I see on there that it's going right through the park where the LaGuardia Place statue is.

NYU (Hurley): Some of the buildings are encroaching out on to the strips

Q:Public That's got to be against the rules. That's got to be illegal.

NYU (Hurley): There are legal rules around all of those strips and that's what the October 18th meeting will be about.

Q: Public I won't have a say in it because I don't have any power.

CB2 (Gruber): You will have a say through the community board. We listen to what you're saying.

Q: Public Our community is like a family. As a great grandma, grandma, mother, what kind of legacy are we leaving our children with all of your encroachment on all of our historic and cultural things?

NYU (Hurley): Our hope is that we get to work together with you just like we did on the ground breaking of LaGuardia Gardens that we continue to work with the community on these efforts.

Q: Public Who's retail is this going to be? Because the history of NYU is you've knocked out private retailer and replaced them with you own little boutique sweatshirt stores...book stores, or cupcake stores or whatever it is and we've lost a bunch of retail? And my last point...we all need to talk to all our friends across this whole city. When you have a non-profit taking over large pieces of land, who do not contribute to the tax base, but pull from the tax base, because even if it's on your land you're still going to pull from the infrastructure of police, and fire and sanitation. Our tax base, which will affect people who are being paid for by the Bronx, Brooklyn, Queens, all five boroughs pay into that, and are they willing to do that when they can't get a subway right now, and their schools are overcrowded and they think their taxes should be going somewhere else than underwriting the City's version of a Trump educational facility that's acting like a business? The hotels are profit making centers for you. They're not academic need.

Q: Public 15 Washington Place is being torn down as far as I know. I understand you plan on building a tall tower. Are you going to tear down 15 Washington Place, and build how tall a building?

NYU (Hurley): 15 Washington Place was identified as one of the sites that can be converted over the next 20 years. It's on the back end of the plans so nothing sooner than 2018. Available floor area for 15 Washington Place...about 55,000 square feet and 8 to 10 stories.

CB2 (Gruber): Are you saying the people in this building have a time line to 2018?

NYU (Hurley): That's right.

CB2 (Gruber): If you walk away from the ULURP, you can't build on Morton Williams until 2021?

NYU (Hurley): We could Morton Williams is the as of right option and that would be a 17 to 20 story building...

Q: Public Can you build higher on the Coles site?

NYU (Hurley): Right now we can't do anything on top of the Cole site. Right now the only thing we can do is that Morton Williams site as of right, under the current restrictions.

CB2 (Gruber): I want to thank you on behalf of myself and David Reck for coming and there will be, moving forward, in October with a school meeting and a parks meeting.

****Meeting was adjourned at 8:45pm.****