

**SOCIAL SERVICES & EDUCATION**

1. *Re: the proposed Bleecker School:*

- a. *What was NYU's legal commitment towards building a school in 1963 and/or other years? What school promises were made to the community?*

University archives show that during the original planning of the University Village towers site, the University sought permission to build a small, single-story, private school. This school was to be an "experimental" school, run by NYU and intended primarily for the children of NYU faculty who were being recruited to live in the area. Ultimately, a number of individuals, including the then-Dean of the Education School provided testimony that a private school for NYU was inconsistent with the School of Education's mission, which was the development and improvement of the public elementary school system. This reaction left no plan for how to run the private elementary school, hence the University did not proceed with this concept.

- b. *What will NYU do to guarantee that SCA will open a public school? Please provide proof including months/dates/years that NYU was in dialogue with the SCA/DOE re the Bleecker public school site, and details.*

NYU cannot guarantee that SCA/DOE will construct or open a public school. As stated in the DEIS (page 20-1), NYU's commitment in connection with the proposed project is to make its land available to the SCA for it to construct a public school provided that SCA exercises its option by 2025 to build the school. This allows SCA more than a decade to determine whether to construct a school at this location. The Bleecker Building, which is proposed to contain the public school, would meet SCA requirements for a K-8 public school. As stated in the DEIS (page 1-32), if the proposed project is not approved, NYU would construct an academic building at this location to meet its need for additional academic space at the Washington Square Campus.

- c. *On what basis does NYU assume that the current severe overcrowding of schools will not be addressed over the next 10 years?*

The inclusion of space for a public school was based on feedback from the community and elected leaders regarding need.

- d. *Please define/clarify what NYU means by "donating" the land to the DOE/SCA. Does NYU get tax or other benefits? If so, please disclose.*

The University is setting aside NYU-owned land that it purchased for a public school on the South Block, and has designated the Bleecker Building to include space to accommodate the public school. NYU purchased the land at that location for \$23 million over a decade ago. There is no tax benefit to NYU. There is an opportunity-cost to NYU for making its land available to SCA instead of using its entire development potential for NYU's space needs; nevertheless, NYU sees the benefit for the community, including those in the NYU community who send their children to public schools.

- e. *On what date does the land designated for a public school revert back to NYU if DOE/SCA doesn't construct?*

**NYU would use the land on the South Block to construct NYU-only facilities, without a public school, if the SCA does not notify the University that it intends to build a public school at that location by 2025. To clarify, SCA has until 2025 to say whether it will build on the site; SCA does not need to build by 2025.**

- f. *Will NYU donate not only the land for the public school but also money to the SCA/DOE for construction (core & shell) of the school?*

**No.**

- g. *If CB2 does not approve all or most of the rezoning, de-mapping and other ULURP requests, will NYU still donate the land for the public school?*

**The offer to make land available to the SCA for a public school is based upon the approval of NYU's proposed project. As stated in the DEIS (page 1-32), if the proposed project is not approved, NYU would construct an academic building at this location to meet its need for additional academic space at the Washington Square Campus.**

- h. *Will the proposed Bleecker school have access to the underground auditorium and rehearsal space?*

**No.**

- i. *What is the breakdown of the number of bedrooms among the proposed dwelling units, and if no hotel, of bedrooms for 260 additional dwelling units? Please provide CB2 with a true analysis of how many additional children are coming into the neighborhood from the new dwellings.*

**In the development scenario that would maximize the number of faculty housing units, the proposed project would include up to 260 faculty housing units, as explained in the DEIS (page 4-2). The DEIS (at page 4-3) estimates that such development would introduce approximately 31 new elementary school students, 10 new intermediate school students, and 16 new high school students to the study area by 2031. It is expected that children who are too young to attend public school would also reside in the faculty housing units, as would children who attend private schools. The DEIS does not identify the total number of children who would live in the faculty units.**

**As disclosed in the DEIS, a screening level analysis was conducted to determine if the number of residential units proposed as part of this project would have the potential to have a significant adverse impact on local public schools. Since the number of new residential units proposed as part of this project "screened out" -- the number of units is below the threshold (the threshold is 310 residential units) -- the proposed project would not result in any significant adverse impacts on public elementary, middle, or high schools, and a detailed analysis was not warranted.**

- j. *How did NYU determine that a rooftop playground was safer, more accessible, less windy/shadowed/noisy than one at ground level?*

**Playgrounds throughout the city are located on the roof spaces of schools, and are successful.**

- k. *Why is it necessary to build a dorm on the Morton Williams site rather than having the entire site be a public school with a playground on street level which the community can utilize after school hours?*

**With the withdrawal of the fourth tower, the re-massing of the buildings included an analysis of redistribution of uses, including moving the hotel and residential uses (which had been in the fourth tower) to the Zipper building, and moving the school and some student dorms to the Bleecker Building. NYU's need for dormitory space is discussed in Chapter 1 of the DEIS.**

- l. *Please be specific about how deliveries are going to be made for the dorm and school with limited delivery space for trucks and buses.*

**This building will be serviced curbside, similar to many buildings in New York City.**

- m. *How many NYU students/staff will use the underground academic space?*

**The DEIS indicates there would 38,000 GSF of academic space in the Bleecker Building. Based on the travel demand analysis presented in the DEIS (see narrative and Table 14-2 on page 14-7), approximately 8.5 people (non-credit students excluded) were estimated for each 1,000 square feet of academic space. Hence, the 38,000 square feet of academic space would be expected to attract a daily population of approximately 320 people. It should be noted that since there is housing planned for the project blocks (some within the Bleecker Building), a portion of these 320 people would be walking short distances from neighboring buildings or even traveling within the Bleecker Building between its housing and academic uses, i.e. they would already be located on or close to the project site.**

2. *Please tell us the number of affordable housing units still available to the general public in buildings owned by NYU in the Core area. What is the plan for these remaining units of publicly-available affordable housing? Is there any plan to replace or increase the stock of affordable housing units controlled by NYU for income eligible families, seniors or the differently-abled?*

**Approximately 15 percent of the University's faculty housing stock occupies rent-regulated units; that percentage is higher for the superblocks. The proposed project does not call for the removal of this benefit.**

3. *What are NYU's current access rules and rates for community membership to Coles? What will these be for the temporary, and then the permanent gym? What are the current NYU library membership costs and lending privileges for community members? What will these be going forward?*

**NYU permits limited community membership to Coles. Information is available on the NYU web site ([http://www.gonyuathletics.com/documents/2011/11/3/2011-12\\_Coles\\_Information\\_and\\_Procedures\\_1.pdf?id=1446](http://www.gonyuathletics.com/documents/2011/11/3/2011-12_Coles_Information_and_Procedures_1.pdf?id=1446)).**

**The temporary gym will not accommodate membership by non-NYU community members.**

**While the usage policy for the new permanent gym has not yet been decided, it is expected to be similar to the current arrangement for Coles.**

**Information regarding Bobst Library is administered through NYU's "Friends of Bobst" program. Information can be found at <http://library.nyu.edu/alumni/friends.html>.**

4. *How will seniors in 505 LaGuardia as well as SoHo and the Central Village, for whom Morton Williams is the closest supermarket, get food independently, and how will the social aspects of the seating areas be replaced? What is NYU willing to contribute to the senior community?*

**Local residents will be served by the relocated grocery store in the Zipper building. The project provides many opportunities for seating – along both sides of Bleecker Street, the Greene Street walk, the entry plazas, and the Philosophy Garden and public lawn on the North Block – to cater to our senior community.**