

Brad Hoylman, *Chair*
Bo Riccobono, *First Vice Chair*
Alison Greenberg, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Susan Kent, *Secretary*
Keen Berger, *Assistant Secretary*

COMMUNITY BOARD No. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.cb2manhattan.org

P: 212-979-2272 F: 212-254-5102 E: info@cb2manhattan.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

August 1, 2011

Dr. Alicia D. Hurley
Vice President
Government and Community Affairs
New York University
70 Washington Square South, Room 1107
New York, NY 10012

Mr. Sayar Lonial
Director
Government and Community Affairs
New York University
25 West 4th Street, 5th floor
New York, NY 10012

Dear Dr. Hurley and Mr. Sayar:

Attached is a list of questions that were formulated at the Community Board 2 Arts and Institutions Committee meeting on July 18, 2011. At that time, NYU assured the committee that it would provide answers to each of the questions.

These questions are by no means the entire scope of concerns the Community Board and the community have about the Plan 2031, but rather reflect the specific questions that arose during the meeting.

We hope that these questions can be fully, comprehensibly, and expeditiously answered in the next thirty days. Thank you for coming before our Board and presenting your ideas about potential phasing and other issues in your proposed project.

Very truly yours,

Brad Hoylman
Chair
Community Board No. 2, Manhattan

David Gruber
Chair
Arts and Institutions Committee, CB 2

Attachment

CC: Rep. Jerrold L. Nadler
Manhattan Borough President Scott M. Stringer
NYS Senator Thomas K. Duane
NYS Senator Daniel Squadron
NYS Assembly Speaker Sheldon Silver
NYS Assembly Member Deborah J. Glick
NYC Council Speaker Christine C. Quinn
NYC Council Member Margaret Chin
NYC Council Member Rosie Mendez

**NYU 2031 – PHASING
Community Board No. 2 Meeting
July 18, 2011**

Requests for Information:

1. Approximate dates and durations of construction need to be added to the slides presented with the timeline for each project on the appropriate slide, and the revised slides be sent to CB2 as soon as possible for posting on our website.
2. A Critical Path or Construction Flow chart is also requested showing all the proposed elements and their time lines.
3. Please provide footprint dimensions of all existing as well as proposed temporary and permanent buildings and amenities on the superblocks so that proposed, temporary and existing conditions can be easily compared. Total square footage of proposed buildings is also requested, along with the dimensions of all open spaces.
4. In the meeting you stated "...no tear-up of the Washington Square Village Key Park and Sasaki Garden before ULURP has been completed." In addition, the message on a flyer posted by NYU outside the playgrounds states that the earliest NYU would demolish any of these spaces would be 2014. Can you confirm both statements?
5. Will NYU further pledge to not modify any green spaces before NYS Office of Parks, Recreation and Historic Preservation also approves the use of state funds?
6. Further, please inform us whether NYU will pledge to leave everything that is part of the ULURP and Scoping application "as is" until the ULURP process is completed, and not attempt any pre-ULURP actions?
7. In each instance, will the temporary proposed Washington Square Village Key Park replacement, its permanent proposed replacement, and the Silver Towers proposed replacement playground be access-controlled? If so, how?
8. The current Washington Square Village Key Park is buffered by buildings, private paved areas and parkland, and has a high fence to protect the children that use it. How will the proposed replacements, both temporary and permanent, provide similar protection?
9. The Sasaki Garden currently offers seating so residents and the community can sit and view the lush greenery, a fountain, and birds. The proposed new seating areas look at either Bleecker Street or buildings. Will NYU replace the peaceful relaxation areas with equivalent substitutes?
10. How many and which trees will be removed or relocated during each phase of the proposed project and between project inception and completion?
11. If mature trees and greenery are removed from the area, how will NYU mitigate the loss of shade, carbon dioxide reduction and other benefits the plants provide?

12. Will NYU consider requiring all of their new structures to meet LEED Gold certifications or higher, rather than the minimal standard of LEED Silver?
13. What will be done to monitor and protect residents from noise, dirt, vermin, and other environmental aspects of construction?
14. What plans are being made for families and individuals who have health conditions that render them susceptible to toxins and noise?
15. What are the normally required perimeters of each proposed construction site? For example, how much of Mercer Street, Bleecker Street, W. 3rd Street, LaGuardia Place and Houston Street are likely to be blocked off, for how long, and when?
16. If the driveways that represent Greene and Wooster Streets between Bleecker and West 3rd Streets will be lost, how can emergency and other vehicles get in and out quickly and without having to back out onto busy streets? How will mobility-impaired residents get to and from their doorways to taxis, the garage or other transportation?
17. You stated that NYU has searched, without success, for alternate sites for the temporary gym and other temporary entities. Please provide a list of all sites that were considered by NYU, and the reason they were rejected.
18. Would NYU consider buying or leasing another location for the temporary gym, as it seems that this temporary building raises many concerns for the community?
19. You stated that the temporary gym will be placed in the open space area that is needed to meet the OSR requirements for your rezoning. It seems that that the gym will take 18 months to build and might be in place for 6-8 years. How will this affect the OSR requirement if NYU does or does not get the rezoning sought?
20. How does erecting a temporary structure such as the gym comply with NYU's stated commitment to sustainability and environmental responsibility?
21. Will NYU provide replacement gym amenities to those in the community who will lose the use of the Coles Gym pools, workout machines, etc.?
22. What mechanicals will be on top of the proposed temporary gym? How will nearby buildings be protected from the noise and other operational issues of these mechanicals?
23. How will buses be dealt with on Mercer Street if the temporary gym is constructed? How many parking spaces will be lost? How will bus idling be controlled?
24. When will the land be available for building a school, since NYU is constructing Belowground before the footprint can be released for construction by the City? How long a window of construction opportunity will be available to the City?
25. Will NYU work with CB2 based on the results of the upcoming planned school needs assessment? Will at least 100,000 square feet be made available to the community for a school or other community need?

26. If the proposed “space for a school” cannot be built by the Department of Education and School Construction Authority by 2031, will NYU consider turning it over to the community?
27. Would NYU consider building out the core and shell of the school structure as other developers have agreed to do?
28. Can the 2031 Plan be implemented without using any of the City-owned land?
29. If as stated, the Fiorello LaGuardia statue needs protection and will be moved during construction, we must assume that the plantings and trees tended by the community for decades are also in jeopardy and will not go undisturbed. Please tell us exactly what NYU is proposing for the whole of the LaGuardia Corner Garden, LaGuardia Park and Adrienne’s Playground, Mercer Playground and the other City-owned green spaces in terms of disturbing the existing infrastructure and planting during construction and underground excavation.
30. Will the current City-owned parkland strips on the superblocks be used as staging areas and construction equipment storage and/or passageways? Please provide detailed information on how these strips might be used if they are not conveyed to NYU.
31. What is the difference in size between the current Mercer/Houston Dog Run and the proposed replacement? How will the users of the Dog Run be protected during construction? What are the potential adverse wind tunnel effects for the new location?
32. What provisions are there in your proposals to meet the recreational needs of children aged 6-12, currently served only by Mercer Playground/LMNO(P)?