

DONOVAN LEISURE NEWTON & IRVINE  
OFFICE MEMORANDUM

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THE ROCKEFELLER UNIVERSITY  
JUN 23 1980  
OFFICE OF THE PRESIDENT

June 20, 1980

TO: Files

CC: Mr. E.C. Whitehead ✓  
Dr. Joshua Lederberg ✓  
Dr. Gustave Nossal  
Mr. John Whitehead  
Mr. Peter Whitehead  
Ms. Susie Whitehead  
Mr. Joseph A. Orlando  
Arthur W. Brill, Esq.

FROM: S. B. Peerce

Re. Whitehead Medical Institute ↓

On Thursday, June 19th, Mr. E.C. Whitehead and I met with Dr. Lederberg of Rockefeller University at Dr. Lederberg's offices at 10:00 o'clock. We covered a wide range of subjects, which are summarized below by categories rather than chronologically.

Director

1. It was agreed that arrangements for the new building and a search for a Director would move on parallel tracks rather than waiting to begin a search for the Director when construction has begun on the building.

2. Dr. Lederberg and ECW will meet with Dr. Kan in July in California -- Dr. Lederberg will make the arrangements.

3. Dr. Lederberg will talk to Dr. Baltimore when Baltimore returns to Boston on Monday.

4. It was agreed that it would be unfortunate if a Director could not be housed in temporary space once he is recruited. Since the last meeting between Dr. Lederberg and ECW, Dr. Lederberg has found that temporary space could be made available at Rockefeller University. One possibility (see map attached) is the "Former Animal House" which is now vacant except for some storage. Each of the two buildings

is approximately 15,000 square feet. Rockefeller University has tentative plans to install offices in the buildings, but a portion could be turned into temporary laboratory space for the Director and perhaps others. Dr. Lederberg estimates that the construction work in that regard would take about a year. The financial details, including payments for residuary value of the laboratory once the building is completed, were left open. Dr. Lederberg estimates the cost of converting the Animal House to offices would be approximately \$1 million. Conversion of this space into laboratories would be considerably more.

### Housing

1. Dr. Lederberg points out that, especially in the New York City area involved, it is essential that arrangements be made for faculty housing. He told us that Rockefeller University grants subsidies to those faculty members who do not occupy space in the Faculty Housing Building. Their policy is to loan up to two years salary at an interest rate that is based on 60% for the first year's salary and 100% for the second year's salary of the income rate on the fixed income fund. He pointed out that others, for example, Stanford, provide subsidies by sharing in the equity of housing.

2. There was a discussion of a possibility of a joint venture between Rockefeller University and the Institute for construction of additional faculty housing. One possible site is immediately south of the existing Housing Faculty Building on the corner of 62nd Street and York Avenue, where a foundation is already in place. (See below for discussion of possible financing through the New York State Dormitory Authority).

3. Dr. Lederberg recommended that the Institute building itself have quarters for the Director and that it also have guest accommodations. ECW agreed, but disagreed with the thought that other faculty be housed in the building as well.

4. In connection with the discussion of an alternate site for the Institute building (between 65th and 66th Street on York Avenue -- see map) where a graduate student residence now exists, the graduate student housing be constructed at the corner of 62nd Street and York Avenue, using Dormitory Authority funds, and that an equivalent amount of space be incorporated either as a separate building or within the Institute building. The graduate student housing now has a total of 79 units, 49(?) of which are on the proposed site.

Institute Building

1. As noted above, there is a possible alternate site available to the one that we have been considering, which is on the Southeast Corner of 68th Street and York Avenue.

2. The first surprise in this regard was that Dr. Lederberg informed us that there is no great interest on the part of Rockefeller in a grandiose library. Peat, Marwick, Mitchell & Co. is doing a survey, which is to be completed in October. Dr. Lederberg thinks it is possible that the result of that survey would be a recommendation that \$1 million be spent to upgrade the environment in the existing library, and that at most what would be needed for the three institutions would be an additional 40,000 square feet of library space in the new building. However, Dr. Lederberg made it clear that Rockefeller University's interest in a library would not be great enough for the rent for that library to offset what came as the second surprise.

3. The second surprise is that Rockefeller University expects payment of a ground rent and/or a purchase by us of the ground on which the Institute building would be erected. Contrary to what we had previously believed, Rockefeller is not prepared to give us the land in exchange for our constructing a library on it. In this connection, Dr. Lederberg told us that Richardson Dillworth will be involved in negotiations with respect to an appropriate ground rental rate, and that Milbank Tweed is working up some figures in this regard which he hopes will be available in several weeks. Dr. Lederberg pointed out that the rent would undoubtedly be much less if we were prepared to take, say, a 25-year lease rather than a perpetual, but ECW rejected this concept.

4. Dr. Lederberg raised the possibility that any ground rent paid could go into the Rockefeller University Endowment Fund, with the income used to pay some faculty salaries of Institute employees.

5. Dr. Lederberg did not know what the zoning and density restrictions are for either of the two parcels, except that some is R-9 and some R-10. I am to call Don O'Brien at Milbank to discuss the matter and to obtain site plans.

6. Max Abramowitz of Harrison & Abramowitz has studied the overall site for Rockefeller University. ECW is to call Abramowitz to find out about what kind of test borings have been done at the various sites and what Abramowitz knows about possible land density, height of

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building, etc. In this connection, he will also explore what can be done for parking spaces to replace the parking that would be eliminated if the site chosen were 68th Street and York Avenue.

It was agreed that there would be a further meeting after additional data is obtained from Milbank Tweed and Abramowitz.

S.B.P.

Attachments