



TRYON CENTER
A NEW URBAN FOCUS FOR NORTHERN MANHATTAN

A PROPOSAL BY
QUADRIAD REALTY PARTNERS, NEW YORK
to
COMMUNITY BOARD 12, MANHATTAN

Memorandum: Community Board 12, Manhattan: Land Use Sub-Committee Meeting No.

3

06 April 2011



PRESENTATION No. 2

TRYON CENTER
A NEW URBAN FOCUS FOR NORTHERN MANHATTAN
6 APRIL 2011

QUADRIAD REALTY PARTNERS, NEW YORK
TO
COMMUNITY BOARD 12, MANHATTAN

CHAIR:
PAMELA PALANQUE-NORTH
DISTRICT MANAGER:
EBENEZER SMITH

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QUADRIAD REALTY PARTNERS
HENRY WOLLMAN, PRESIDENT
DEVELOPMENT PLANNING & DESIGN INC.
EVELYN KALKA, PRESIDENT



PRESENTATION No. 2

TRYON CENTER
A NEW URBAN FOCUS FOR NORTHERN MANHATTAN
6 APRIL 2011

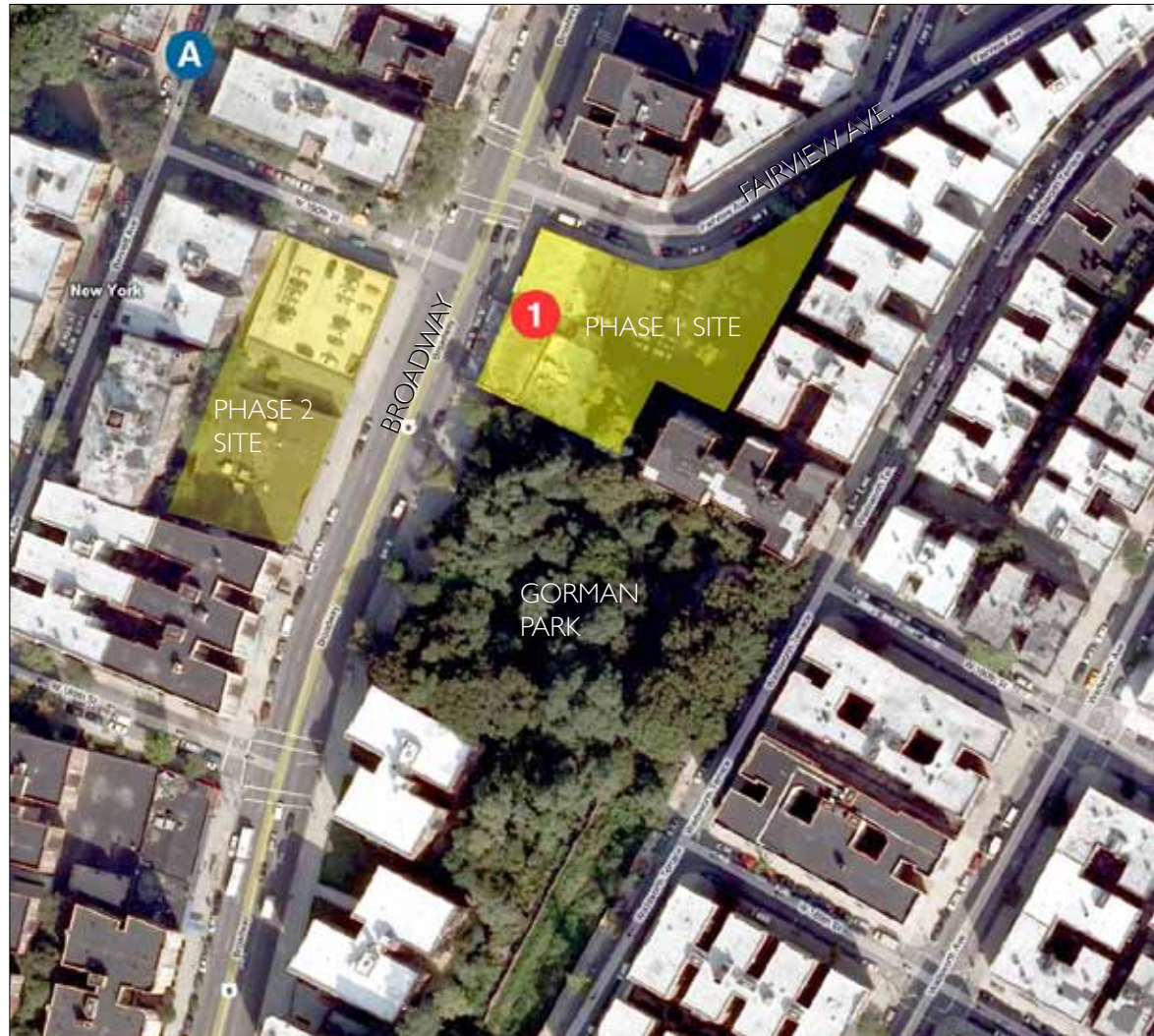
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I INTRODUCTION

Location



Satellite image from www.maps.google.com



I INTRODUCTION

The Proposed As-Of-Right Scheme

The previously proposed
As-Of-Right scheme.

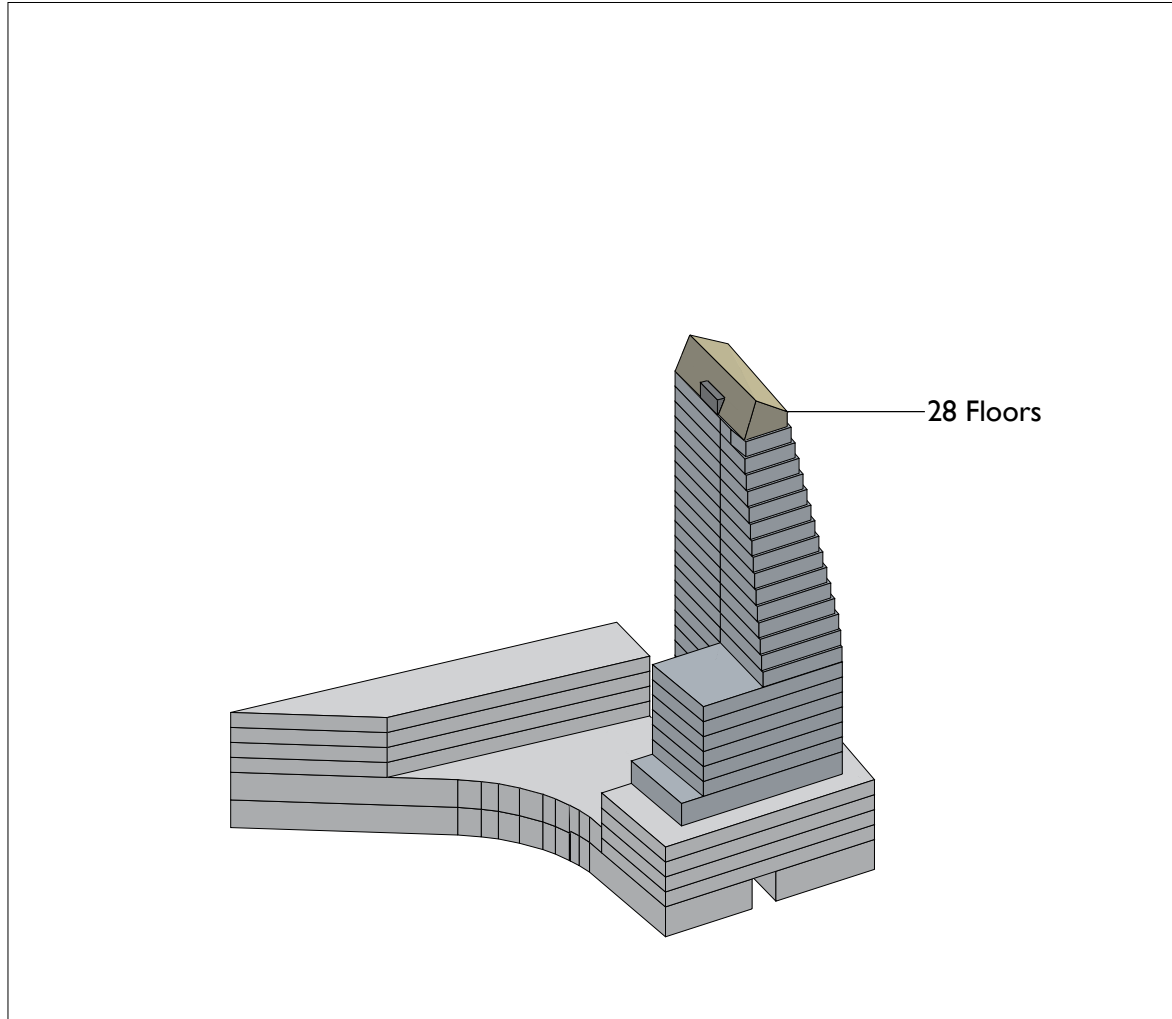


image: development planning & design inc.



I INTRODUCTION

Analysis Context Density / 1920's Zoning: A Thought Experiment

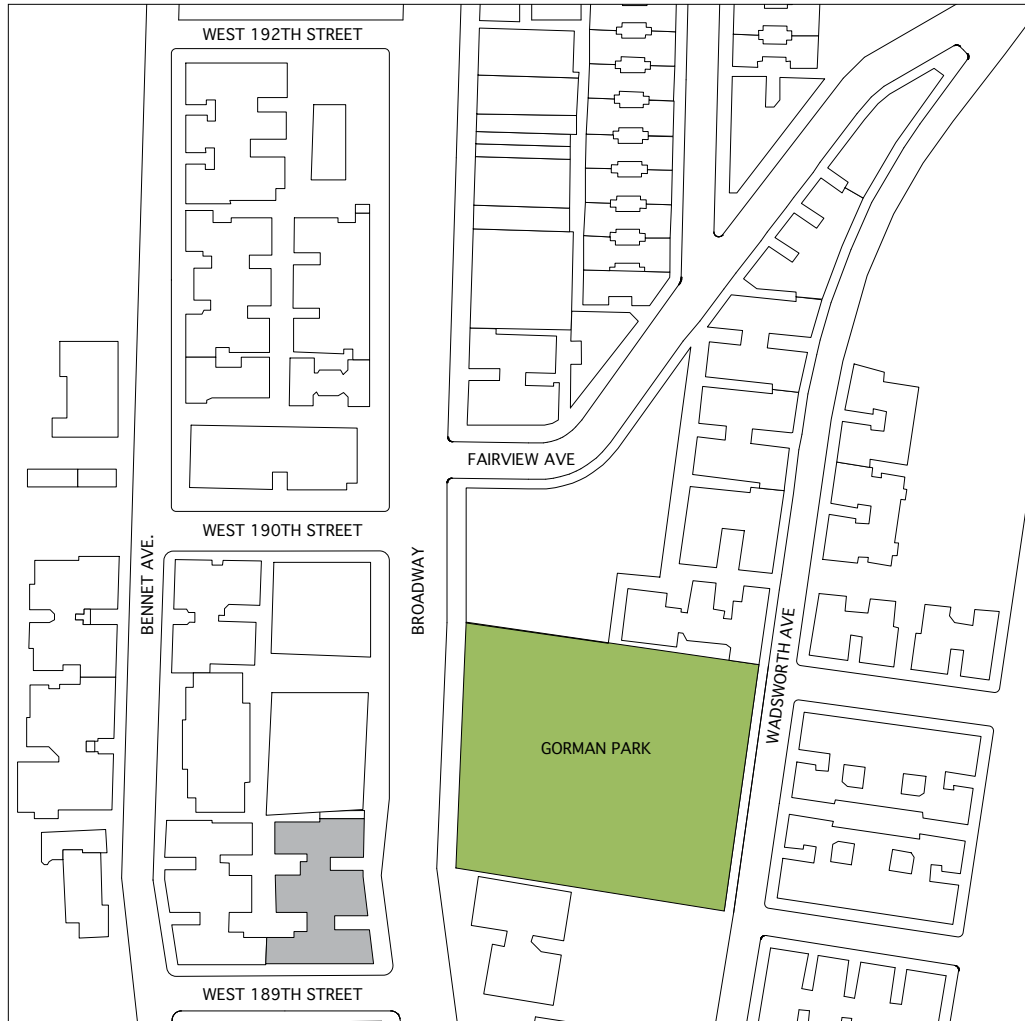


image: development planning & design inc.

As an example, let's take a closer look at a building very typical for this neighborhood:

The building at Broadway and West 189th Street, shown on the map in gray, was built in 1928. It is a six story residential building and has an additional story of retail along Broadway.

The build FAR is 4.8, the maximum allowed FAR for this site today is: 3.44.

Much has changed since 1928. The building could not be built like this today:
a) the total FAR build is higher than allowed for a residential building on this site;

b) assuming one were allowed to build the same FAR again on this site: the new building would be much taller since contemporary setback-, courtyard- and open space requirements would lead to a building less dense per floor and subsequently much higher.



I INTRODUCTION

Analysis Context Density / 1920's Zoning: A Thought Experiment



image: development planning & design inc.

As a thought experiment:
if we would build a
similar building as the one
discussed on the previous
page on our phase one
site (which would, as men-
tioned, not comply with
the contemporary building
code)



I INTRODUCTION

Analysis Context Density / 1920's Zoning: A Thought Experiment

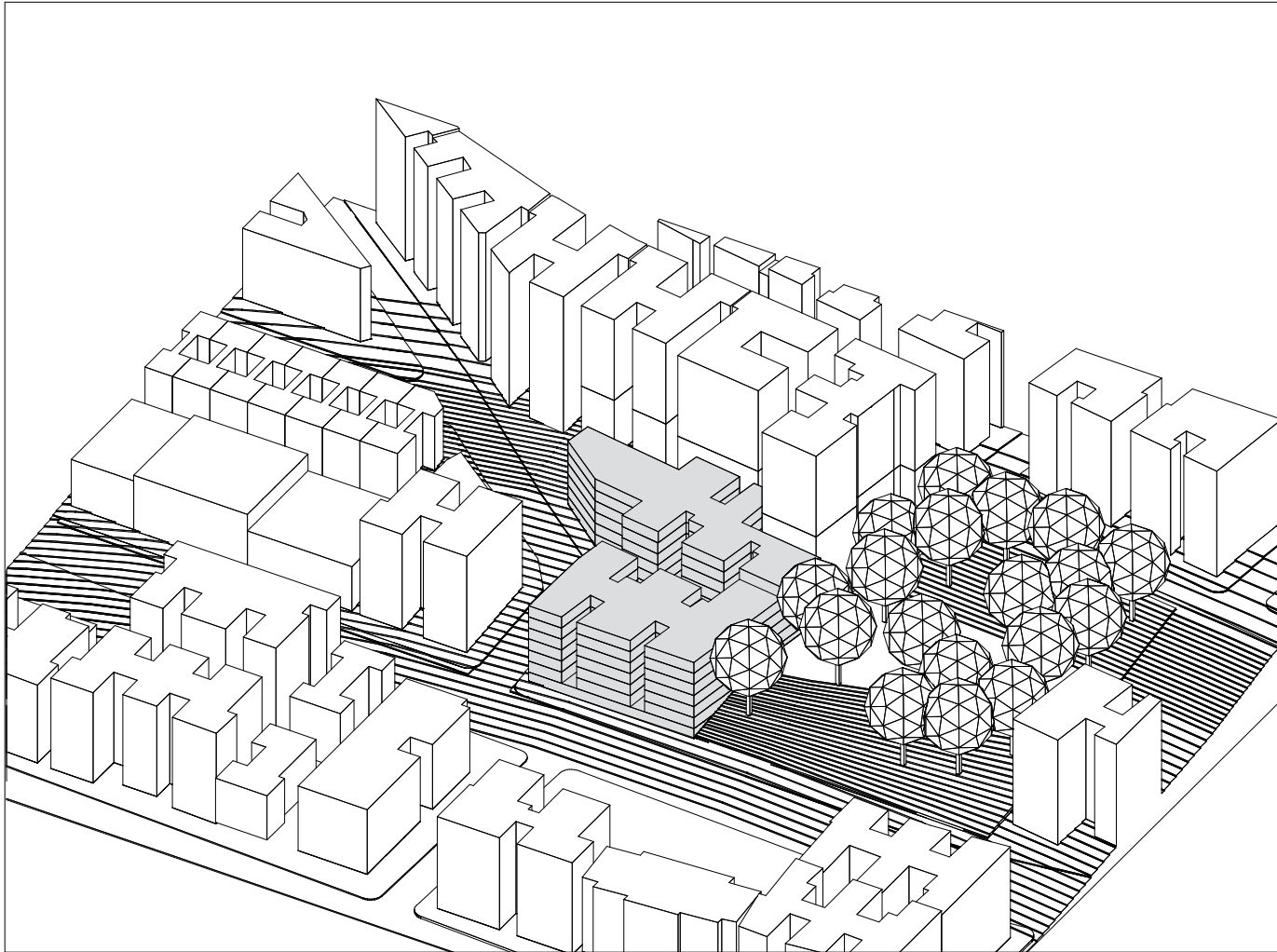


....
it could lead to a building
as illustrated here: very
dense and compact (much
too dense and compact
for today's standards), an
FAR of 4.8 in a six, partially
seven story tall building.



I INTRODUCTION

Analysis Context Density / 1920's Zoning: A Thought Experiment



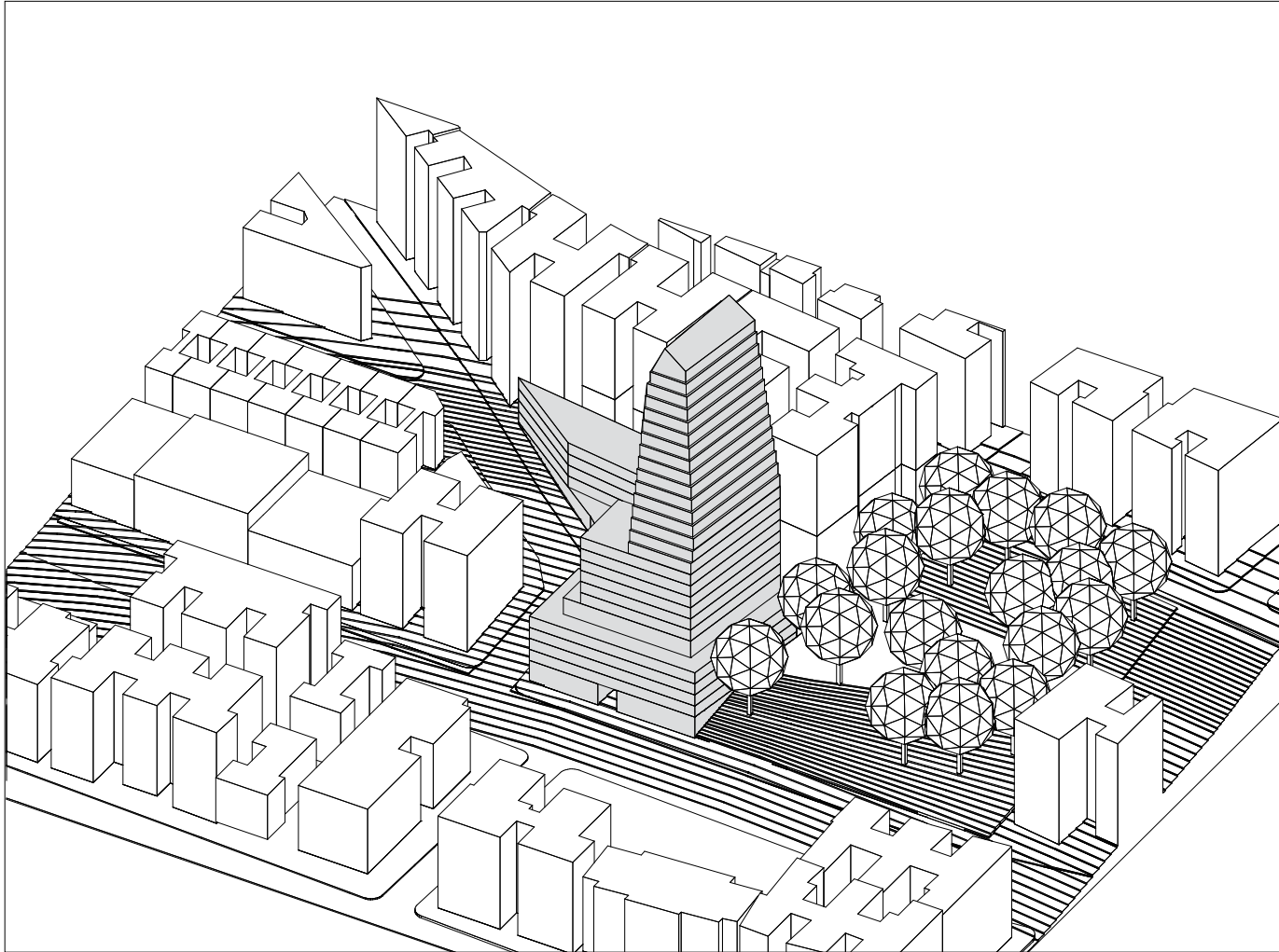
Here the experimental "1928-style-building" from the previous page seen in context.

image: development planning & design inc.



I INTRODUCTION

Analysis Context Density / 1920's Zoning: A Thought Experiment



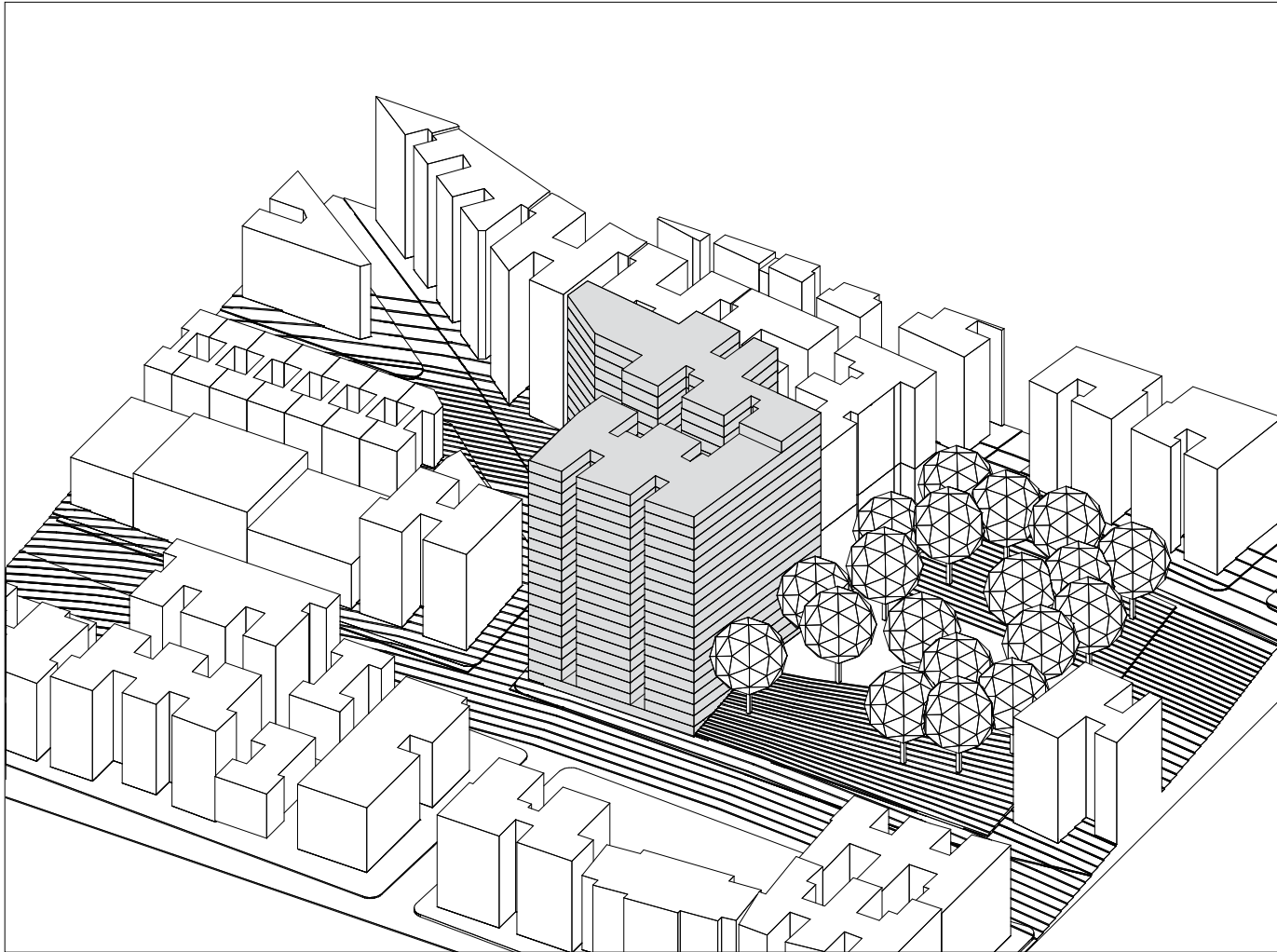
....
compared to the
contemporary
As-Of-Right
building contain-
ing residential
units, retail space,
and a community
facility.

image: development planning & design inc.



I INTRODUCTION

Analysis Context Density / 1920's Zoning: A Thought Experiment



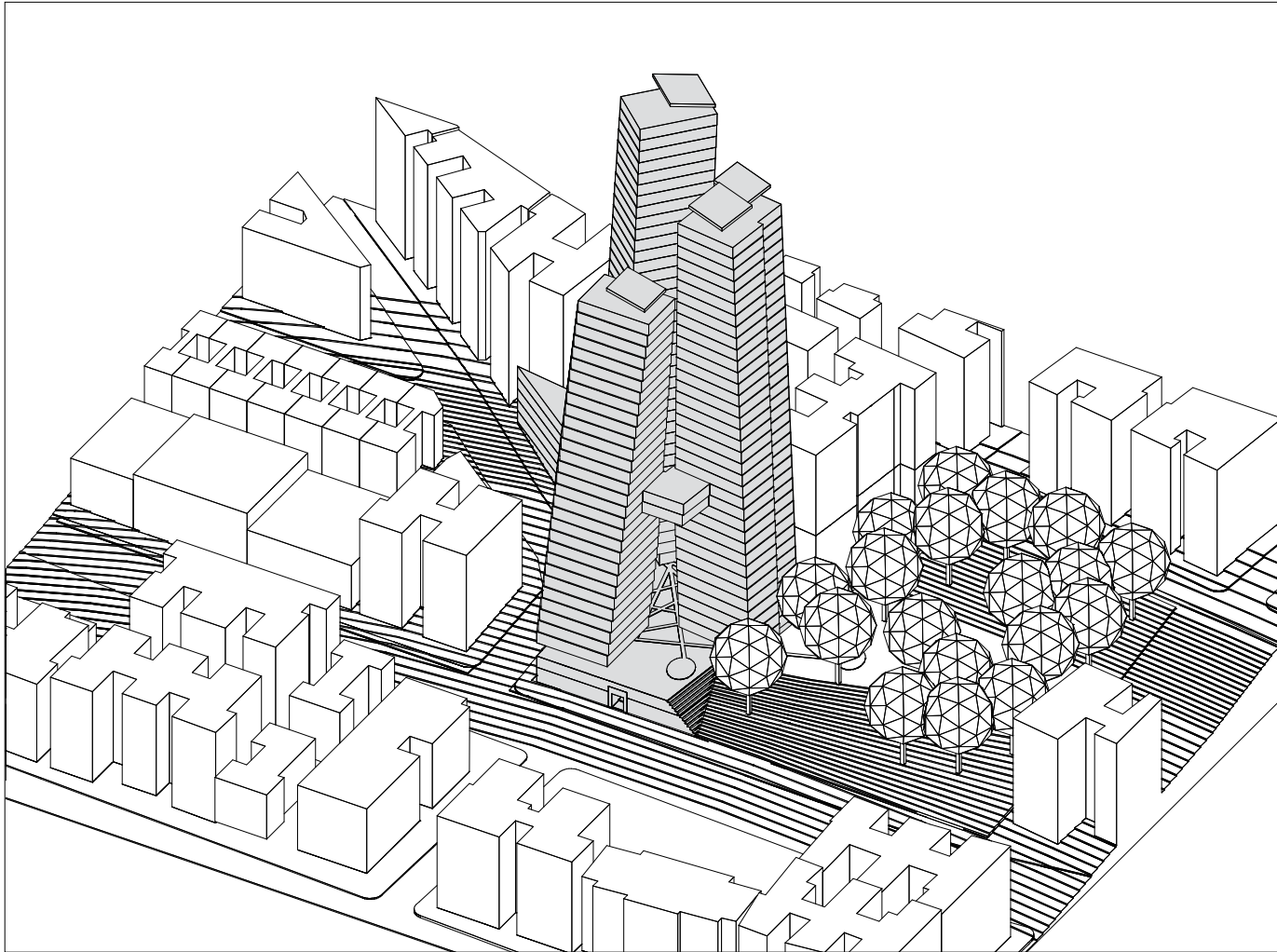
This illustration shows the full New-strategy FAR in a (non-code-compliant) experimental "1928-style-building": it would be 19 stories tall. ...

image: development planning & design inc.



I INTRODUCTION

Analysis Context Density / 1920's Zoning: A Thought Experiment



... compared to the same FAR in a contemporary scheme: overall taller, but more light, air, and open-space at each individual level of the residential towers.

image: development planning & design inc.



I INTRODUCTION

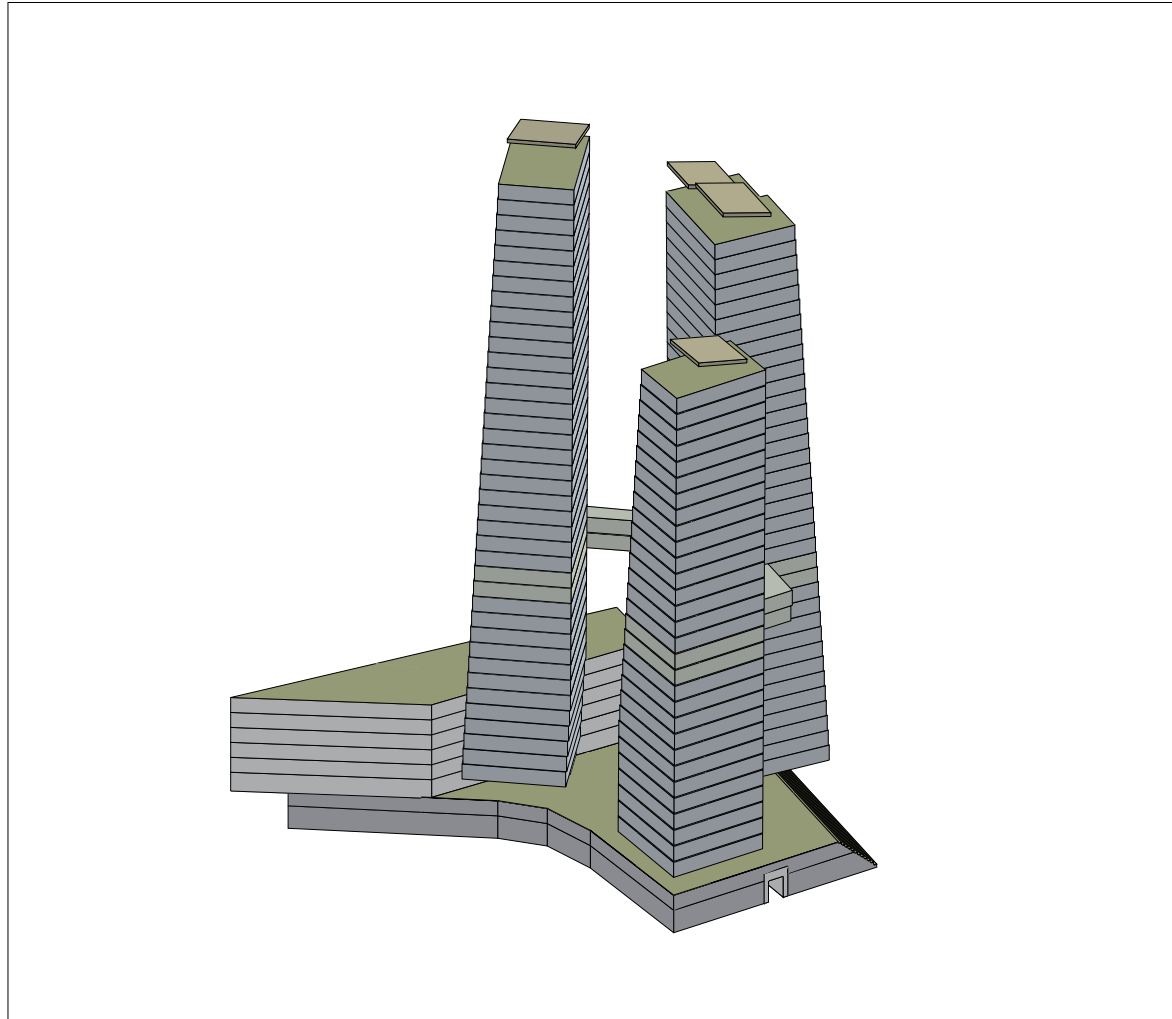
Analysis Context Density / 1920's Zoning: A Thought Experiment





I INTRODUCTION

New-strategy / Initially Proposed Scheme



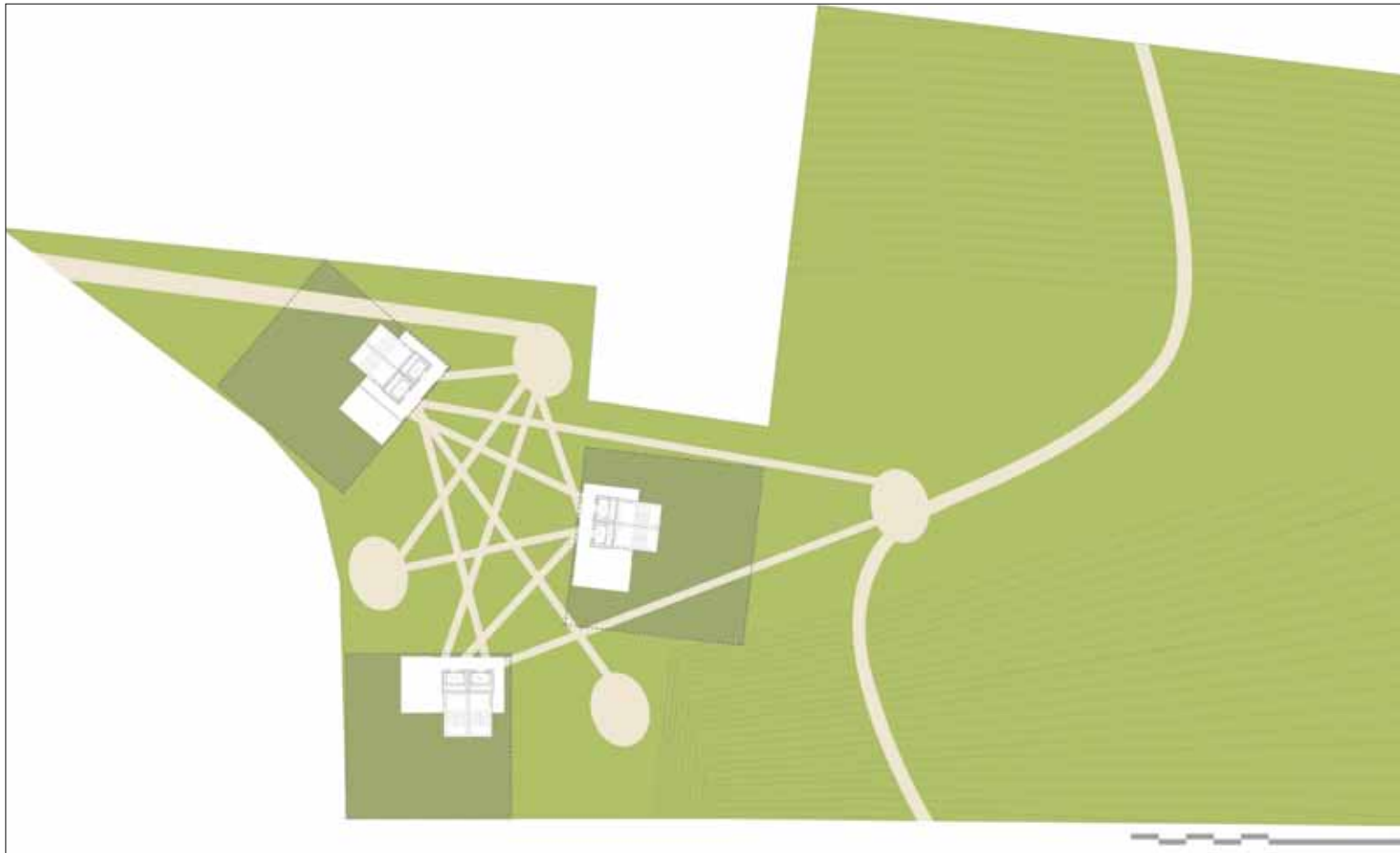
This illustration repeats the initially (Community Board meeting Jan 2011) proposed New-strategy scheme: The up-zoned residential FAR which makes a 70/30 split of market rate to middle-income housing possible; a community facility; retail and parking; in a three tower scheme.

image: development planning & design inc.



I INTRODUCTION

New-strategy / Initially Proposed Scheme / Slender Towers: Creating A New Park And Connecting To The Existing Revitalized Park



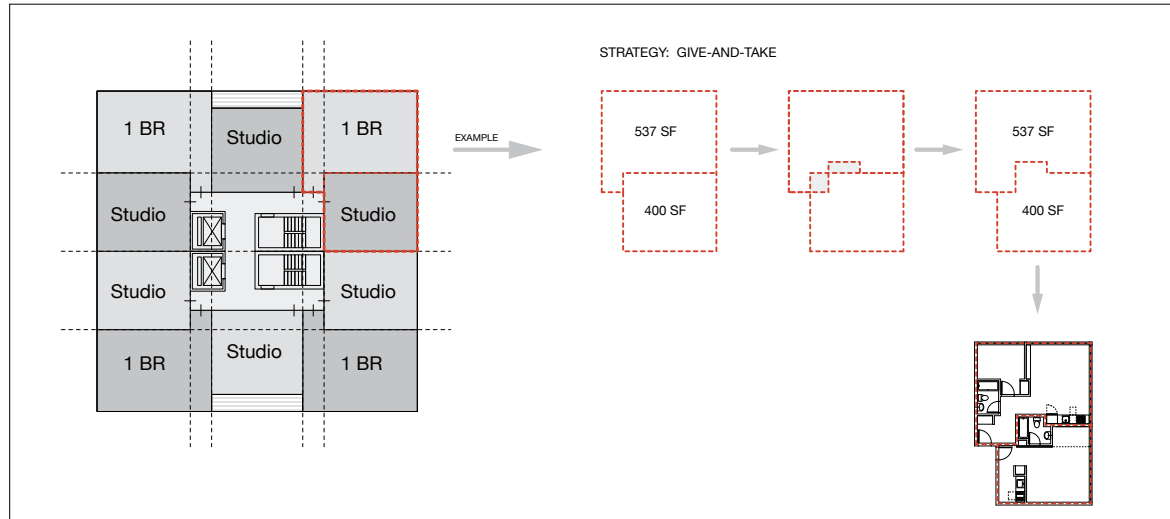
....
this previously proposed scheme would revitalize the existing neighboring park and connect it to a new park created on the site.

image: development planning & design inc.



I INTRODUCTION

New-strategy / Initially Proposed Scheme / Slender Towers: Quality of Residential Units



.... slender towers rather than a deep footprint also leads to residential units which are not deep, and offer therefore large amounts of windows: light, air and views.

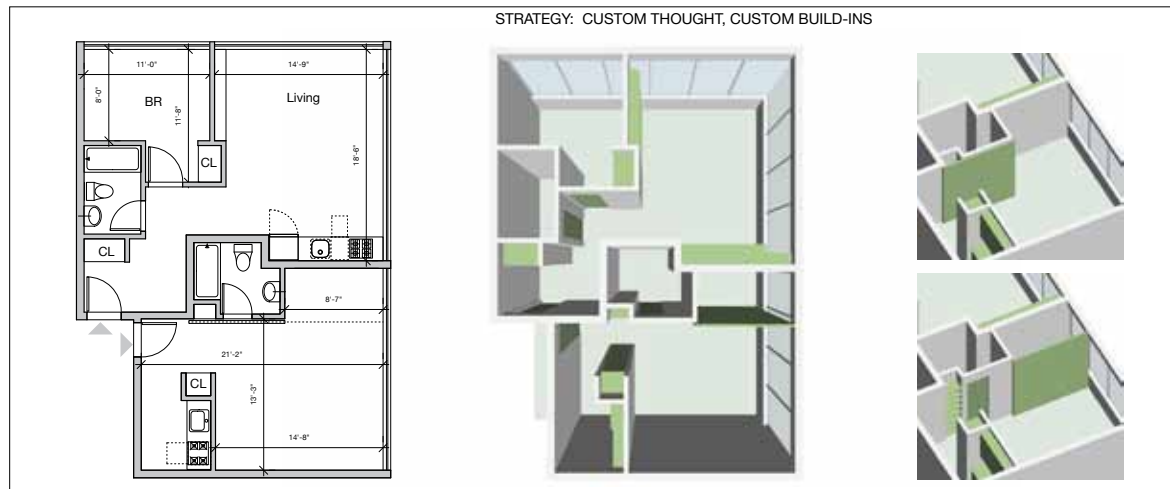


image: development planning & design inc.



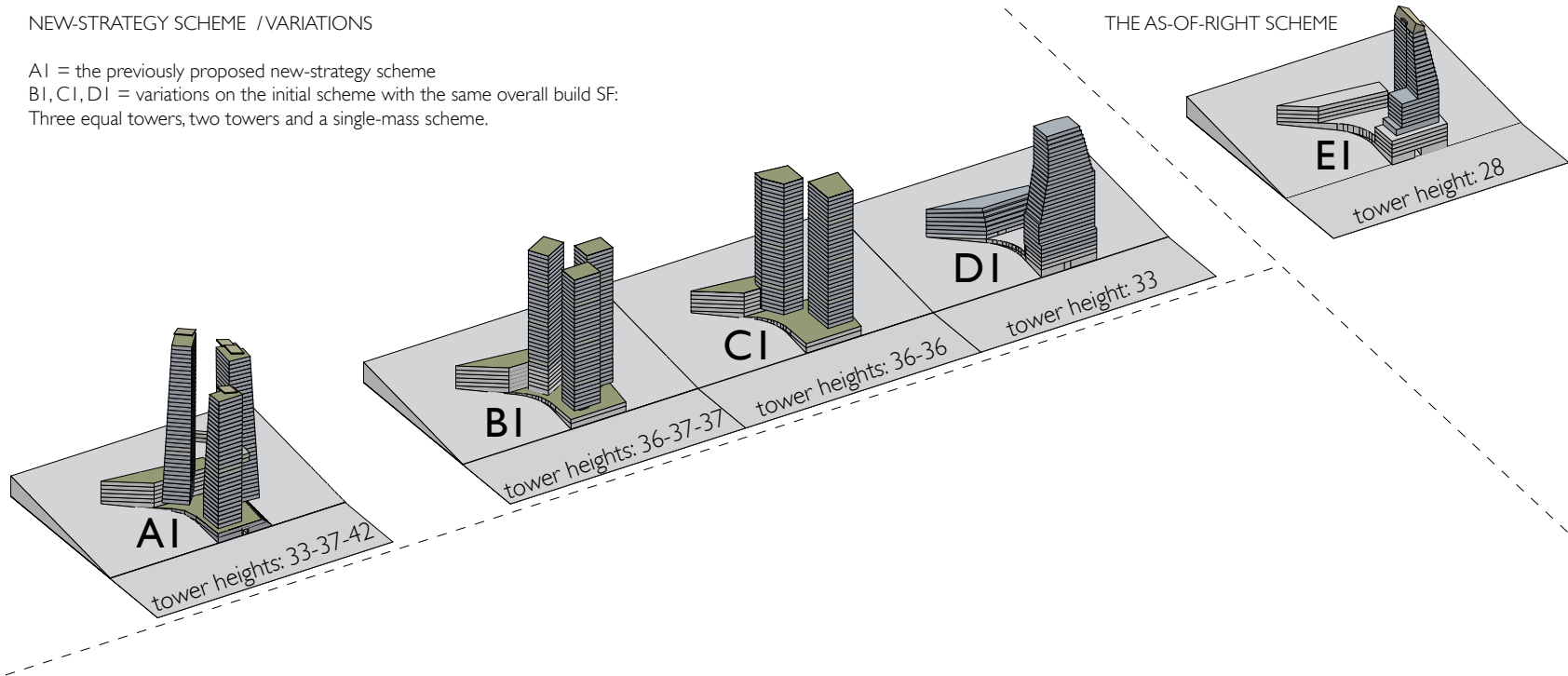
II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / Overview-Matrix

NEW-STRATEGY SCHEME / VARIATIONS

AI = the previously proposed new-strategy scheme
BI, CI, DI = variations on the initial scheme with the same overall build SF:
Three equal towers, two towers and a single-mass scheme.

THE AS-OF-RIGHT SCHEME



tower heights given in number of floors page 16



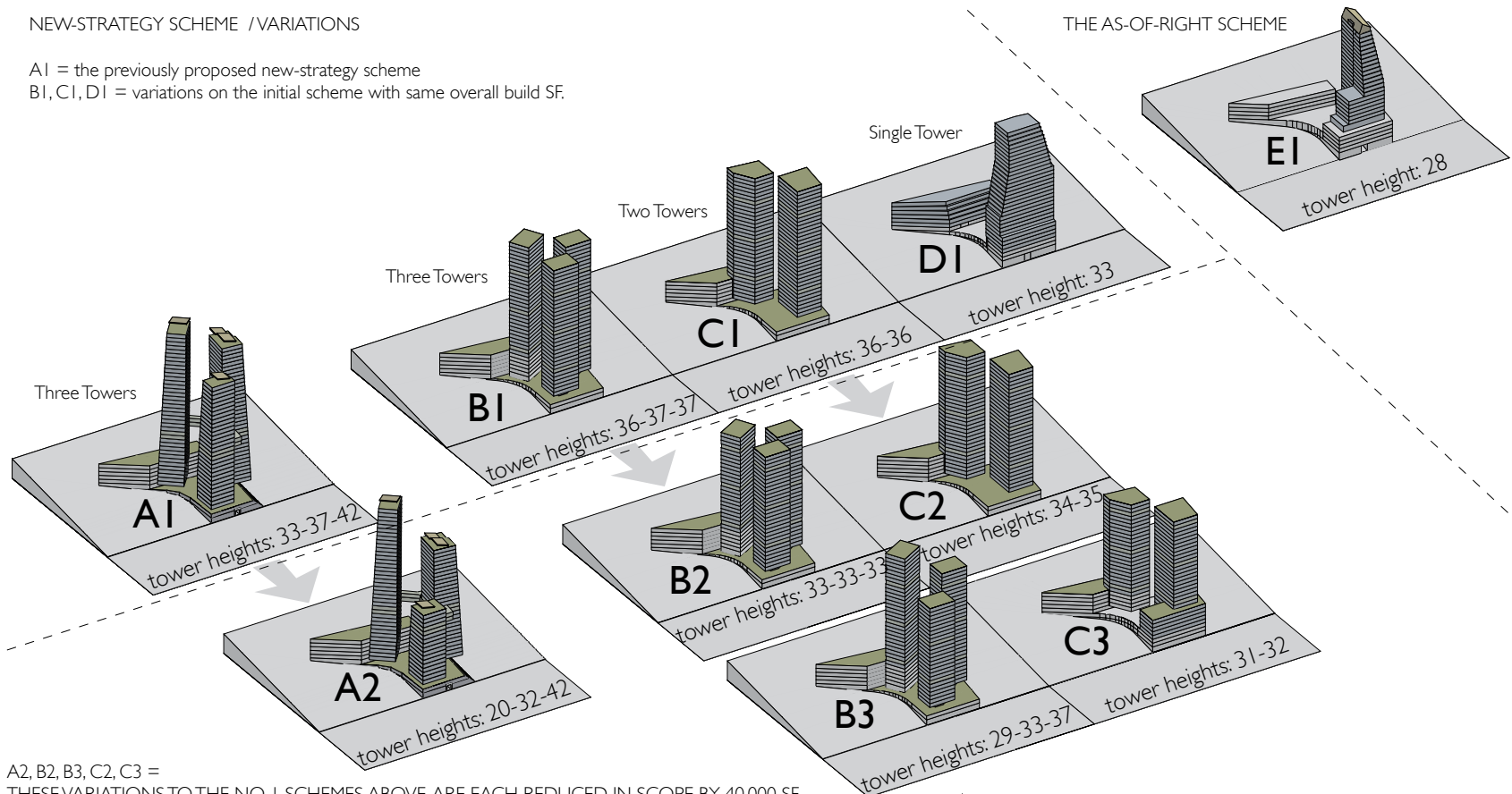
II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / Overview-Matrix

NEW-STRATEGY SCHEME / VARIATIONS

A1 = the previously proposed new-strategy scheme
B1, C1, D1 = variations on the initial scheme with same overall build SF.

THE AS-OF-RIGHT SCHEME



A2, B2, B3, C2, C3 =
THESE VARIATIONS TO THE NO 1 SCHEMES ABOVE, ARE EACH REDUCED IN SCOPE BY 40,000 SF.
OF COURSE, A REDUCTION IN BUILD SF LEADS TO A REDUCTION IN HEIGHT. IN ORDER TO KEEP
THE CROSS-SUBSIDY OF THE NEW-STRATEGY HOUSING COMPONENT IN TACT, WE INTEND TO
TAKE THE SF REDUCTION FROM THE PLANNED COMMUNITY FACILITY RATHER THAN FROM THE
RESIDENTIAL COMPONENT.

tower heights given in number of floors



II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / *Scheme B1*

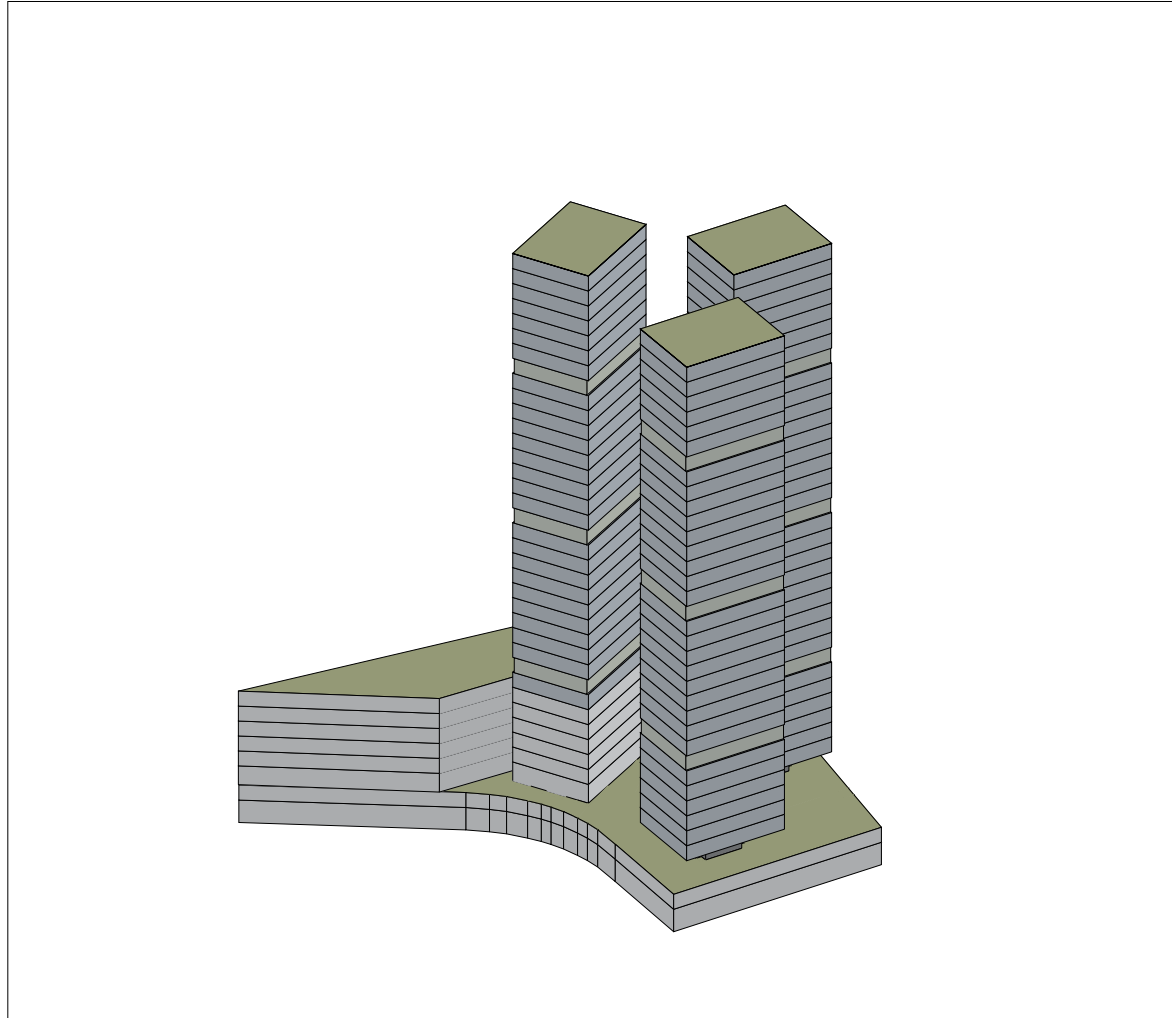


image: development planning & design inc.



II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / *Scheme B2*

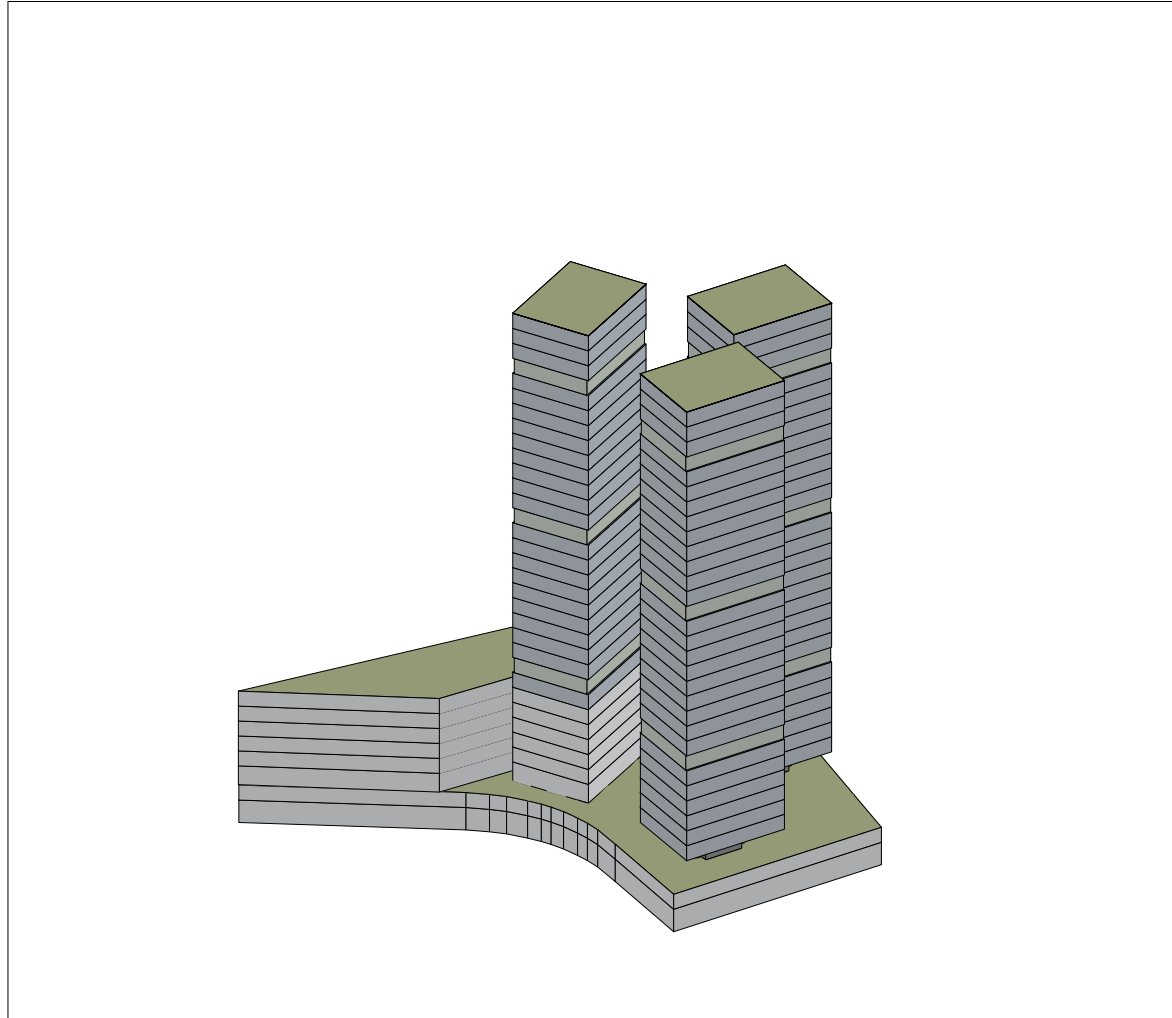


image: development planning & design inc.



II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / *Scheme B3*

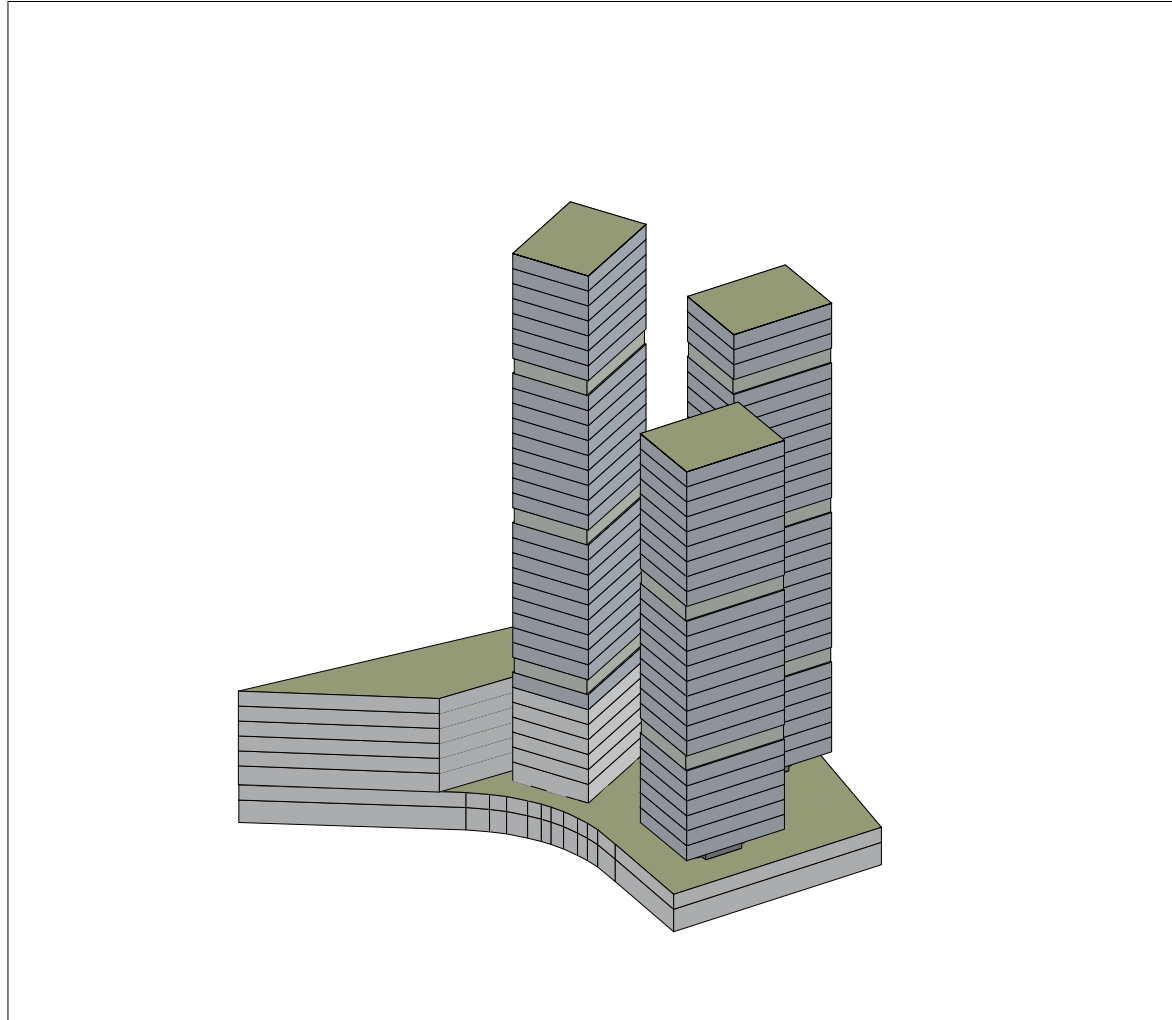
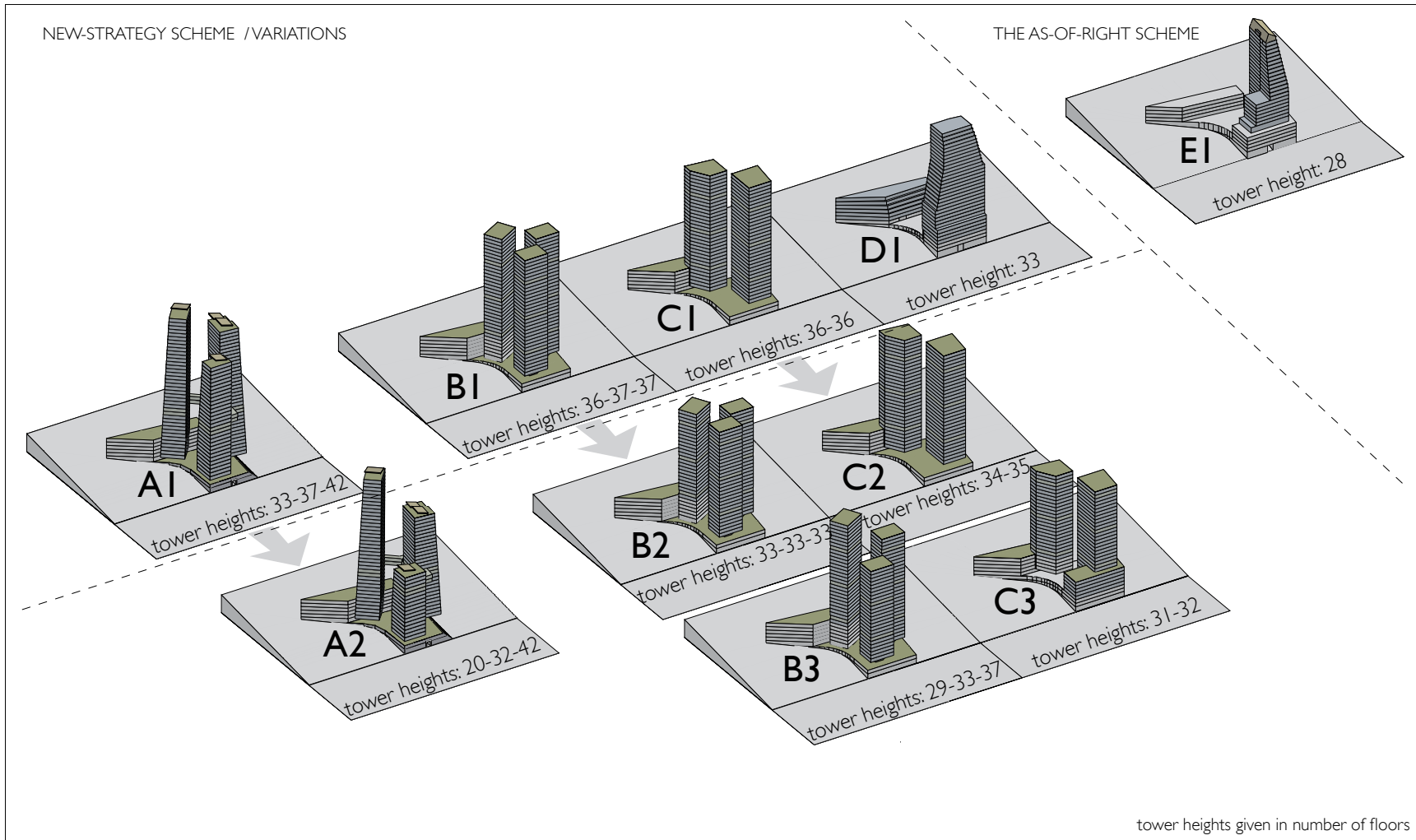


image: development planning & design inc.



II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / Overview-Matrix





II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / *Scheme C1*

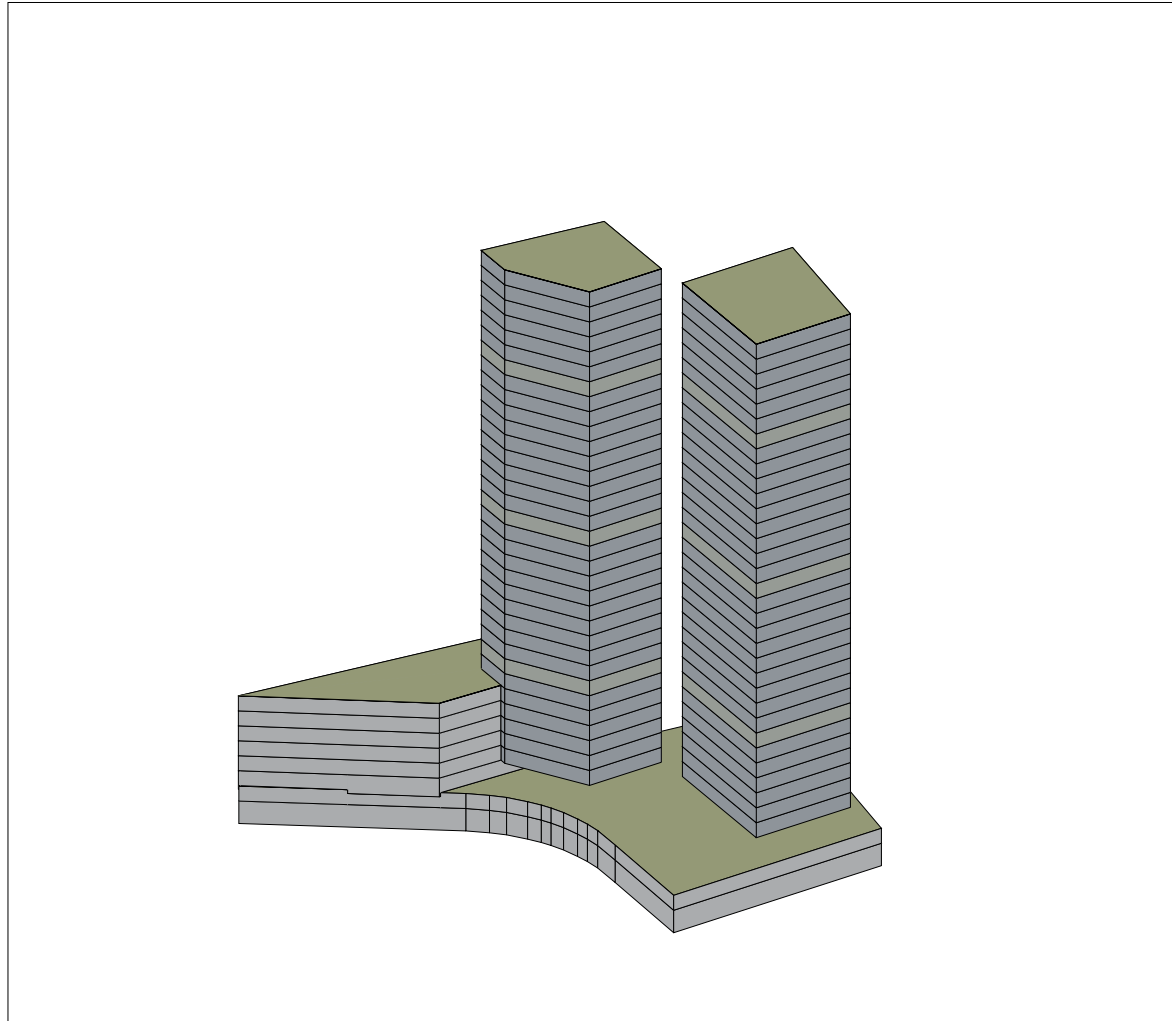


image: development planning & design inc.



II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / *Scheme C2*

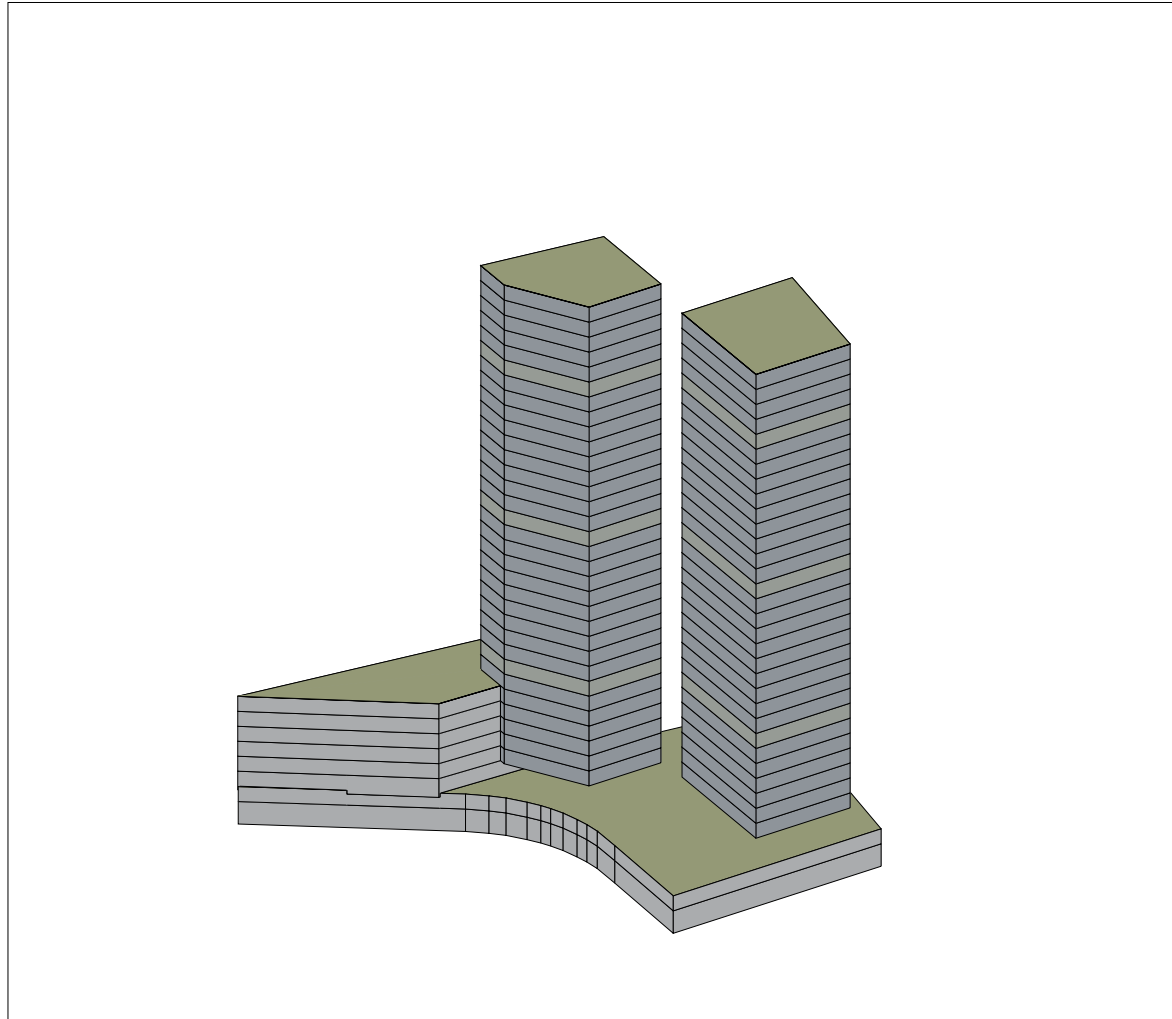


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II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / *Scheme C3*

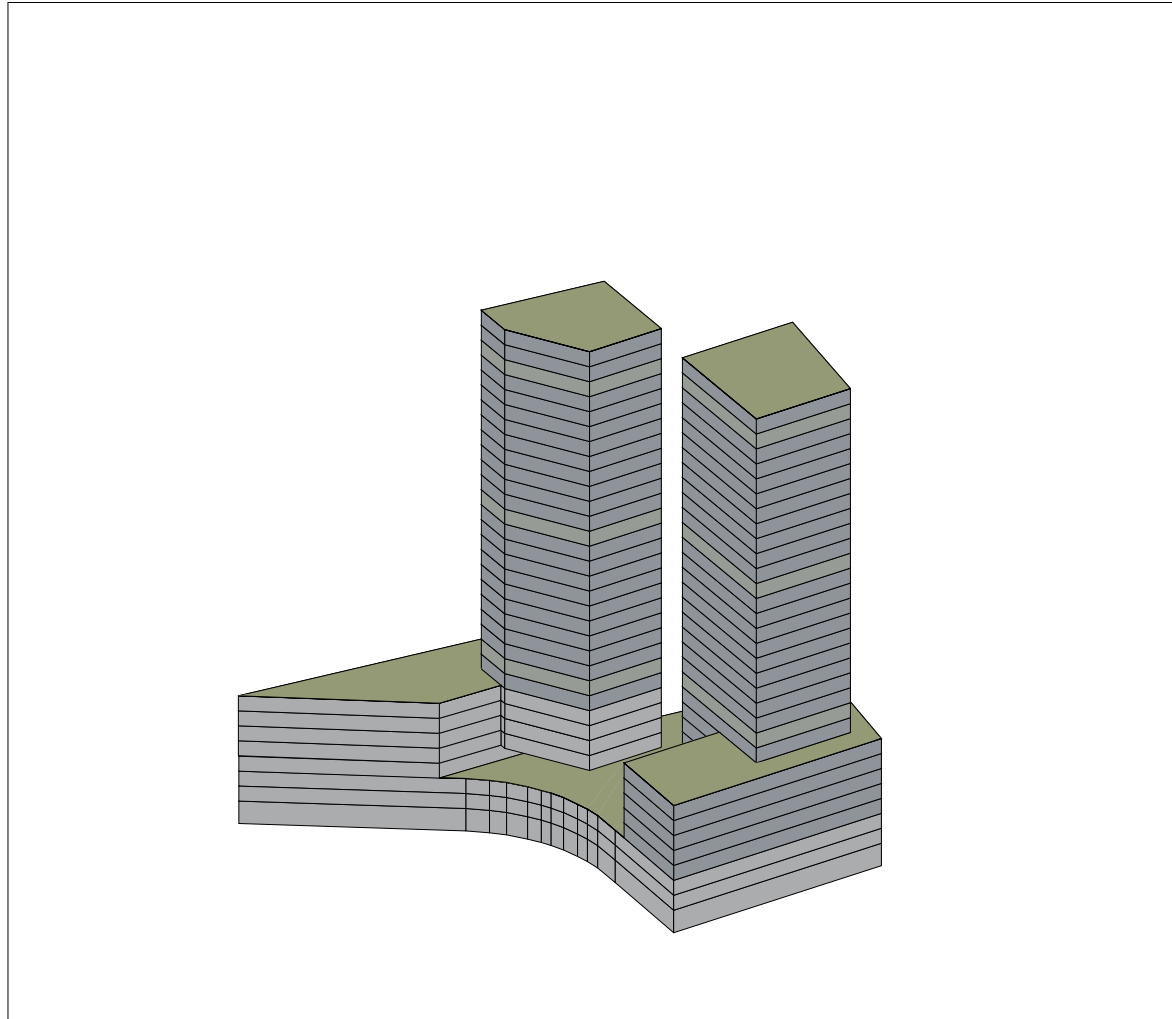
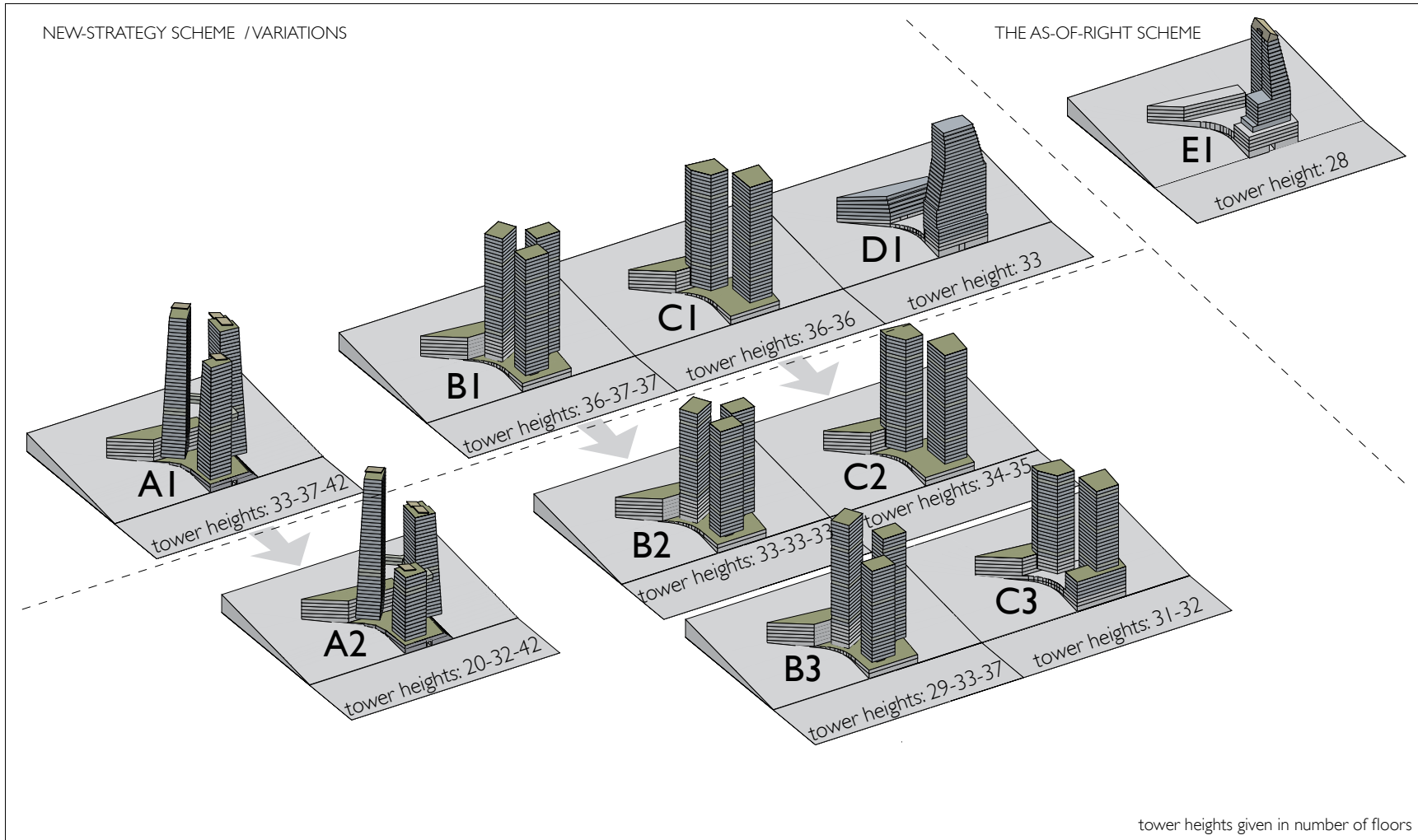


image: development planning & design inc.



II NEW-STRATEGY BULK ANALYSIS

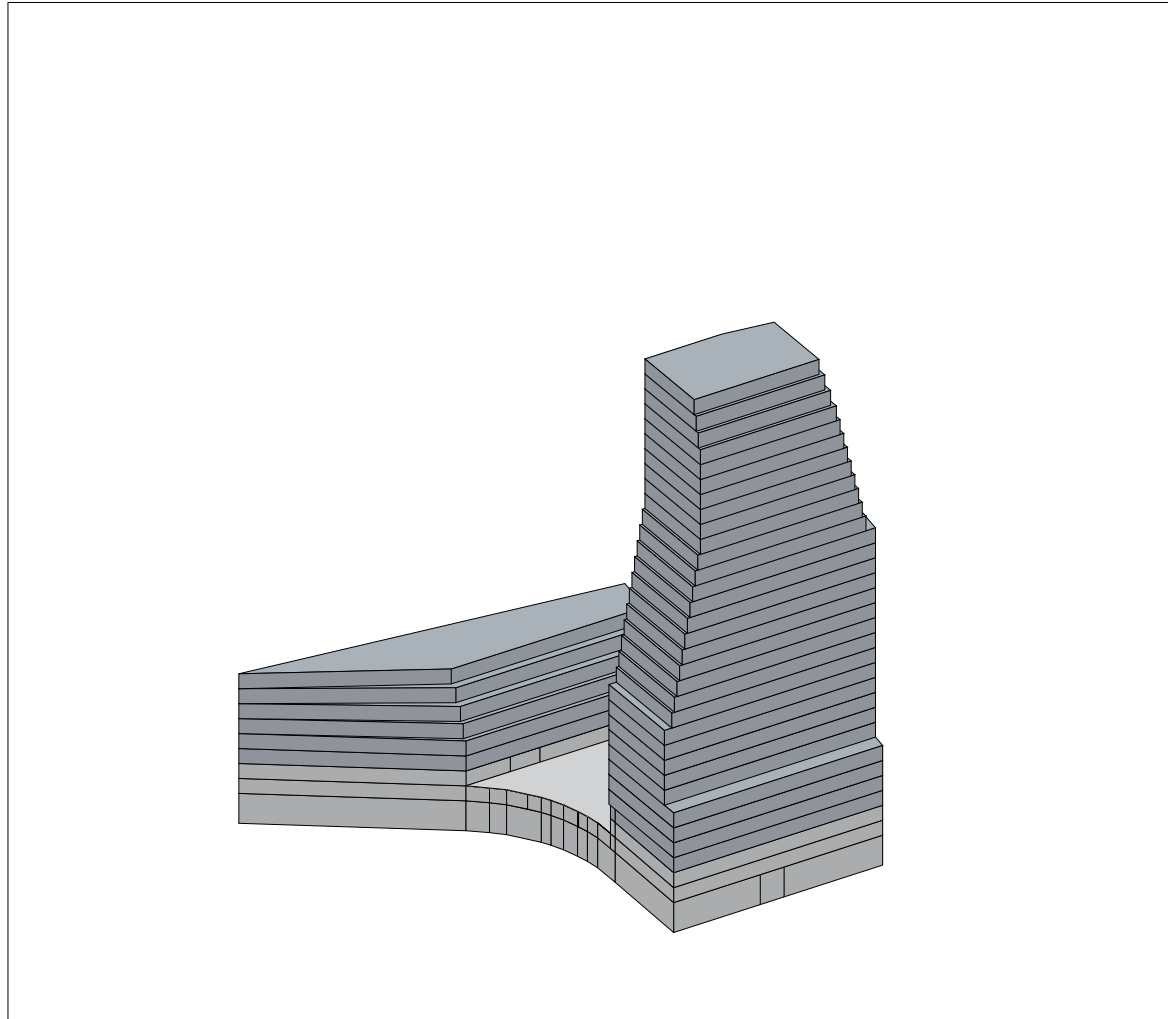
Analysis Of Basic Options / Overview-Matrix





II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / *Scheme D1*



Scheme D1, which does not differentiate into a more slender footprint as it goes up has several issues. For one, it would be problematic to finance. Two more issues are discussed on the following three pages.

image: development planning & design inc.



II

NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / *Scheme D1* / *Issues With D1: Bulk Blocking Views*



While scheme D1 is slender when seen from the north or the south



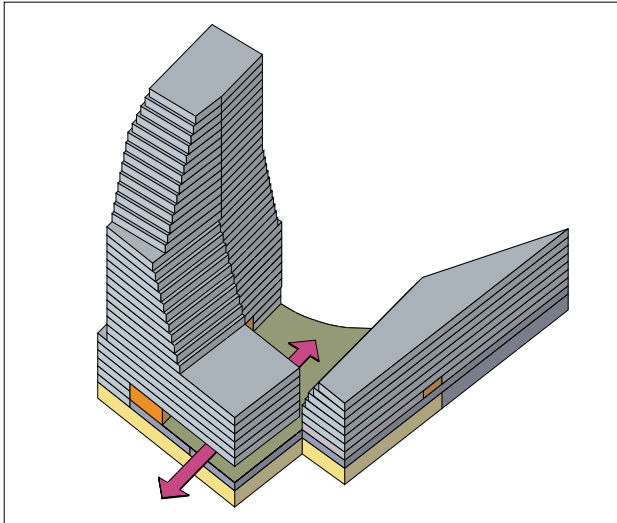
... the view from east or west is problematic, since the building remains wide as it goes up. We believe that the two or three tower schemes are preferable, since they develop into more slender volumes as they go up.



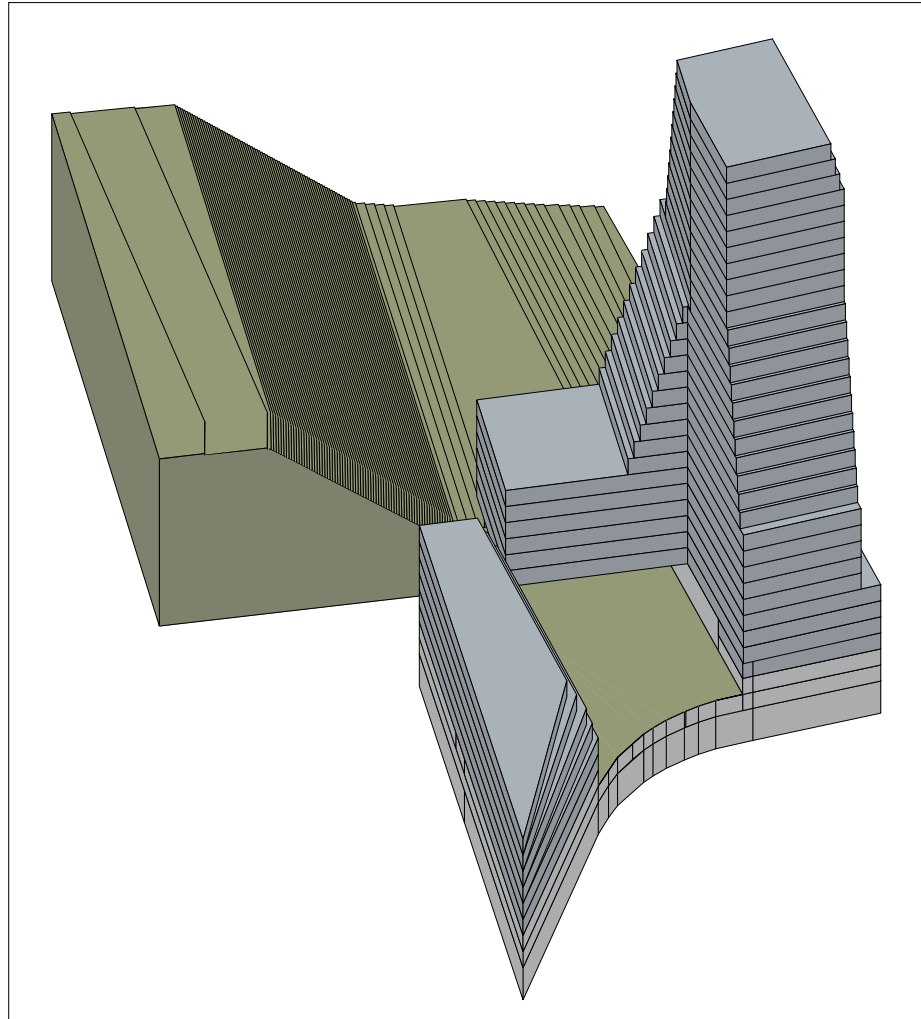
II

NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / Scheme D1 / Issues With D1: The Lost Park



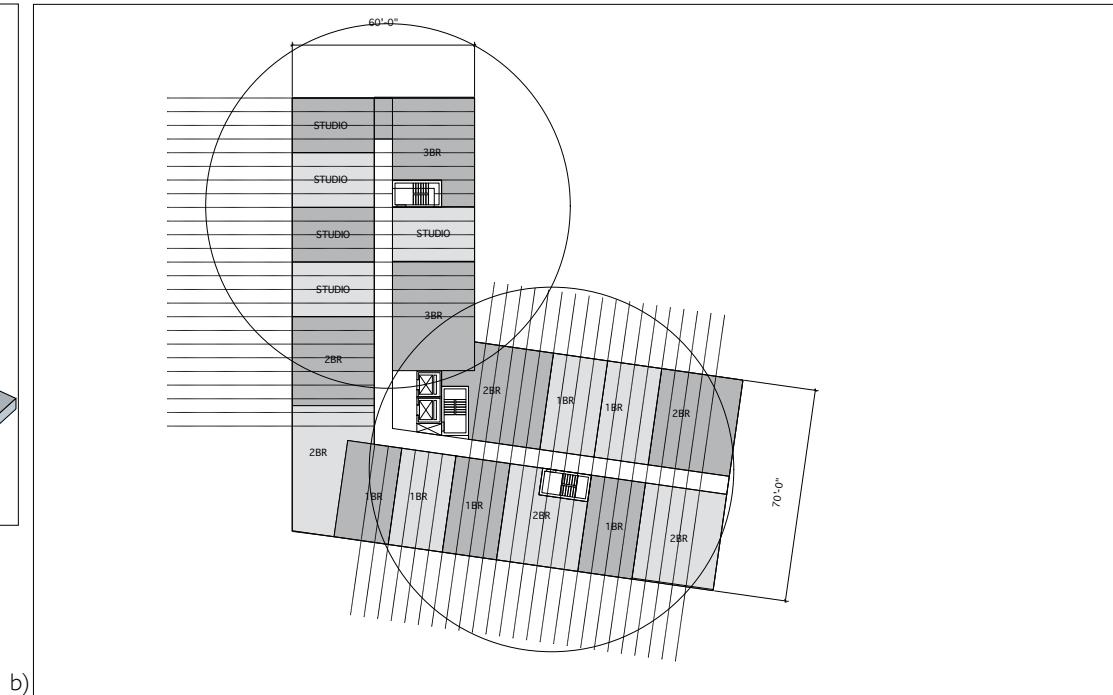
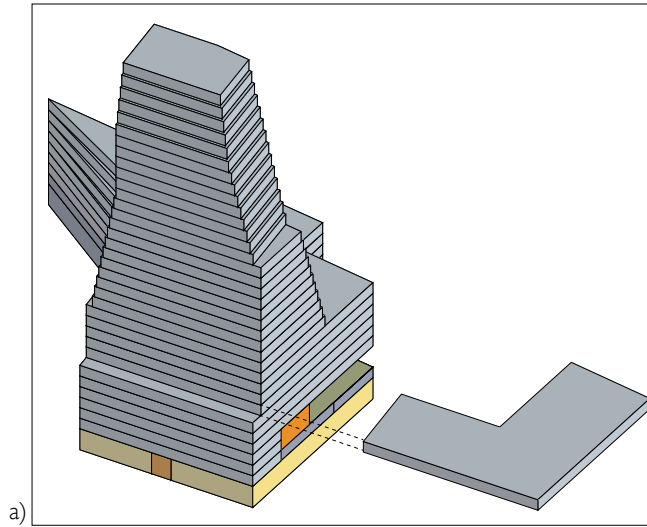
As the massing of the D1 scheme wraps around to the south side of the building, it blocks the connection to the existing park. While it would be possible to cut out two floors so one would be able to connect to the park anyways, the character of the open space is too private as the residential wraps around it. It would function as private courtyard for the residents rather than become an extension of the existing public park, as the initially proposed three tower scheme would.



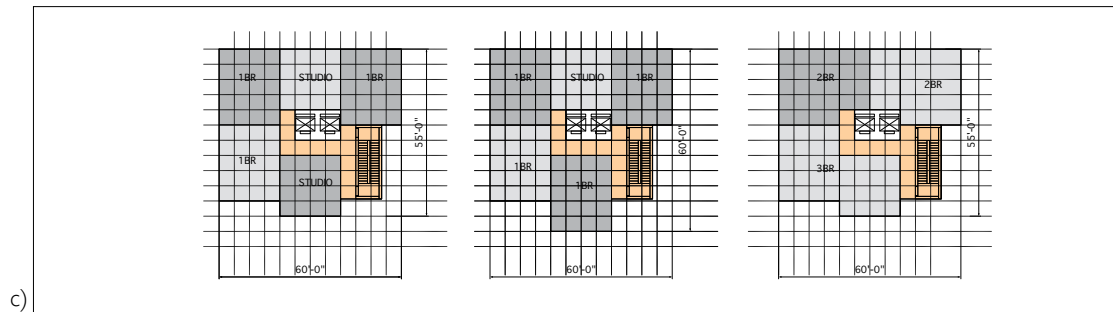


II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / Scheme D1 / Issues With D1: Unit Quality Comparison



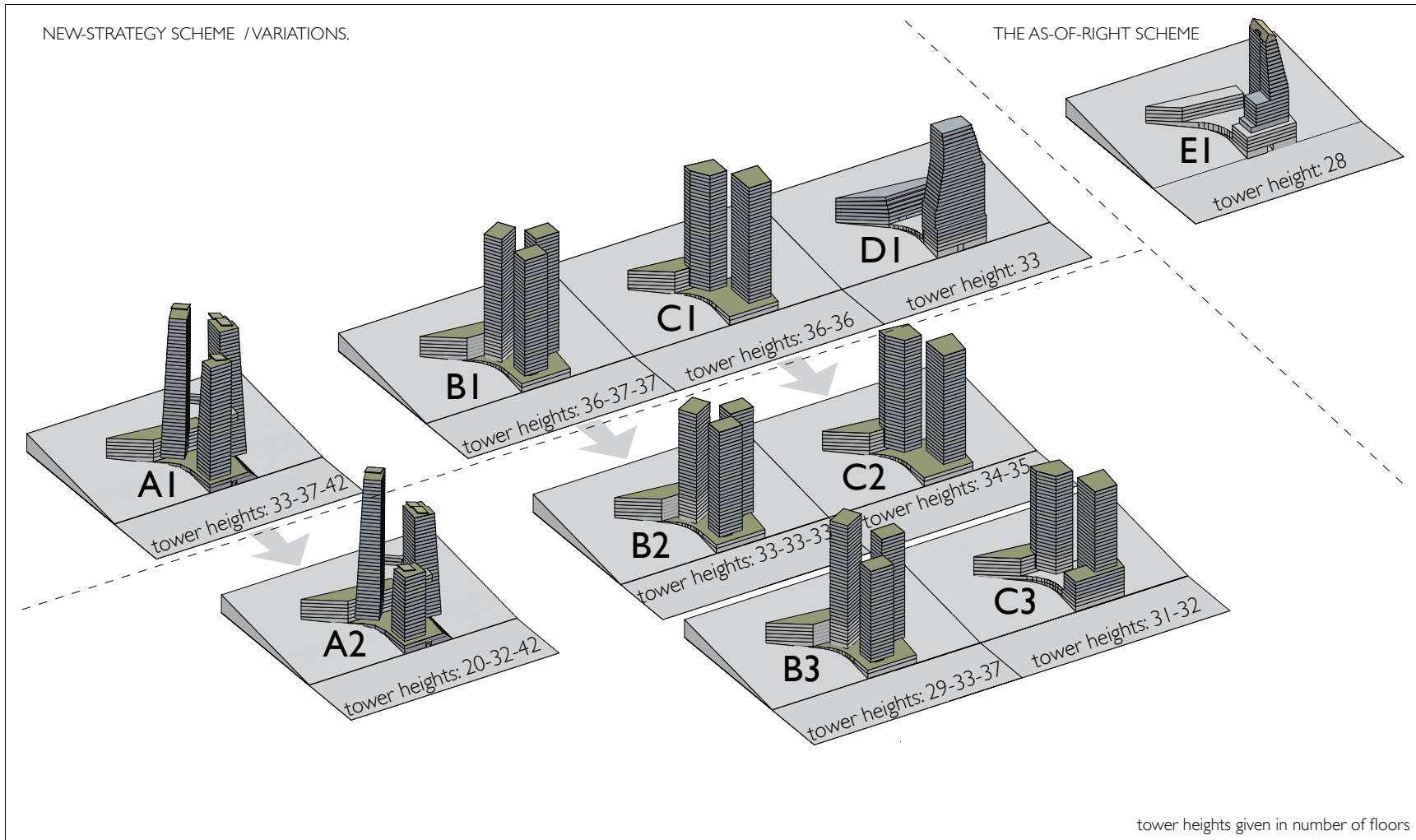
A look at the predominant unit types in Scheme D1: Almost all of the residential floors would be units to both sides of a long corridor. (see illustration b). There would be few units in corner locations - where you have an opportunity for double exposure (=windows towards more than one sun orientation). Compare this to the plans shown in c) - and example layout from a three tower scheme: a much higher percentage of units would have double exposure and in general, the unit here are less deep and have more window surface.





II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / Overview-Matrix





II
NEW-STRATEGY BULK ANALYSIS
Analysis Of Basic Options / *Scheme E.I: The As-Of-Right*

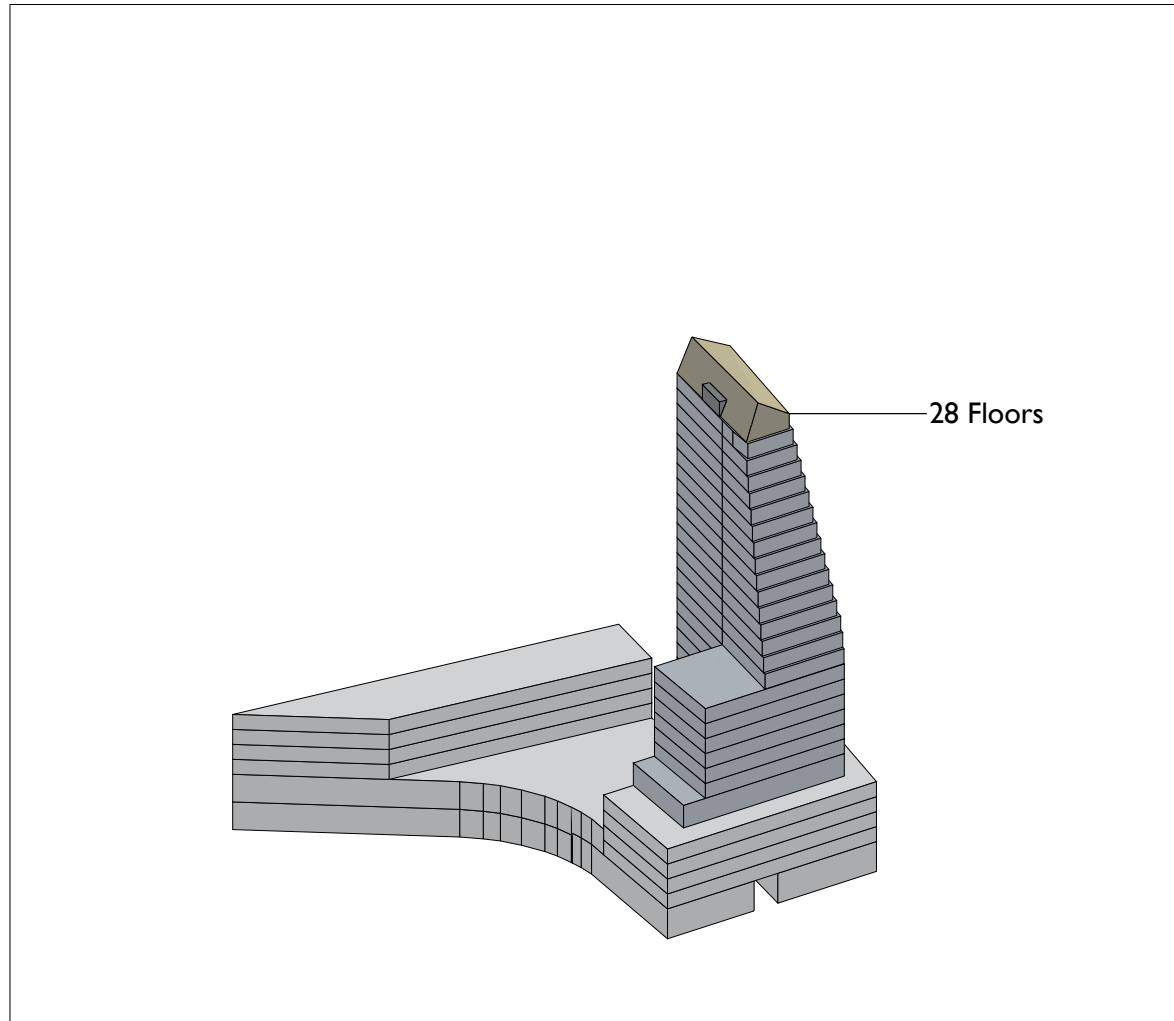


image: development planning & design inc.



II NEW-STRATEGY BULK ANALYSIS

Analysis Of Basic Options / *Scheme A1*

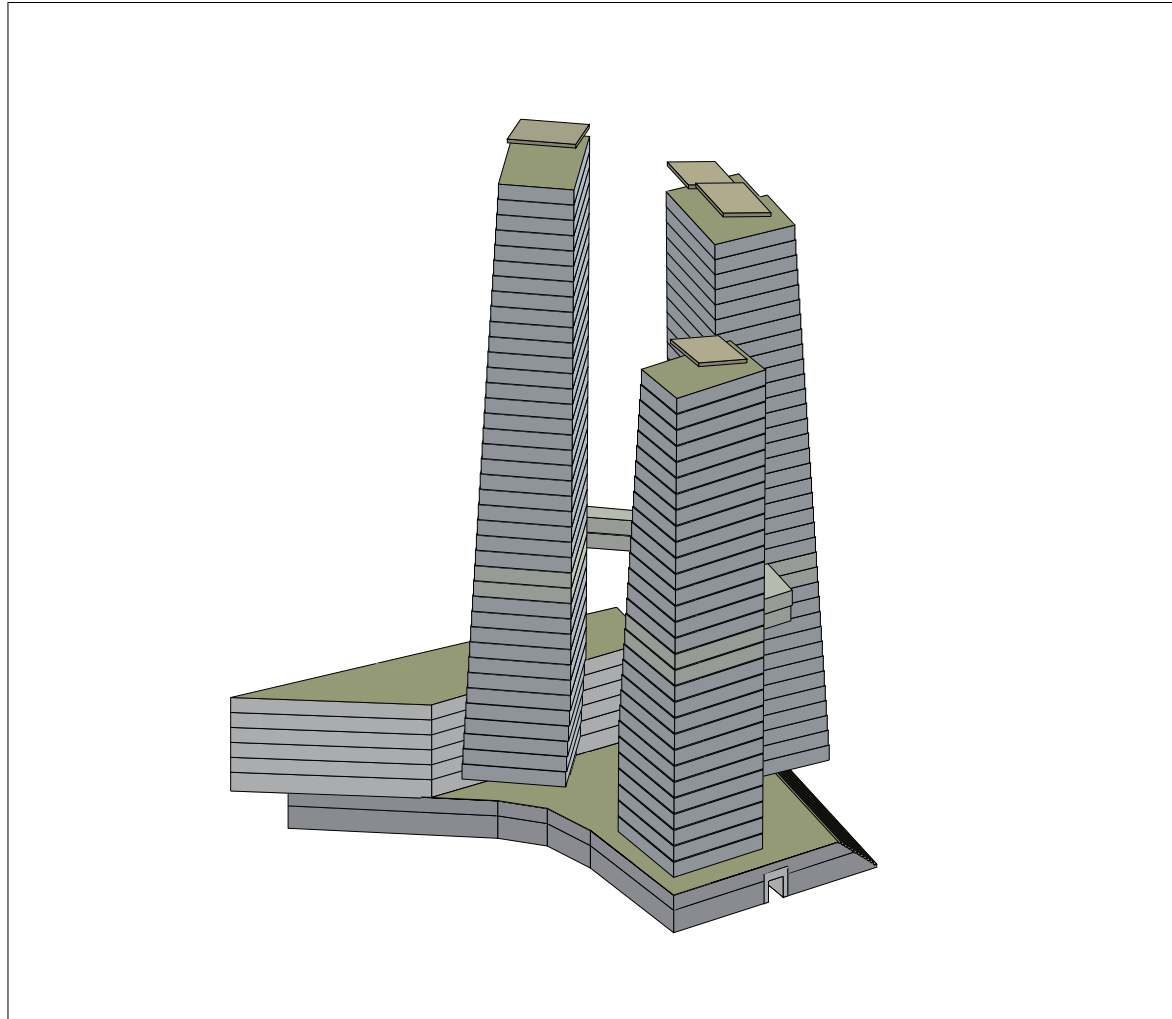


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II **NEW-STRATEGY BULK ANALYSIS** Analysis Of Basic Options / *Scheme A2*

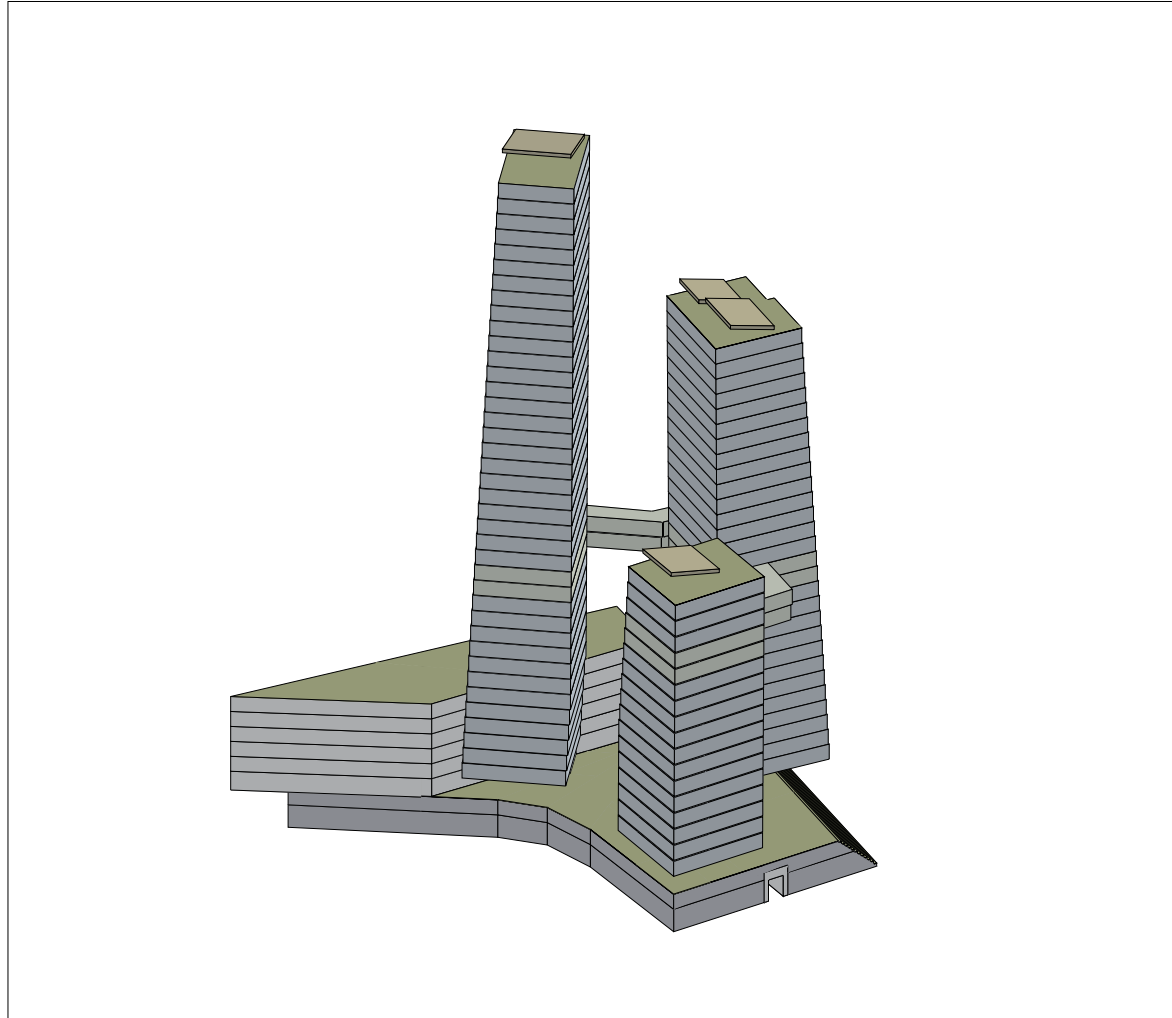


image: development planning & design inc.



III CONTEXT IMAGES

Review In Context / Scheme E1 - The As-Of-Right Scheme



image: development planning & design inc.



III CONTEXT IMAGES

Review In Context / Scheme E1 - The As-Of-Right Scheme



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme D1*



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme D1*



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme C1*



image: development planning & design inc.



III CONTEXT IMAGES

Review In Context / Scheme C2



image: development planning & design inc.



III

CONTEXT IMAGES

Review In Context / Scheme C3



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme C1*



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / Scheme C2



image: development planning & design inc.



III CONTEXT IMAGES

Review In Context / Scheme C3



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme B1*



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme B2*



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme B3*



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme B1*



image: development planning & design inc.



III CONTEXT IMAGES

Review In Context / Scheme B2



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme B3*



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme A1*



image: development planning & design inc.



III CONTEXT IMAGES

Review In Context / Scheme A2



image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme A1*

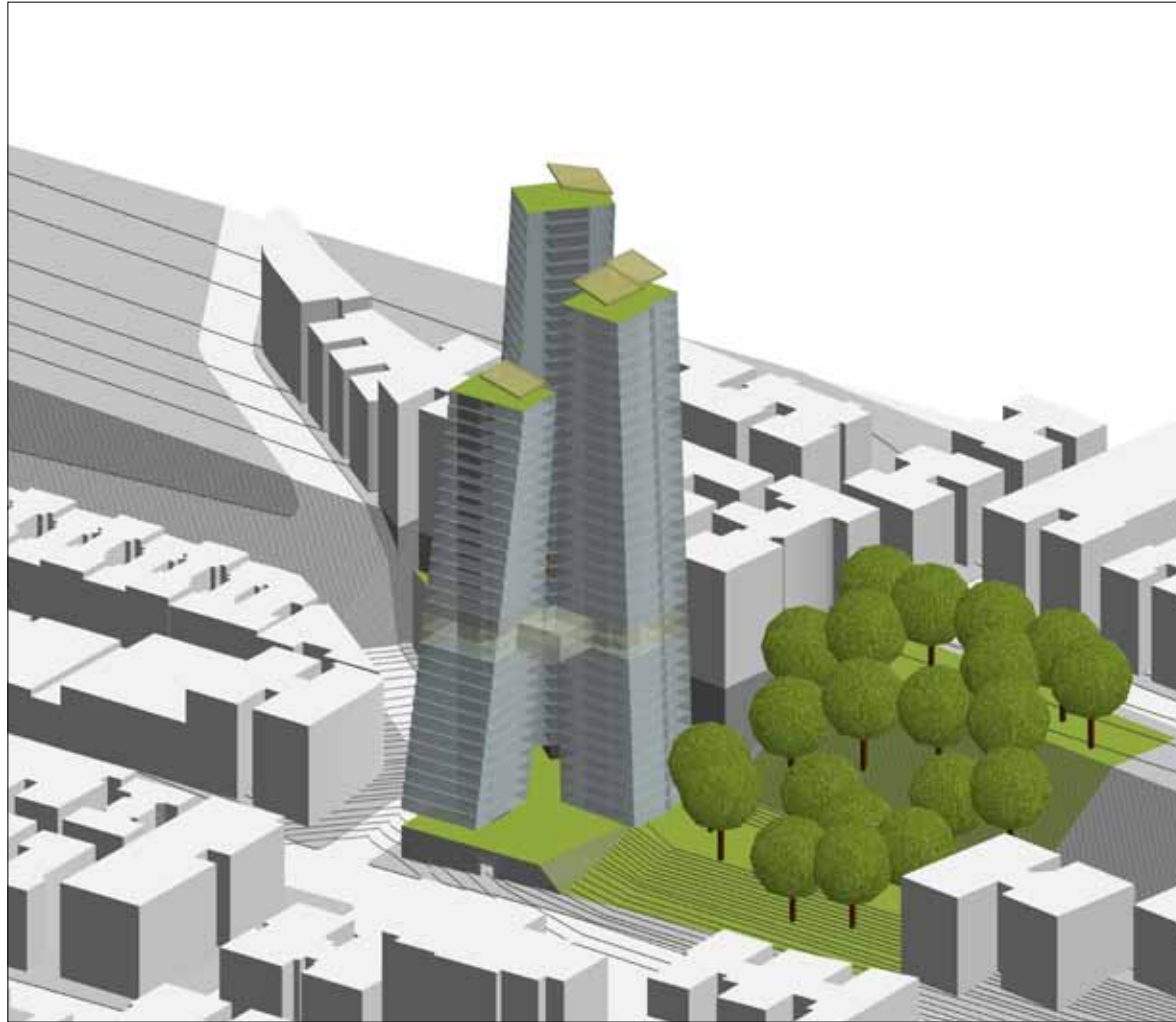


image: development planning & design inc.



III
CONTEXT IMAGES
Review In Context / *Scheme A2*



image: development planning & design inc.