Memorandum: Community Board 12, Manhattan: Parks Committee Meeting No. 1

4
03 May 2011
QUADRIAD REALTY PARTNERS, NEW YORK
TO
COMMUNITY BOARD 12, MANHATTAN

CHAIR:
PAMELA PALANQUE-NORTH
DISTRICT MANAGER:
EBENEZER SMITH

PRESENTATION No. 3 to CB12 / PRESENTATION No. 1 to:
COMMUNITY BOARD 12, MANHATTAN, PARKS & CULTURAL AFFAIRS COMMITTEE
CHAIR:
ELIZABETH LORRIS RITTER
ASSISTANT CHAIR: DAVID KACH
CYNTHIA CARRION  MITCHELL GLENN  ZEAD RAMADAN

PRESENTING FOR QUADRIAD:
quadrad realty partners
HENRY WOLLMAN, PRESIDENT
development planning & design inc.
evelyn kalka, president
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TRYON CENTER
A New-strategy Proposal by Quadriad Realty - An Opportunity For Gorman Park
Satellite image from: www.maps.google.com

PHASE 1 SITE
Gorman Park and the Tryon Center Development Sites

PHASE 2 SITE

GORMAN MEMORIAL PARK

Location

Broadway

Fairview Ave.

New York
Data Points: Elevation Above Sea Level; SOURCE: www.earthtools.org

<table>
<thead>
<tr>
<th>Location</th>
<th>Heights Elevation Points / Height Differences</th>
</tr>
</thead>
<tbody>
<tr>
<td>BROADWAY</td>
<td></td>
</tr>
<tr>
<td>WADSWORTH TERRACE</td>
<td></td>
</tr>
<tr>
<td>FAIRVIEW AVE</td>
<td></td>
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<tr>
<td>190th STREET</td>
<td></td>
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<tr>
<td>GORMAN PARK</td>
<td></td>
</tr>
</tbody>
</table>

- 105' vertical height difference
- 101.7' vertical height difference
- 98.4'
- 203.4'
- 154.2'
- 203.4'
The Existing Gorman Park
The Park At Broadway

Retaining Wall; Setback From Street Wall

Park Entry

photos: Development Planning & Design inc.
The Existing Gorman Park
The Park At Wadsworth Terrace
The Existing Gorman Park
The Serpentine Path Through The Park

The Existing Gorman Park
Edge Condition In The Park / Shortcuts Through The Park
The Existing Gorman Park
Maintenance Issues / Residents Initiatives: Volunteers, Cleaning Up The Park

For the first time in recent memory, Gorman Park on Broadway near W. 190th Street received some tender loving care from volunteers on Sun., April 10.

Five area residents, working in conjunction with Partnerships for Parks, raked leaves, pruned bushes and trees, and picked up litter along the southern stretch of the park that borders Broadway. In all, they hauled out eight bags of leaves and trash.

The effort was initiated by Jonathan Rabinowitz, an area resident who has been informally cleaning up the park in his spare time.

“They uncovered some plants and flowers that were under the leaves – it’s very pretty,” said Yekaterina Gluzberg, Northern Manhattan’s outreach coordinator with Partnerships for Parks. “People walking by stopped and said thank you.”

Based on the feedback and fun they had, another clean up is scheduled for this Sun., April 17 from 10 a.m. to 2 p.m.
II
Tryon Center: A Development With Possibilities
Location
Tryon Center: A Development With Possibilities
Two Schemes

The As-Of-Right Scheme

The New-strategy Scheme
The New-strategy
Housing New York - A Private Sector Approach To Finance Middle-Income Housing

QUADRIAD REALTY PARTNERS | NEW YORK
NOVEMBER 2010
### II

**The New-strategy**

An Overview: Conventional Development versus The New-strategy

<table>
<thead>
<tr>
<th>1 MARKET OWNERSHIP RESIDENCES</th>
<th>2 AFFORDABLE OWNERSHIP RESIDENCES</th>
<th>3 AFFORDABLE RENTAL RESIDENCES</th>
<th>4 MARKET RETAIL FACILITIES</th>
<th>5 COMMUNITY RETAIL FACILITIES</th>
<th>6 COMMUNITY PUBLIC SPACES</th>
<th>7 COMMUNITY NEIGHBORHOOD FACILITIES</th>
<th>8 URBAN DESIGN STANDARDS</th>
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<tr>
<td><strong>conventional development</strong></td>
<td>• 100% market residences allowed</td>
<td>• no affordable ownership required</td>
<td>• all scales of market retail as permitted by existing zoning levels</td>
<td>• no “community retail” reserve, as defined below, is required</td>
<td>• no required provision of community public space</td>
<td>• no required provision of neighborhood health, education, or special housing facilities</td>
<td>• no required implementation of any supplementary urban design standards</td>
</tr>
<tr>
<td><strong>new-strategy development</strong></td>
<td>• a maximum of 70% market residences is permitted but at an enhanced quantity based on New-strategy floor area allowances</td>
<td>• 30% affordable divided into three tiers:  • 1/3 of total moderate income residences for family of four at 61% – 120% of New York City median  • 1/3 of total moderate income residences for family of four between 121% – 180% of New York City median  • an additional component of affordable rental residences, as defined in column 7, may be added in lieu of a contribution to a community facility</td>
<td>• optional further integration of rental units alongside ownership units</td>
<td>• a New-strategy project would require a reserve of 10% of retail sf to be developed as “community retail”  • “community retail” is defined as:  • small neighborhood-scaled shops;  • uses for these shops focus on local resident needs;  • preservation of these shops in perpetuity by preventing their combination with adjacent larger shops</td>
<td>• a New-strategy project would require the development of a community public open space on a significant portion of the finished development site</td>
<td>• a New-strategy project would require the submission to the Department of City Planning of a “District Master Urban Design Plan” for the neighborhood immediately surrounding the development site demonstrating the cohesive engagement of the urban design project with the existing neighborhood, even where a change of immediate scale is proposed</td>
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</table>
The As-Of-Right Scheme
No Opportunity For An Extended Park
The New-strategy Scheme
Opportunity For An Extended Park
The As-Of-Right Scheme
No Opportunity For An Extended Park
The New-strategy Scheme
Opportunity For An Extended Park
The New-strategy: 1: Renovating Gorman Park
A Safer Park, An Active Park, An Accessible Park, A Diverse Park

RENOVATING GORMAN PARK: A NEW URBAN NEIGHBORHOOD PARK
• Open up areas within the park: introduce activities
draw people into the park
increase safety

• Increase plant diversity within the park.
• Offer an abundance of benches in the park and along it’s edges.
• Design ramps to be handicapped accessible, wherever possible.
• The design team around Diana Balmori plans to be engaged in
discussions with the NUC Parks Department while working on the
design of the new park - this simultaneous approach ensures the design
develops along the preferences of the City’s Parks Department.
III
The New-strategy: 2: Maintaining Gorman Park
Keeping The Park Clean, Save, And Maintained

PROVIDE MAINTENANCE FOR THE UP-KEEP OF GORMAN PARK

• Maintenance for Gorman Park provided by the Tryon Center Development, in-perpetuity.
CONNECTING GORMAN PARK WITH A NEW PUBLIC OPEN SPACE IN TRYON CENTER

- If Quadriad will be permitted to build the New-strategy scheme with a low base as intended, new public open space above the retail/community center level can be designed to connect with the newly renovated Gorman Park to one larger, recreational landscape. This will not be possible with a high-base scheme.
The New-strategy: 3: An Opportunity For An Extended Gorman Park

NEW-STRATEGY SCHEME: A New Park + A Renovated Park

- If Quadriad will be permitted to build the New-strategy scheme with a low base as intended, new public open space above the retail/community center level can be designed to connect with the newly renovated Gorman Park to one larger, recreational landscape. This will not be possible with a high-base scheme.
The New-strategy: A Possibility For Gorman Plaza
Opportunity for An Urban Plaza And Pedestrian Connections, Down To The Subway + Up To The Park

CONNECTING GORMAN PARK WITH A NEW PUBLIC OPEN SPACE IN TRYON CENTER

- If the city and the community is in support, a new Gorman Plaza could be created, becoming a new center point to go down to the subway, up to the park, or straight to community stores. In this case, also mechanical transportation could help connect the various levels.
III
The New-strategy: A Development That Creates and Sustains a Park
SUMMARY: Renovating Gorman Park, Maintaining Gorman Park, Extending Gorman Park

1. RENOVATING GORMAN PARK: A NEW URBAN NEIGHBORHOOD PARK
   - Open up areas within the park: introduce activities
e   - draw people into the park
   - increase safety
   - Increase plant diversity within the park.
   - Offer an abundance of benches in the park and along it’s edges.
   - Design ramps to be handicapped accessible.
   - The design team around Diana Balmori plans to be engaged in
discussions with the NUC Parks Department while working on the
design of the new park - this simultaneous process ensures the design
develops along the preferences of the City’s Parks Department.

2. MAINTAINING GORMAN PARK
   - Maintenance for Gorman Park provided by the Tryon Center Development in-perpetuity.

3. CONNECTING GORMAN PARK WITH A NEW PUBLIC OPEN SPACE IN TRYON CENTER
   - If Quadriad will be allowed to build the New-strategy scheme with a low base as intended,
new public open space above the retail/community center level can be designed to connect
with the newly renovated Gorman Park to one larger recreational landscape.
   - If the city and the community is in support, a new Gorman Plaza could be created,
becoming a new center point to go down to the subway, up to the park, or straight to
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