



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: Parks Committee Meeting No. 1

4

03 May 2011



TRYON CENTER
A NEW URBAN FOCUS FOR NORTHERN MANHATTAN
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:
QUADRIAD REALTY PARTNERS
HENRY WOLLMAN, PRESIDENT
DEVELOPMENT PLANNING & DESIGN INC.
EVELYN KALKA, PRESIDENT



TRYON CENTER
A NEW URBAN FOCUS FOR NORTHERN MANHATTAN
03 MAY 2011

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TRYON CENTER

A New-strategy Proposal by Quadriad Realty - An Opportunity For Gorman Park



Map: City of New York / Parks & Recreation, Excerpt: Northern Manhattan Master Plan / Planning & Parklands Division



I

Location

Topographic Map



Contour image from: www.earthtools.com



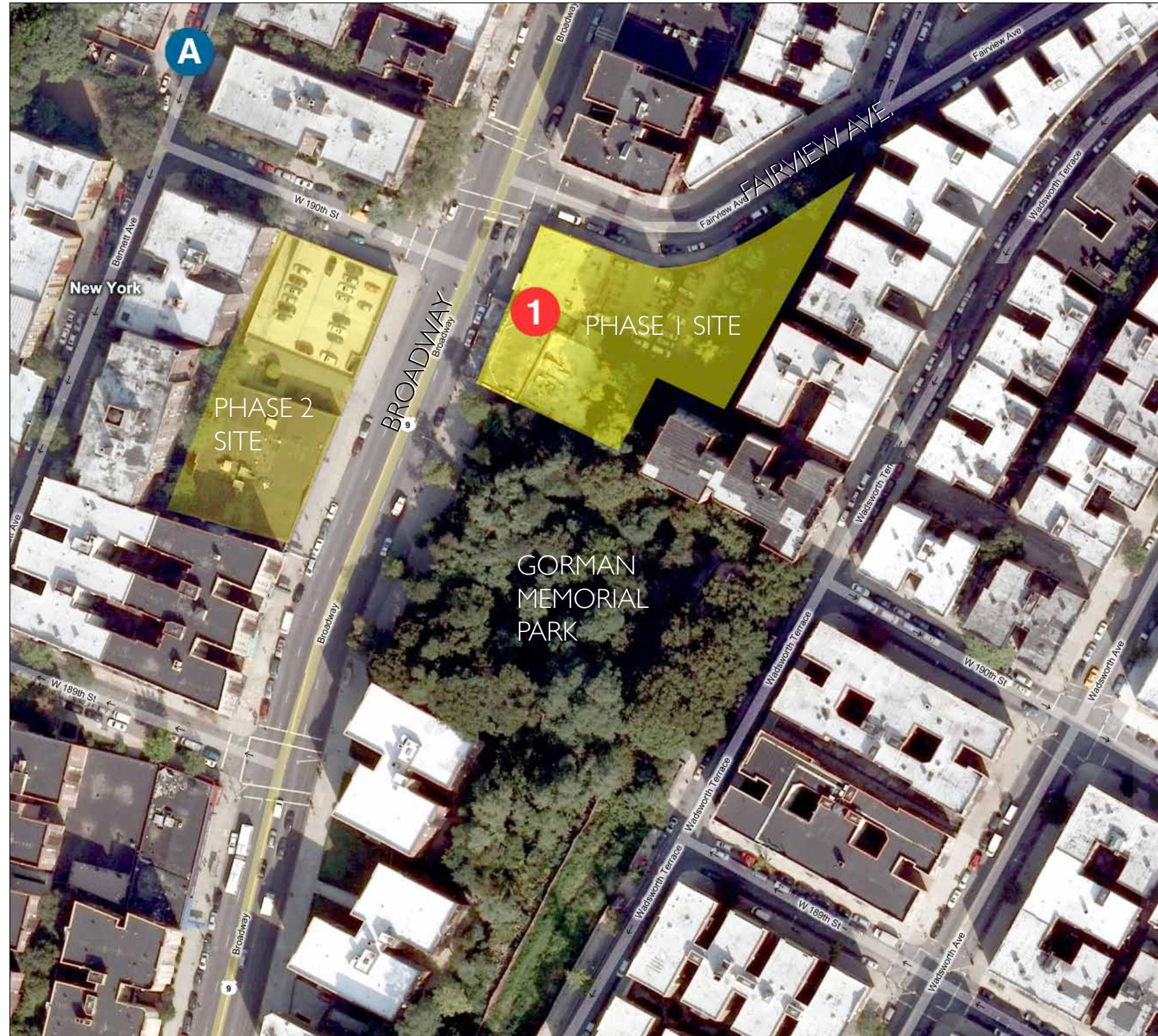
I Location Topographic Map





I Location

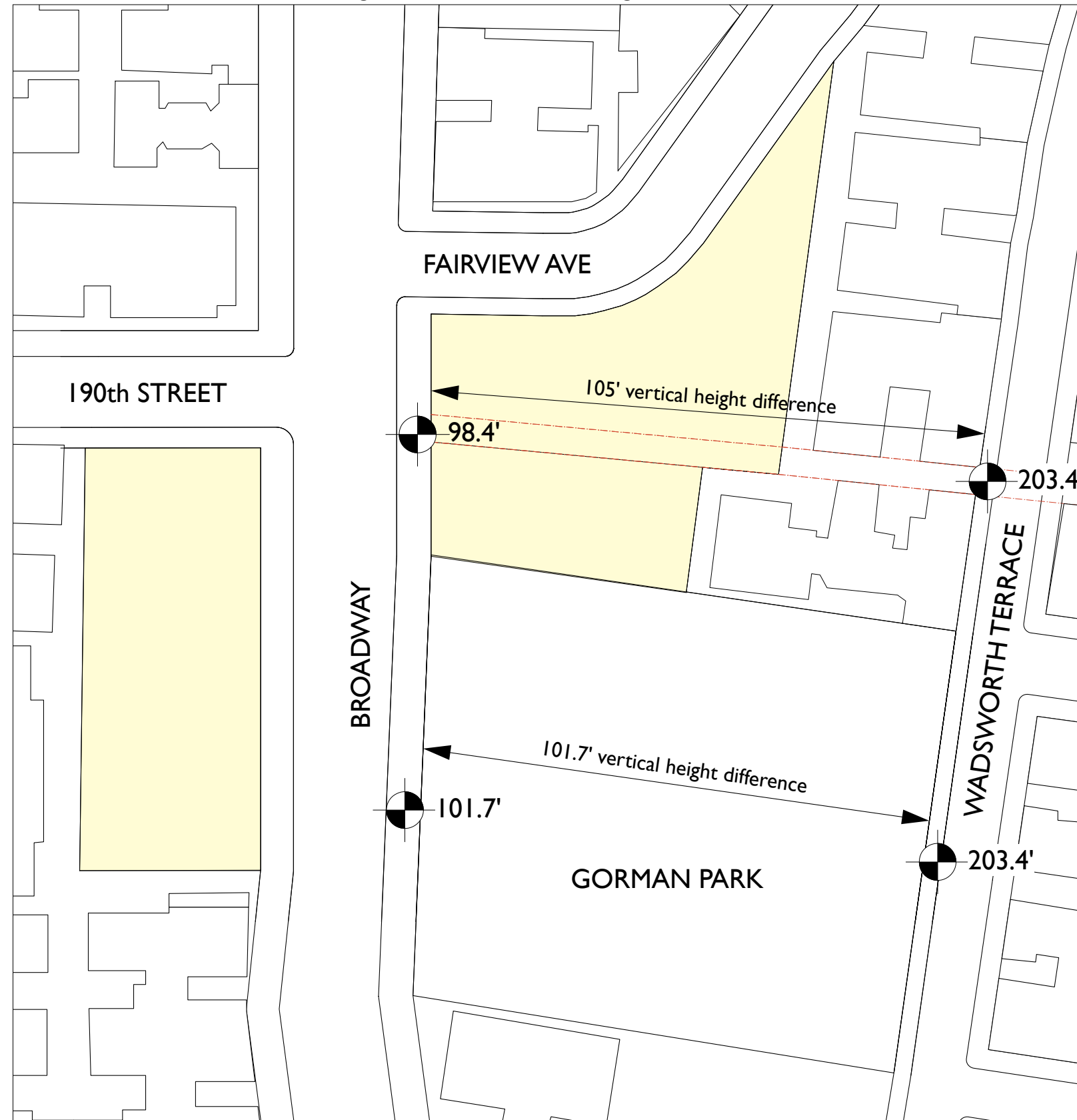
Gorman Park and the Tryon Center Development Sites





I Location

Heights Elevation Points / Height Differences



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



I
Location
Birdseye View



Satellite image from: www.bing.com



I

The Existing Gorman Park

The Park At Broadway



Retaining Wall; Setback From Street Wall



Park Entry

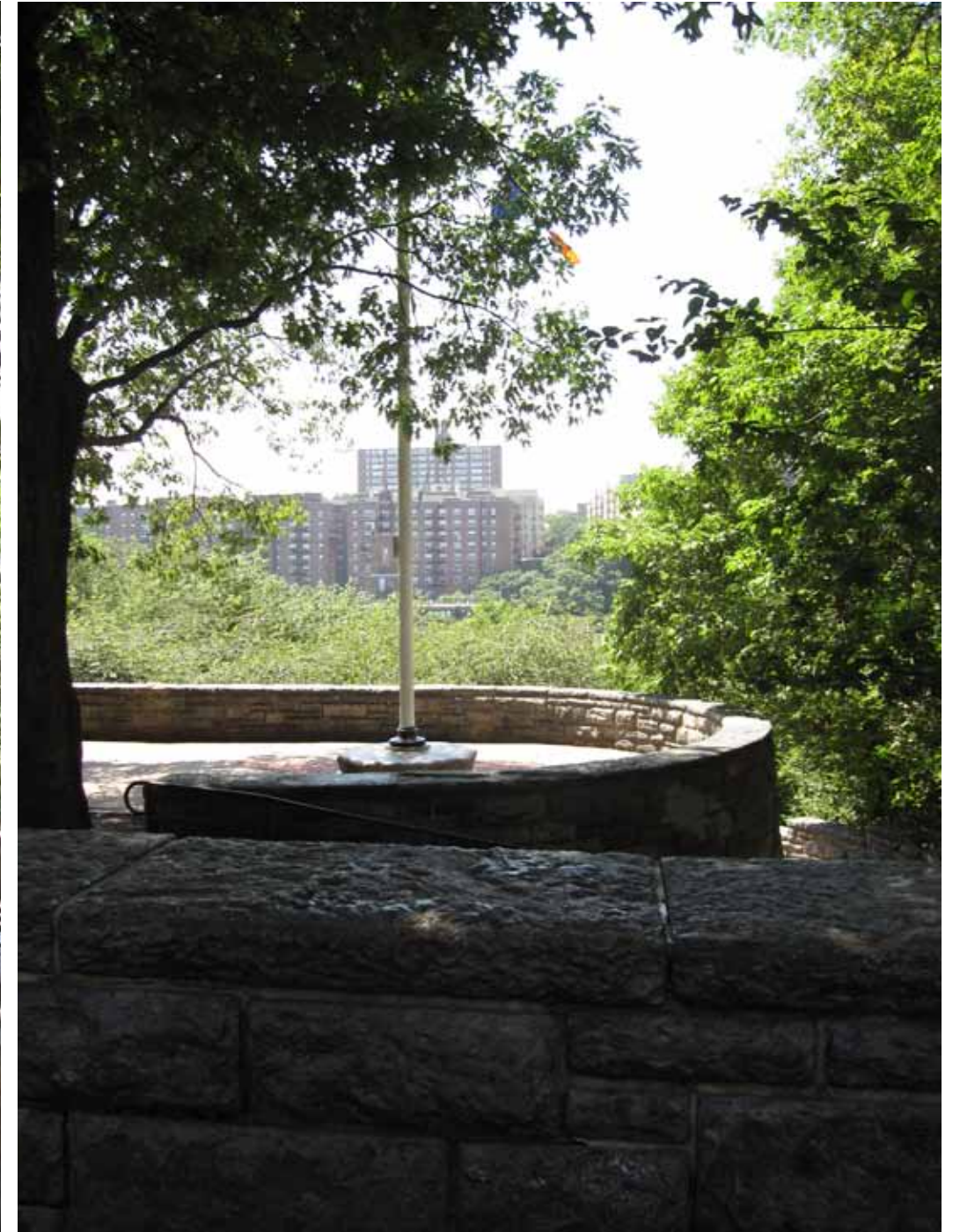
photos: Development Planning & Design inc.



I

The Existing Gorman Park

The Park At Wadsworth Terrace



photos: Development Planning & Design inc.



I
The Existing Gorman Park
The Serpentine Path Through The Park



photo: <http://www.bridgeandtunnelclub.com/bigmap/manhattan/uppermanhattan/washingtonheights/gormanpark/index.htm>



I

The Existing Gorman Park

Edge Condition In The Park / Shortcuts Through The Park



Condition At Park Edge



Taking A Short-Cut

photos: Development Planning & Design inc.



I The Existing Gorman Park

Maintenance Issues / Residents Initiatives:Volunteers, Cleaning Up The Park

ManhattanTimes

The bilingual newspaper of Washington Heights and Inwood

Cleaning up Gorman Park

Community News

Written by Administrator
Wednesday, April 13, 2011



Marte Ekhougen (left) and Sevrin Mason helped clean up Gorman Park on Sun., April 10. Another clean up date is scheduled for Sun., April 17.

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.

Source: <http://www.manhattantimesnews.com/2011/cleaning-up-gorman-park.html>

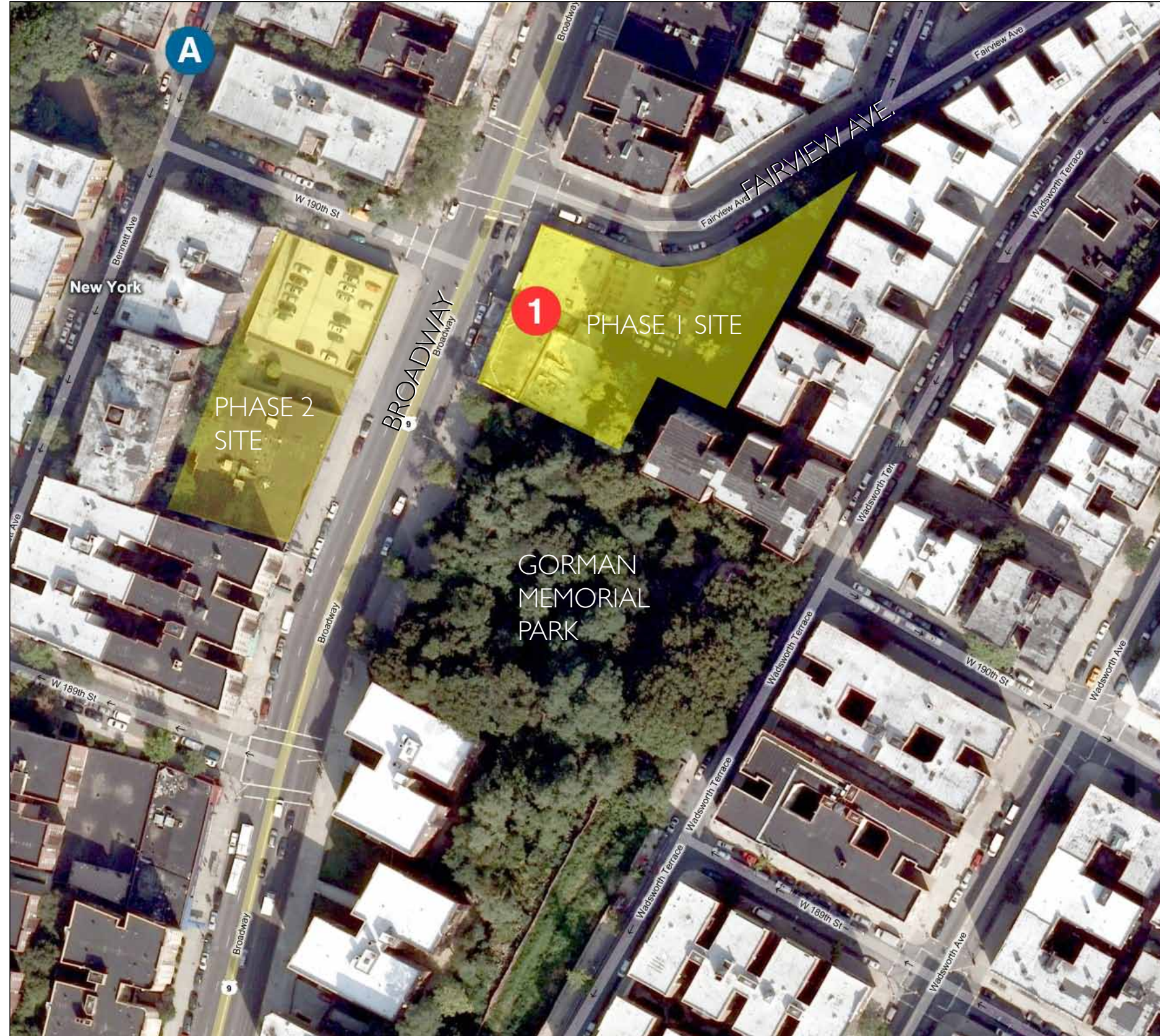


Images: <http://www.bridgeandtunnelclub.com/bigmap/manhattan/uppermanhattan/washingtonheights/gormanpark/index.htm>



II Tryon Center: A Development With Possibilities

Location



Satellite image from: www.maps.google.com



II
Tryon Center: A Development With Possibilities
Two Schemes

The As-Of-Right Scheme



The New-strategy Scheme

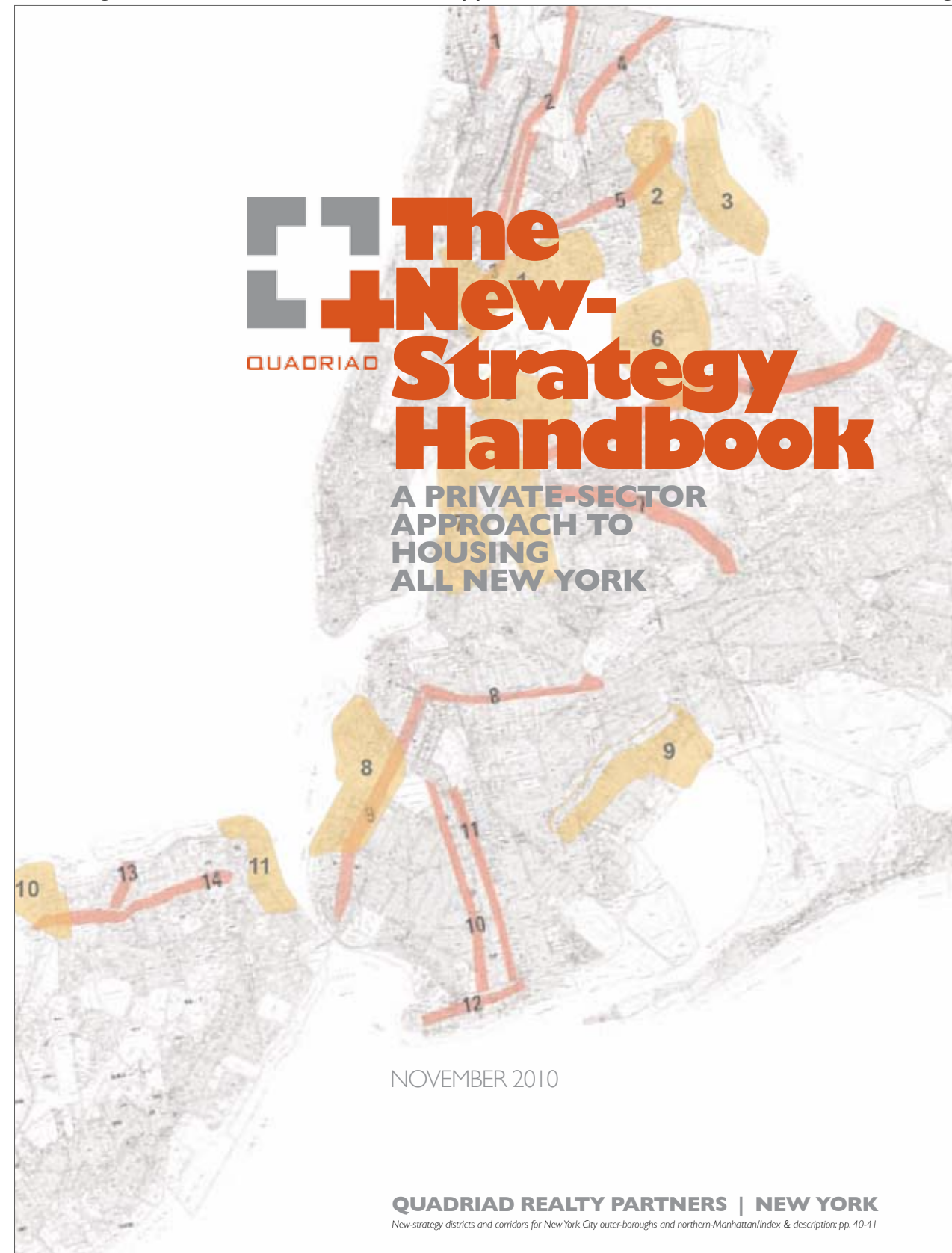




II

The New-strategy

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





II

The New-strategy

An Overview: Conventional Development versus The New-strategy

1 MARKET OWNERSHIP RESIDENCES	2 AFFORDABLE OWNERSHIP RESIDENCES	3 AFFORDABLE RENTAL RESIDENCES	4 MARKET RETAIL FACILITIES	5 COMMUNITY RETAIL FACILITIES	6 COMMUNITY PUBLIC SPACES	7 COMMUNITY NEIGHBORHOOD FACILITIES	8 URBAN DESIGN STANDARDS
<p><i>conventional development</i></p> <ul style="list-style-type: none"> •100% market residences with no affordable residences required <p><i>new-strategy development</i></p> <ul style="list-style-type: none"> •a maximum of 70% market residences is permitted but at an enhanced quantity based on New-strategy floor area allowances 	<p><i>conventional development</i></p> <ul style="list-style-type: none"> •no affordable ownership residences required <p><i>new-strategy development</i></p> <ul style="list-style-type: none"> •30% affordable divided into three tiers: <ul style="list-style-type: none"> •1/3 of total moderate income residences for family of four at 60% of New York City median •1/3 of total moderate income residences for family of four between 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 	<p><i>conventional development</i></p> <ul style="list-style-type: none"> •no affordable rental residences required <p><i>new-strategy development</i></p> <ul style="list-style-type: none"> •optional further integration of rental units alongside ownership units <ul style="list-style-type: none"> •optional 1/3 of total moderate income residences can be developed as rental residences for family of four at 60% of New York City median or less; •an additional component of affordable rental residences, as defined in column 7, may be added in lieu of a contribution to a community facility 	<p><i>conventional development</i></p> <ul style="list-style-type: none"> •all scales of market retail as permitted by existing zoning levels <p><i>new-strategy development</i></p> <ul style="list-style-type: none"> •market-structured retail development is encouraged, but the concurrent provision of “community retail facilities” (as defined in column 5) is required 	<p><i>conventional development</i></p> <ul style="list-style-type: none"> •no “community retail” reserve, as defined below, is required <p><i>new-strategy development</i></p> <ul style="list-style-type: none"> •a New-strategy project would require a reserve of 10% of retail sf to be developed as “community retail”; •“community retail” is defined as: <ul style="list-style-type: none"> • 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 	<p><i>conventional development</i></p> <ul style="list-style-type: none"> •no required provision of community public space <p><i>new-strategy development</i></p> <ul style="list-style-type: none"> •a New-strategy project would require the development of a community public open space on a significant portion of the finished development site 	<p><i>conventional development</i></p> <ul style="list-style-type: none"> •no required provision of neighborhood health, education, or special housing facilities <p><i>new-strategy development</i></p> <ul style="list-style-type: none"> •a New-strategy project would require the development of a community neighborhood facility of consequence as a component of the development; •such facilities may include those devoted to: <ul style="list-style-type: none"> • community educational and recreational pursuits • added affordable rental housing • added senior citizen housing 	<p><i>conventional development</i></p> <ul style="list-style-type: none"> •no required implementation of any supplementary urban design standards <p><i>new-strategy development</i></p> <ul style="list-style-type: none"> •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



II **The As-Of-Right Scheme** No Opportunity For An Extended Park





II

The New-strategy Scheme Opportunity For An Extended Park





II **The As-Of-Right Scheme** No Opportunity For An Extended Park



image by: development planning & design inc.



II

The New-strategy Scheme

Opportunity For An Extended Park



image by: development planning & design inc.



III

The New-strategy: I: Renovating Gorman Park

A Safer Park, An Active Park, An Accessible Park, A Diverse Park



Satellite image from: www.bing.com

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



image: development planning & design inc.

PROVIDE MAINTENANCE FOR THE UP-KEEP OF GORMAN PARK

- Maintenance for Gorman Park provided by the Tryon Center Development, in-perpetuity.



III

The New-strategy: 3: An Opportunity For An Extended Gorman Park

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

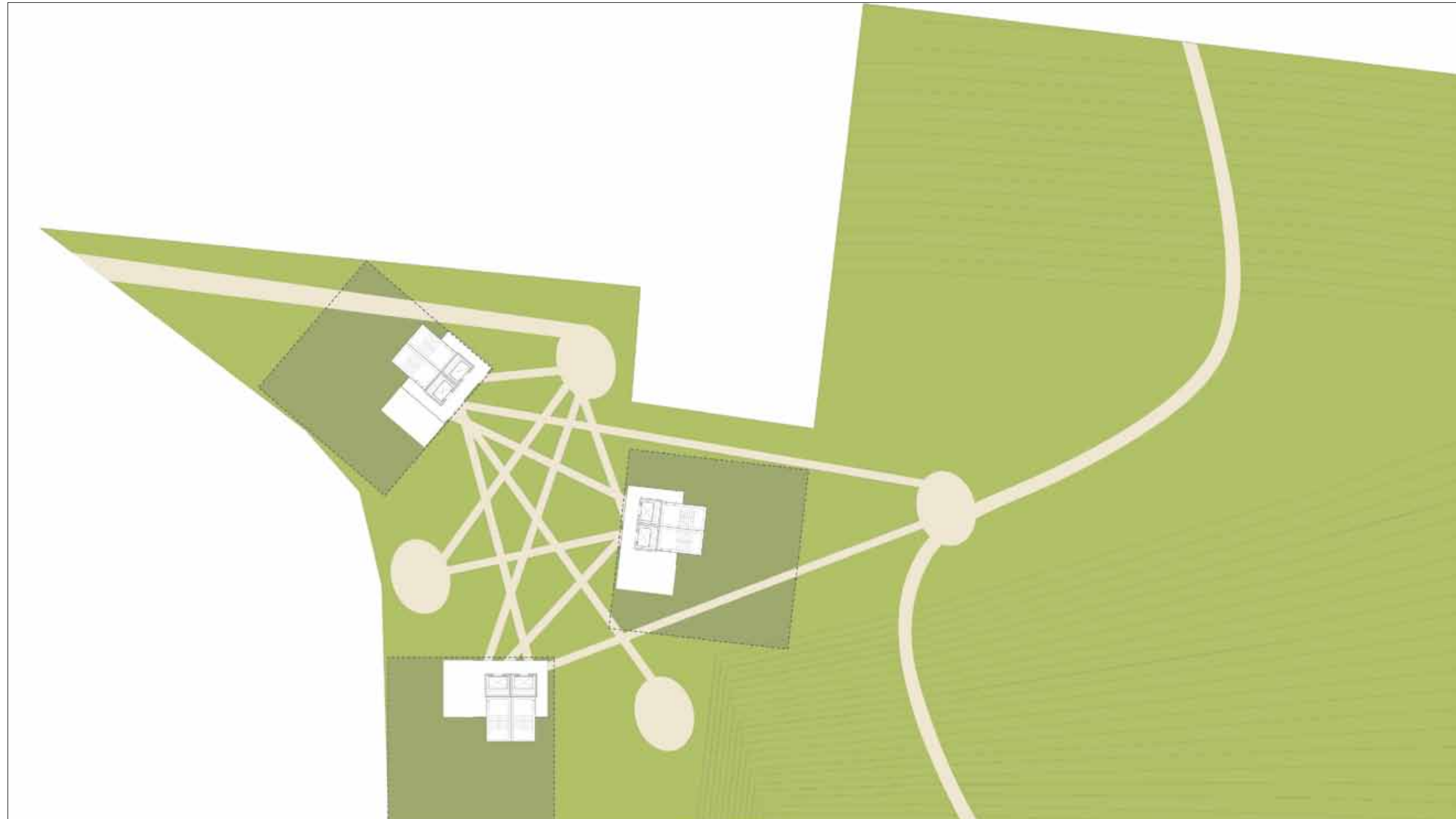


image: development planning & design inc.

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.



III

The New-strategy: 3: An Opportunity For An Extended Gorman Park

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



image: development planning & design inc.

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.



III

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
draw people into the park
increase safety
- Increase plant diversity within the park.
- Offer an abundance of benches in the park and along its 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 community stores. In this case, also mechanical transportation could help connect the various levels.