

**Tryon Center:
A New-strategy Development**

Update:

***Pre-Certification Submission to
The Department of City Planning***

**Community Board 12 Land-use Committee
11 July 2012**

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Full Community Board-12 Meeting
27 October 2011

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Full Community Board-12 Resolution
29 October 2011

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Quadriad Response (8-page document)
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Ongoing Meetings with Local Elected Officials:
September 2011—March 2012

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HPD

Private-Financing Memorandum
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November 2011—May 2012

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The Department of City Planning Pre-Certification Proposal
July 2012

**Tryon Center:
A New-strategy Development**

**Overview Presentation to
Manhattan Community Board 12
27 OCT 2011**

**As-of-Right
New-strategy Alternative A
New-strategy Alternative B
New-strategy Alternative C**

Tryon Center: Conforming Scheme



Tryon Center: New-strategy Alternative A



Tryon Center: New-strategy Alternative B



Tryon Center: New-strategy Alternative C



CB-12 Resolution



Community Board 12 - Manhattan

Washington Heights & Inwood

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Pamela Paianque-North - Chair
Ebenezer Smith, District Manager

September 29, 2011

Honorable Amanda M. Burden
Chair
City Planning Commission
22 Reade Street, 6th Floor West
New York, NY 10007-1216

RE: Quadriad Realty Partners' Proposed Tryon Center Development Project

Dear Commissioner Burden:

Please be advised that at the General Meeting of Community Board 12- Manhattan, held on Tuesday, September 27, 2011, the following resolution opposing the Tryon Center development as it is currently proposed by Quadriad Realty Partners LLC ("Quadriad") was passed by a unanimous vote of 38 in Favor, 0 Opposed, 0 abstaining.

Whereas: Quadriad Realty Partners LLC ("Quadriad") proposes to develop a mixed-use project called Tryon Center (the "Project") on two sites located at Broadway and West 190th Street. Phase 1 is located on the east side of Broadway, at the southeast corner of Fairview Avenue. Phase 2 is located on the west side of Broadway, at the southwest corner of West 190th Street. The Project includes residential, community facility and retail uses as well as, in one of two development approaches, additional public amenities. Since January 2011 Quadriad presented the Project to the Land Use Committee on multiple occasions as well as to the Parks and Cultural Affairs Committee, the Health and Environment Committee, the Housing and Human Services Committee and the Traffic and Transportation Committee; and

Whereas: Quadriad presented two development scenarios for the Project – an as-of-right development scenario and its "New Strategy" development scenario, which it prefers. Under the as-of-right scenario, the Project would be constructed in conformance with the R7-2 zoning of the sites. R7-2 zoning allows for a maximum residential density, floor-area ratio ("FAR") of 3.44 to 4 and a maximum community facility FAR of 6.5. R7-2 zoning does not include any height restrictions; so long as a building does not break the sky-exposure plane, it can be as tall as it is practical to build. Under the New Strategy proposal, the Project would not be built in conformance with the current zoning of the sites but rather under new zoning that is approximately 2.5 times the density currently

Quadriad Response to CB-12 Resolution



14 October 2011

Pamela Palanque-North, Chair
New York City Community Board 12 Manhattan
711 West 168th Street
New York, New York 10032

Dear Pamela:

Quadriad Realty Partners express their appreciation to you and the members of Community Board 12 for the thoughtful resolution prepared under the direction of Wayne Benjamin in regard to the Quadriad proposal for the creation of a major new mixed-income/mixed-use village center for north-Manhattan. Wayne's leadership of the Land-Use Committee has been, in our view--and despite the several areas of substantial disagreement between us--outstanding, as I have said publicly on several occasions.

The Community Board Role and Process

The Board resolution opposes the construction of Tryon Center "in its present form." Quadriad's preferred standard development process is to begin New-strategy projects with a long set of voluntary presentations and discussions at the community level--despite the risks of such early-stage negativity. Such discussions have been in progress with Board 12 committees since January 2011, and, as we progress in the ULURP process, I still remain convinced of the utility of the Board as a core vehicle for reaching a final consensus on the future of this project. In a forthcoming memorandum-of-response I will summarize Quadriad's reactions to each of the twelve resolution points and correct the factual errors present in them-- particularly in regard to the income and rent levels of the proposed affordable residences.

Limited Community Engagement in the Review Process

The materials Quadriad has presented to the various Board committees have been voluminous, available to all of the community, and speak for themselves in their unprecedented thoroughness and sensitivities to broad community concerns. The proportionately very few community persons who have been present at each Board meeting or who have reacted publicly against the proposal validate to us a pent-up demand in the community-at-large for (1)substantial major new investment on a long-dormant critical site and (2)support for significant amounts of affordable residences as presented here.

Quadriad's Limits to Proposal Change

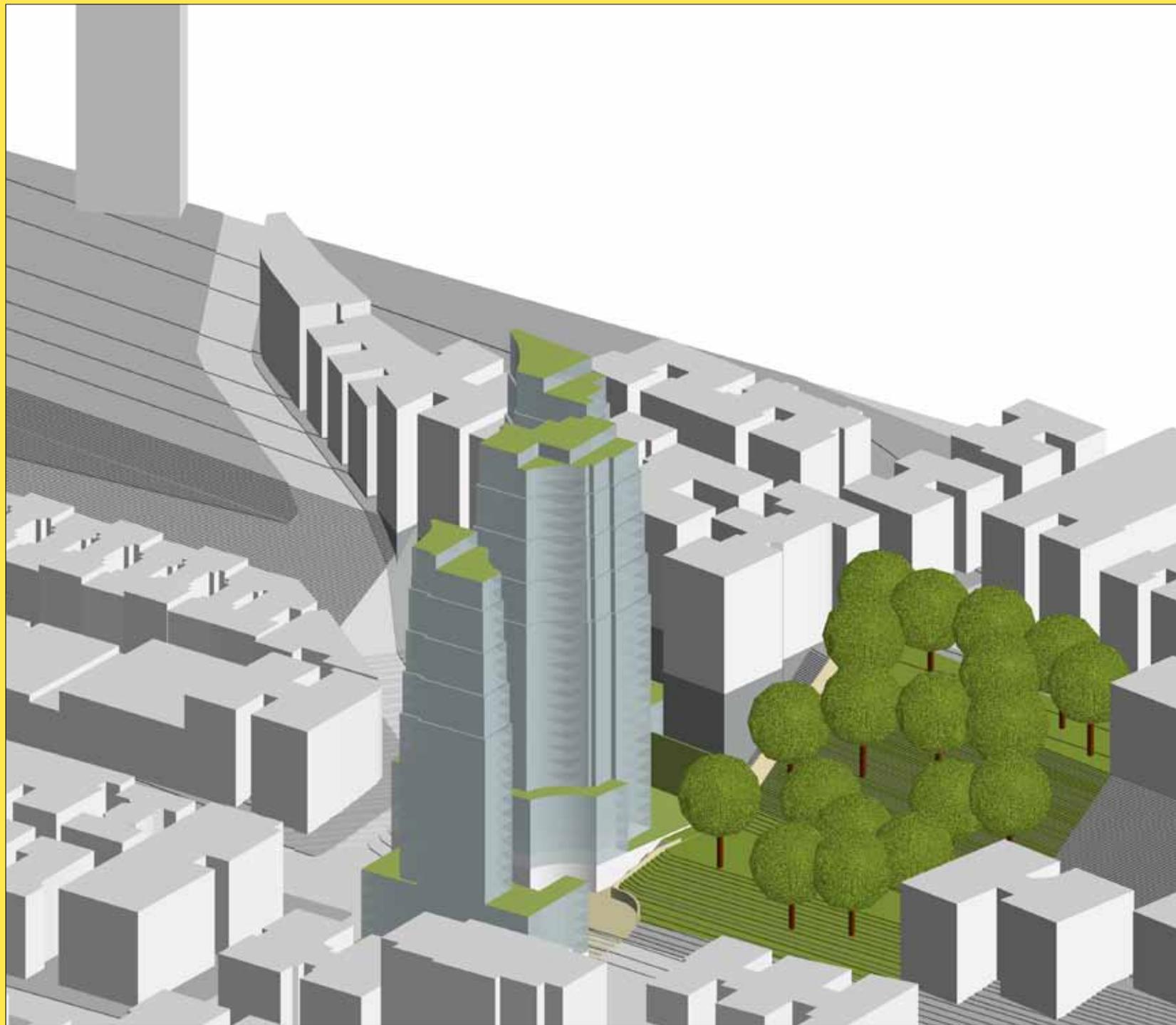
Quadriad has, however, during the first seven months of Board discussions, made several significant changes from its starting points, some of them summarized in the fourth "whereas" preamble to the resolution. Quadriad remains committed to reviewing with the Board, but limited to the next several weeks, additional changes in program and urban design, *as long as these changes do not affect the basic affordable-housing formula which enables Quadriad to accomplish the building of 160 units of in-perpetuity affordable housing.* The importance of the success of this and other similar New-strategy developments to the future of middle-class New York is immense.

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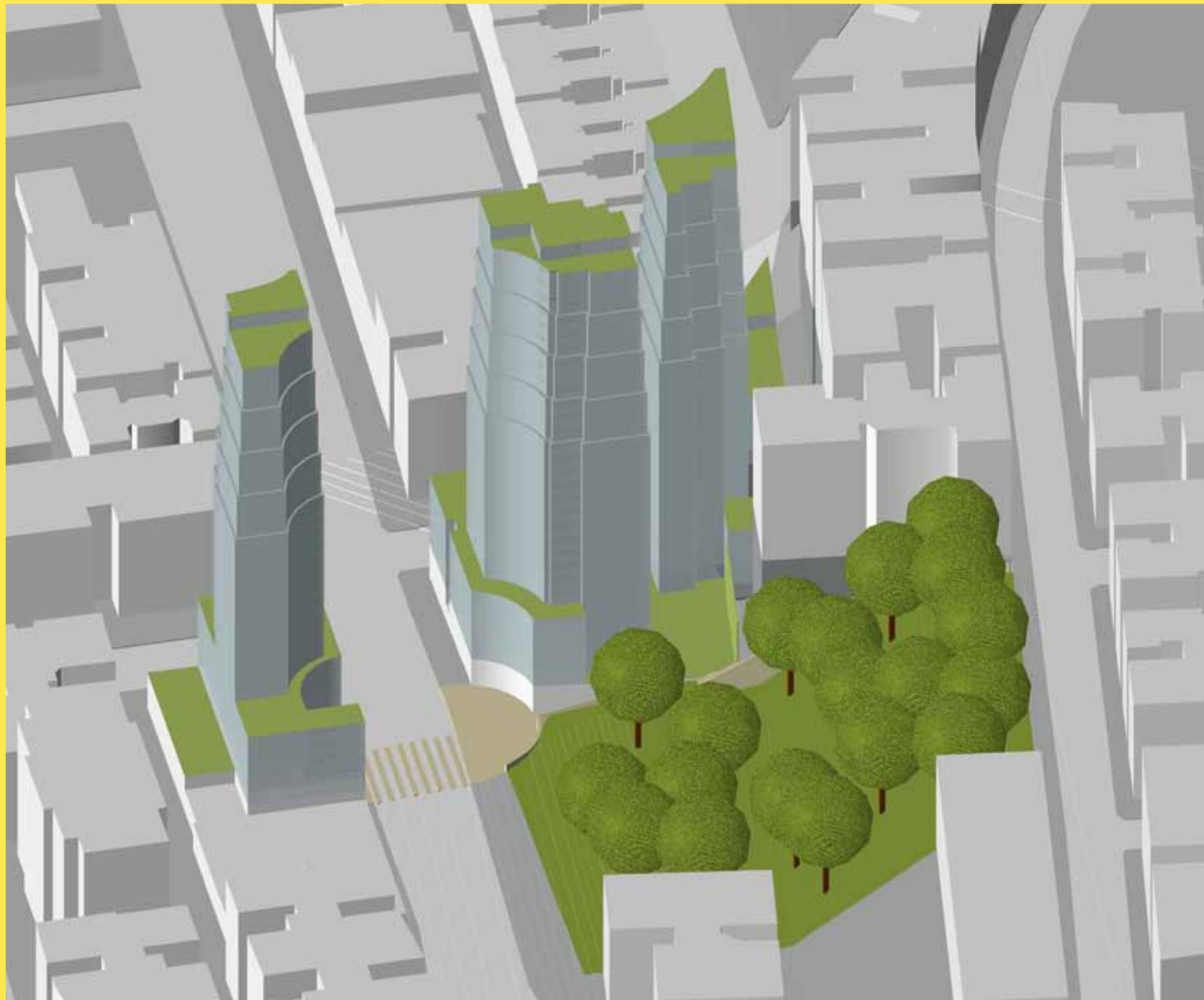
Tryon Center: New-strategy Development: Phase I



Tryon Center: New-strategy Development: Phases I +2



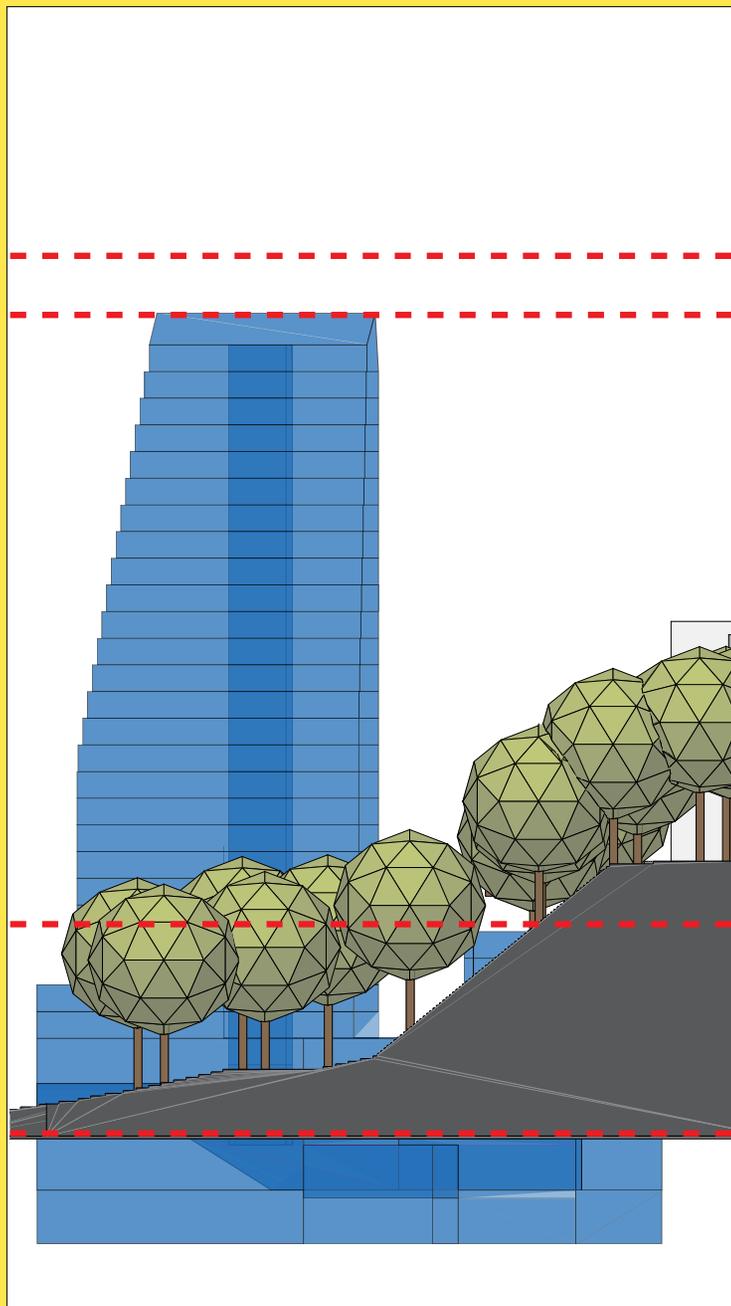
Tryon Center: New-strategy Development: Phases I +2



Tryon Center: New-strategy Development: Phases I +2



Comparing Heights: As-of-Right & New-strategy Schemes



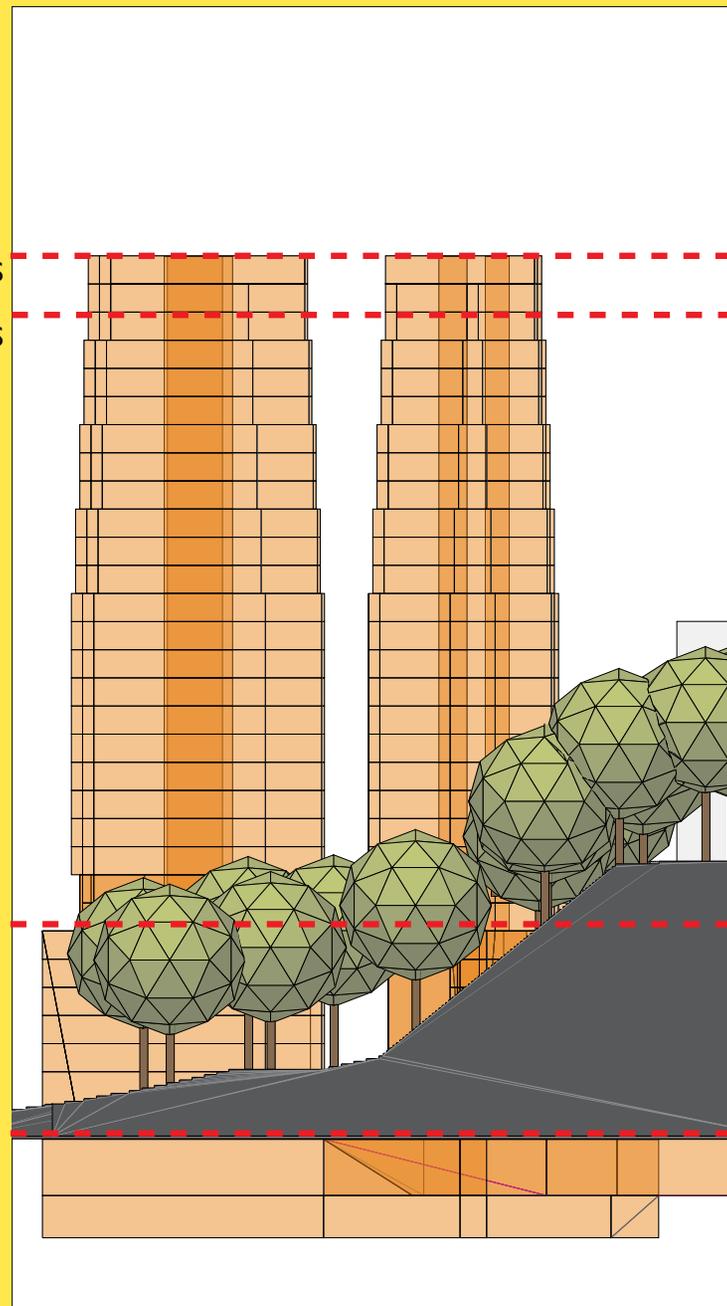
Northern-Manhattan: As-of-Right Development: 29

31 STORIES

29 STORIES

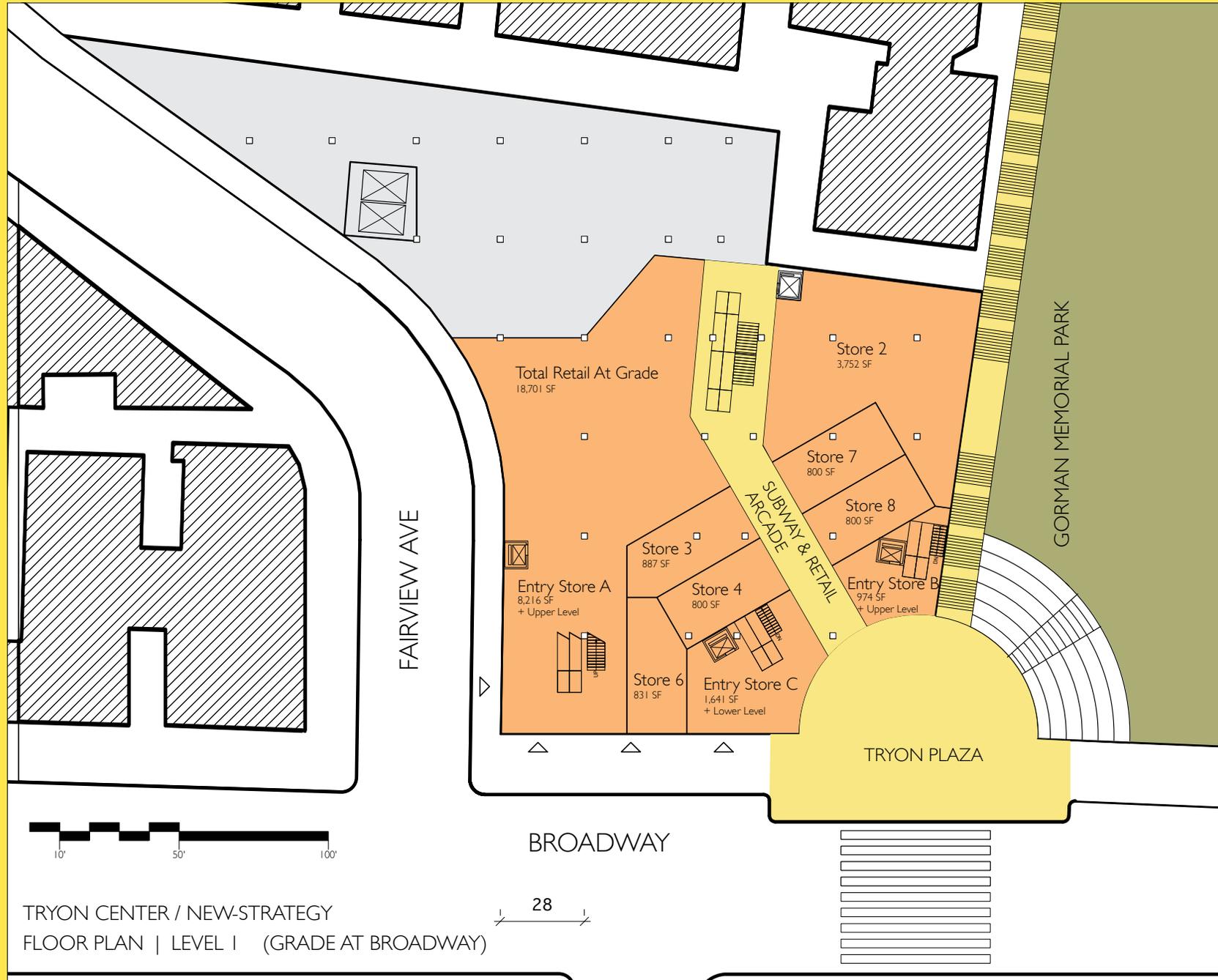
7 STORIES

GRADE



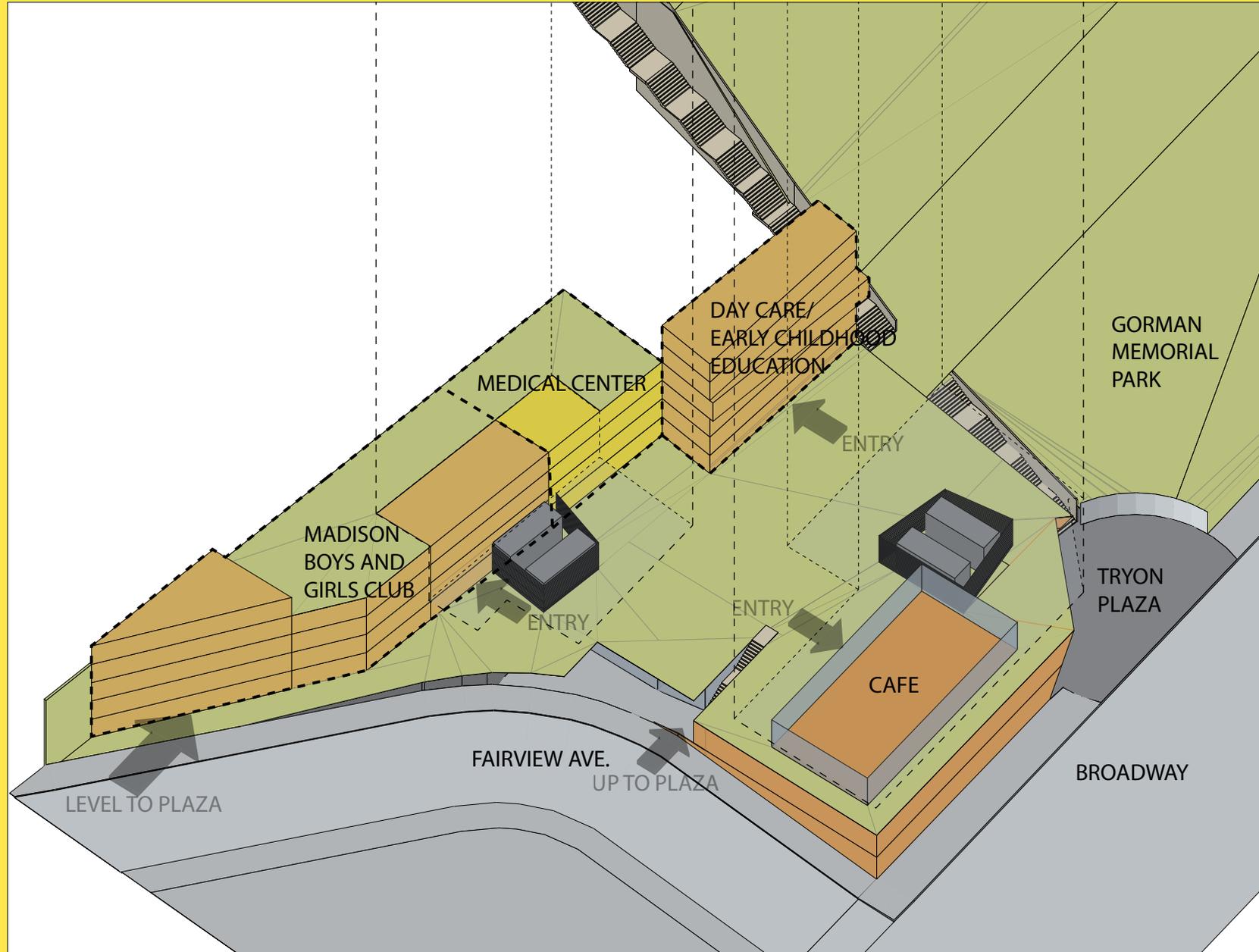
Northern-Manhattan: 2 Tower Scheme: 31/31

Tryon Plaza: Retail/Subway/Park



TRYON CENTER / NEW-STRATEGY
FLOOR PLAN | LEVEL I (GRADE AT BROADWAY)

Tryon Center Community Facility Complex



HPD



**DCP / HPD
Memorandum:
Tryon Center**

SEPT 2011

**Memorandum
Part ONE
The New-strategy:
Overview**

Presentation to
The New York City Departments
of City Planning &
Housing Preservation &
Development
13 July 2011
3 August 2011

**Memorandum
Part TWO
The New-strategy:
Tryon Center
Master Plan**

Presentation to
The New York City Departments
of City Planning &
Housing Preservation &
Development
13 July 2011
3 August 2011

**Memorandum
Part THREE
Comparing Inclusionary
Financing Programs with
New-strategy Financing:
Tryon Center**

Presentation to
The New York City Departments
of City Planning &
Housing Preservation &
Development
13 July 2011
3 August 2011

City Planning Pre-Certification Submission



Submission 1: Department of City Planning: City of New York: Borough of Manhattan
The Development of Tryon Center: Phases 1 and 2

Application for Rezoning:

Site Phase 1: 4452 Broadway, 44 Fairview Ave., 4446 Broadway/Block 2170 Lots 62/400/59

Site Phase 2: 4439 Broadway, 4423 Broadway/Block 2180 Lots 494/488

Quadriad Realty Partners New York

20 July 2012

D R A F T

Affordable Rent Levels: 65%-35% Split

		The New-strategy/ QRP				Publicly Financed		
		<i>Original Quadriad Proposal</i>		<i>Option as Concluded with</i>		<i>NYC standards</i>		
		3 Tiers of Affordable Units		Local Elected Officials		NYC Inclusionary Program		
				02/14/12				
		Rents	Income Limits	Rents	Income Limits	Rents	Income Limits	
Market:Affordable Split:		70:30	70:30	65:35	65:35	80:20	80:20	
Total Number of Units:		160	160	184	184			
RENTS	Low- Income		<i>54 units at:</i>	<i>54 units at:</i>	<i>52 units at:</i>	<i>52 units at:</i>		
		Studio /1 Person HH	\$383	\$15,320	\$510	\$20,400	\$950	\$38,016
		1BR /2 Person HH	\$468	\$18,720	\$585	\$23,400	\$1,188	\$47,520
		2BR /3 Person HH	\$628	\$25,520	\$745	\$29,800	\$1,425	\$57,024
		3BR /4 Person HH	\$765	\$30,600	\$895	\$35,800	\$1,647	\$65,894
Income Average:			\$ 22,540		\$ 27,350		\$ 52,114	
RENTS	Moderate- Income		<i>54 units at:</i>	<i>54 units at:</i>	<i>132 units at:</i>	<i>132 units at:</i>		
		Studio /1 Person HH	\$766	\$30,640	\$840	\$33,600	\$1,485	\$59,400
		1BR /2 Person HH	\$936	\$37,440	\$1,015	\$40,600	\$1,856	\$74,250
		2BR /3 Person HH	\$1,276	\$51,040	\$1,160	\$46,400	\$2,228	\$89,100
		3BR /4 Person HH	\$1,530	\$61,200	\$1,400	\$56,000	\$2,574	\$102,960
Income Average:			\$ 45,080		\$ 44,150		\$ 81,428	
RENTS	Middle- Income		<i>52 units at:</i>	<i>52 units at:</i>	<i>0 units at:</i>	<i>0 units at:</i>		
		Studio /1 Person HH	\$1,085	\$43,407	-	-	\$2,079	\$83,160
		1BR /2 Person HH	\$1,326	\$53,040	-	-	\$2,599	\$103,950
		2BR /3 Person HH	\$1,808	\$72,307	-	-	\$3,119	\$124,740
		3BR /4 Person HH	\$2,168	\$86,700	-	-	\$3,604	\$144,144
Income Average:			\$ 63,864				\$ 113,999	

Based on the New-strategy scheme as presented DEC 2011 / JAN 2012