

Riverside Center Update

MCB7 continues to advocate for critical changes to the proposal for Riverside Center (59th St. and West End Ave), including:

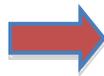
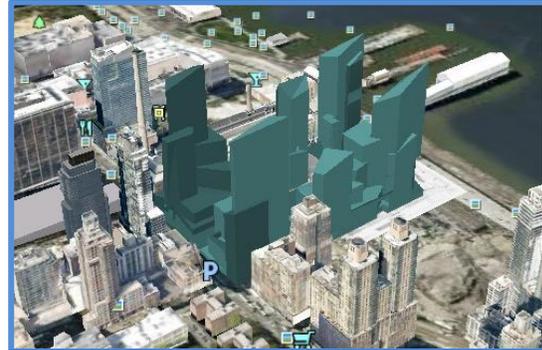
- **Open Space/Density.** Ensure the development is accessible, open, sunny, and useful to visitors. *Remove/reconfigure Bldg #4.*
- **Public School.** Address severe and worsening over-crowding in District 3. Make the 150Ksf “option” a certainty.
- **Riverside Park South.** Require Extell to mitigate the loss of precious *.88 acres* with funds to complete/maintain the park.
- **Sustainability.** Commit to environmentally responsible design. Achieve the highest LEED equivalent, including cogeneration.
- **Affordable Housing.** Increase affordable accommodations to 30%.

What can you do to help?

Email us at office@cb7.org if you can:

- ***Testify at the City Council*** hearing on Tuesday, November 23rd, starting at 9:30 am, 250 Broadway.
- ***Write to Speaker Christine Quinn***, 224 W. 30th St., Ste 1206, NY, NY 10001
- ***Organize your building*** to speak out and send post cards to Speaker Quinn. Please contact us to get postcards for your building.

Riverside Center



1992 Land Use Agreement:

- TV Studios
- 2.4 Million Square Feet
- 577 residential units
- 743 parking spots

Extell Application:

- Luxury Condos and Retail
- 3.1 Million Square Feet
- 3000 Residential Units
- 1800 Parking Spots

Community Priorities:

- **Public access, space, light, and air.** Open space is constrained and over-shadowed by overly dense buildings. Require Extell to honor the 1992 land use agreement with the community and mitigate .88 acre loss of precious recreation space. **Remove/Reconfigure Building 4.** (Pp. 21-22, 24-25)
- **Public School.** Community schools are over-crowded now. Double the school size from 75Ksf to 150Ksf. Make the second 75K “option” a certainty. (Pp. 18-19, Addendum)
- **Riverside Park South.** The park will be the front yard to thousands of new residents. Park traffic and usage will increase drastically. Require Extell to contribute capital and operating funds to complete and maintain the park. (Pp. 36-38)
- **Sustainability.** Commit to highest LEED equivalent, including cogeneration. (P. 20)
- **Affordable Housing.** Increase from 20% to 30%. (Pp. 19-20)

Riverside Center



Exclusive Enclave

Enclosed and Private-Seeming:

- Elevated above sidewalks
- Limited/truncated circulation
- Fragmented/over-shadowed open space



Neighborhood Asset

Attractive and Accessible:

- Extend 60th St. through the site
- Make public space open, sunny, useful, and visible from sidewalks
- **Remove/reconfigure Building 4**