EXTELL

September 4, 2008

The Honorable Helen Rosenthal
Ms. Ethel Sheffer, AICP
Co-Chairs, Riverside South Working Group
Manhattan Community Board 7
250 West 86th Street
New York, NY 10024

By Hand

Dear Chairwomen Rosenthal and Sheffer:

I am writing in response to your April 18th letter in which you raised a number of substantive and procedural concerns, and prompted us to revive the dialogue we had begun in 2006 and 2007 with your Riverside South Working Group.

We think you would agree that renewing our dialogue provides us with an opportunity to fully understand the views of the other, and is critical to the resolution of our differing positions. I also believe the discussions at our meeting in July provided a basis for our moving forward toward that goal.

In deference to the Working Group's schedule, I had hoped to have a meeting in early September. However, I now believe that it may be helpful to defer this meeting for a few weeks in order to give each of us time to define and agree on a process. I am encouraged that, despite the fact that we have not reached any substantive agreements, our discussions to this point have been forthright and constructive. I also recognize, and welcome the fact that even when we do reach agreements, the Community Board cannot take a formal position until it has held a public hearing at which the views of the community can be heard and taken into consideration.

With that in mind, allow me to reiterate my willingness to discuss the nature and size of the below grade uses, the efficiency of the operation of these below grade uses, the size and operation of the parking, design guidelines for the buildings, the design and landscaping of the on-site open space, affordable housing and the inclusion of a public school on the site. Also, once the timing of the construction of future park phases is resolved by the Parks Department, we would also be prepared to discuss with the Board the design of future phases of the public waterfront park.

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However, I am not prepared to discuss floor area and dwelling unit count. The proposed floor area, 8.52 FAR over the entire site, is more than reasonable in the context of a properly designed and programmed development. It is also needed to support the high cost of construction, which has continued to escalate, of a project as large and complex as Riverside Center.

Extell is committed to a constructive dialogue with you and with the elected officials who have an important role in the future of this new and expanding neighborhood, both before and after the project's certification for public review. My team and I look forward to continuing this dialogue in the coming months and through the ULURP process.

Sincerely yours,

Gary Barnett
President

cc: Hon. Amanda Burden
Richard Barth
Edith Hsu-Chen
Adam Wolff
Adam Meagher

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