

Riverside Center

Critique of Proposed Extell Development

Community Board 7, Mel Wymore, Chair

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Graphic Presentation by Environmental Simulation Center

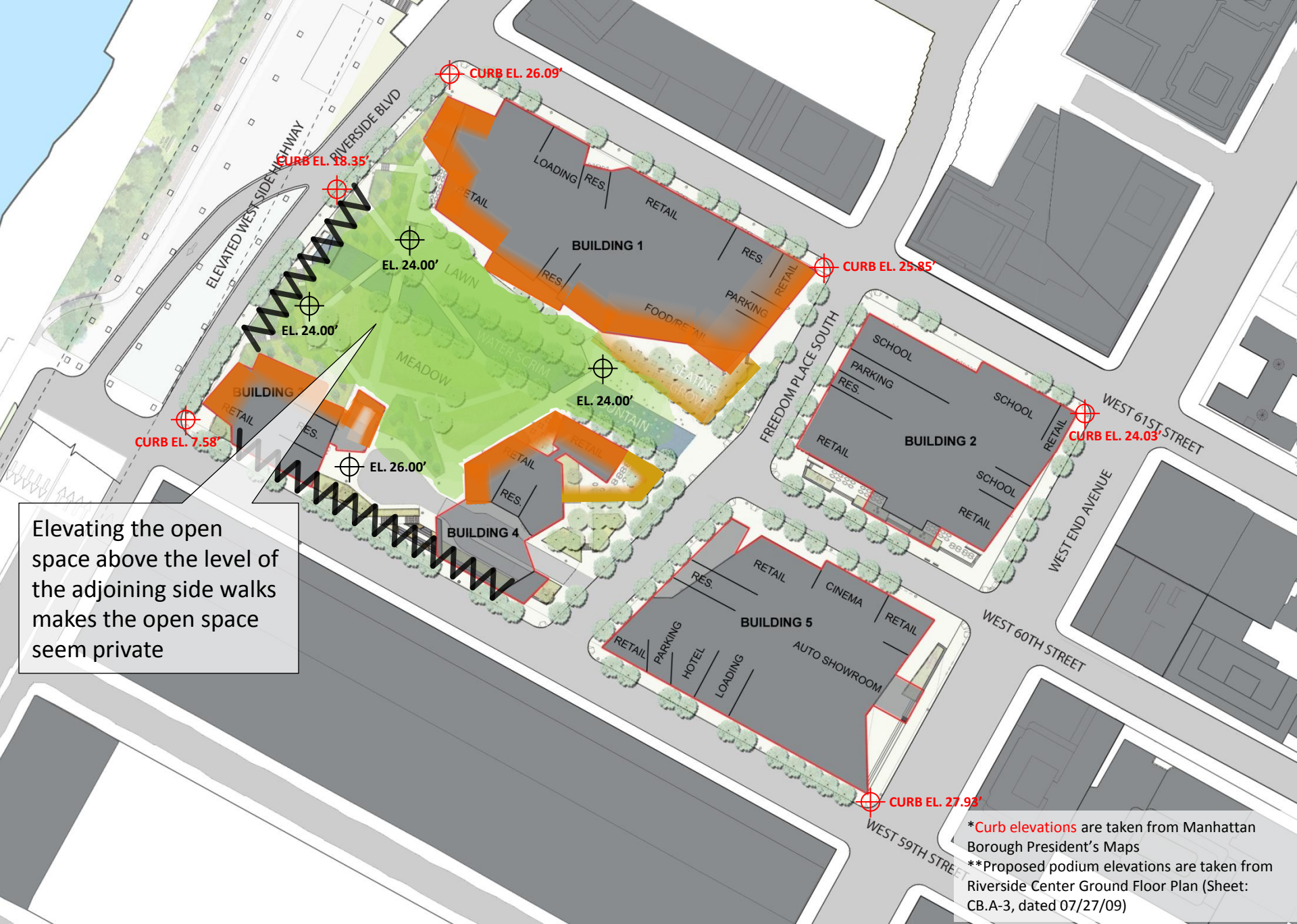
June/July 2010



RIVERSIDE CENTER – PROPOSED SITE PLAN

Public Space Perceived as Private

- Elevated above the adjoining sidewalks
- Narrow Points of Access
- Configured as a Private Front Yard



Elevating the open space above the level of the adjoining side walks makes the open space seem private

*Curb elevations are taken from Manhattan Borough President's Maps
 **Proposed podium elevations are taken from Riverside Center Ground Floor Plan (Sheet: CB.A-3, dated 07/27/09)



Lobbies of buildings 1,3 and 4 face the open space, making it seem like a private front yard.

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60th Street dominated by water scrim at Freedom Place, which restricts use and makes space seem private.

Elevating the open space above the level of the adjoining side walks makes the open space seem private

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The tunnel-like entrance under the building cantilever makes the open space seem private.

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Elevating the open space above the level of the adjoining sidewalks makes the open space seem private

The narrow opening and elevated private café's between buildings 1 and 4 acts as a gate, which makes space seem private.

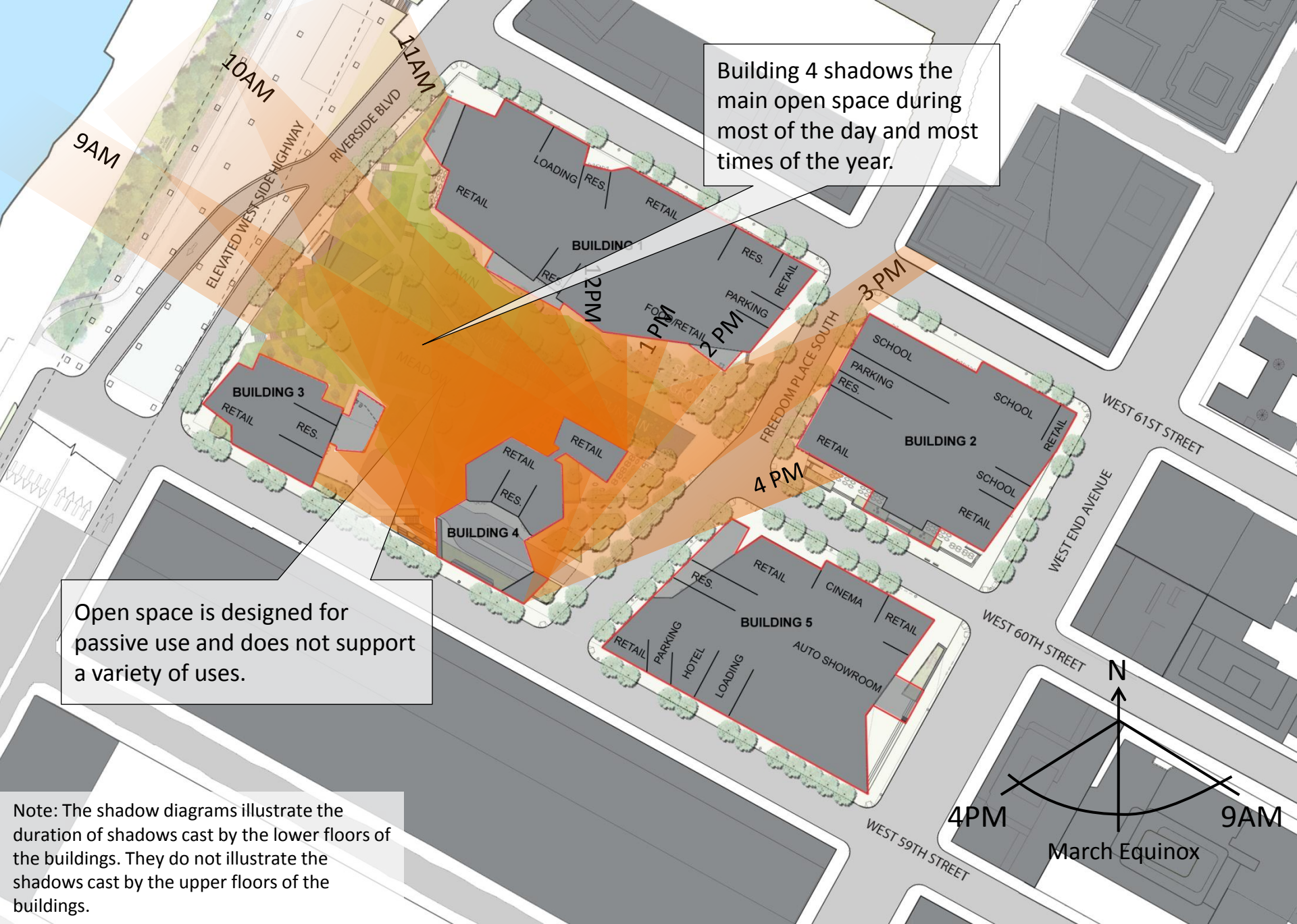
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Open Space is Limited

- Restricted to Passive Uses
- Broken by Water Scrim and Narrow Pathways
- Vulnerable to Wind and Shadows



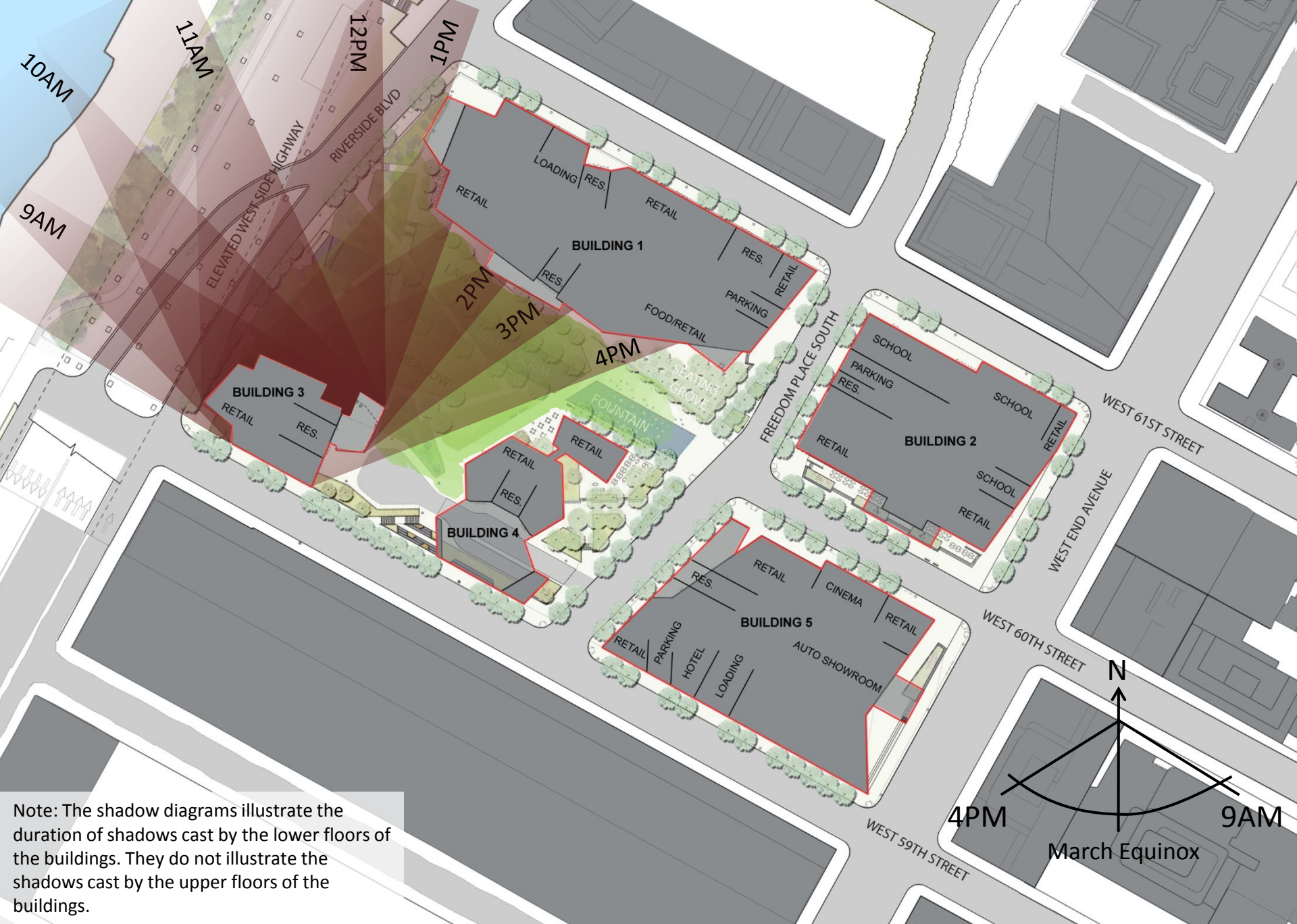
Open space is designed for passive use and does not support a variety of uses.



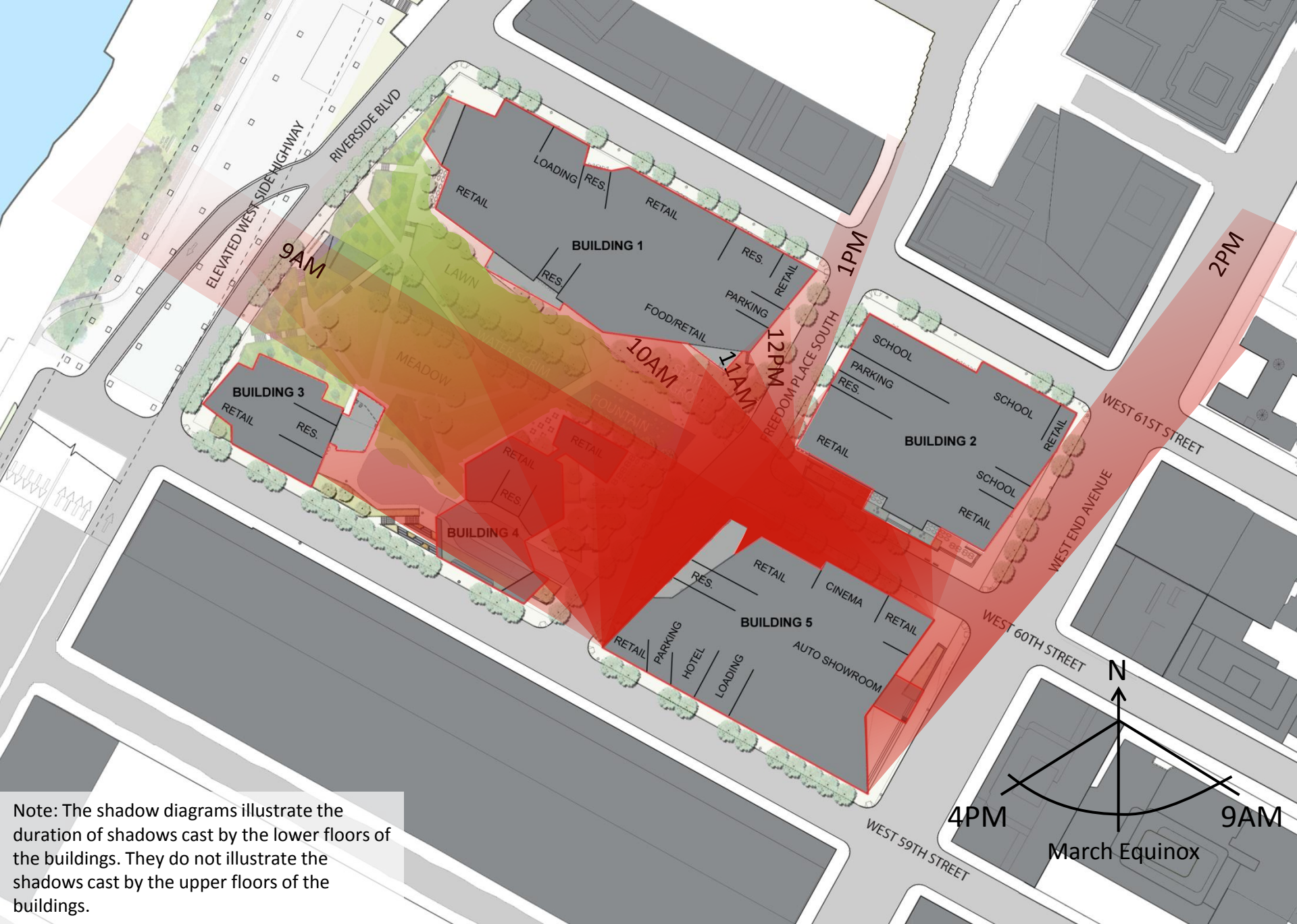
Building 4 shadows the main open space during most of the day and most times of the year.

Open space is designed for passive use and does not support a variety of uses.

Note: The shadow diagrams illustrate the duration of shadows cast by the lower floors of the buildings. They do not illustrate the shadows cast by the upper floors of the buildings.

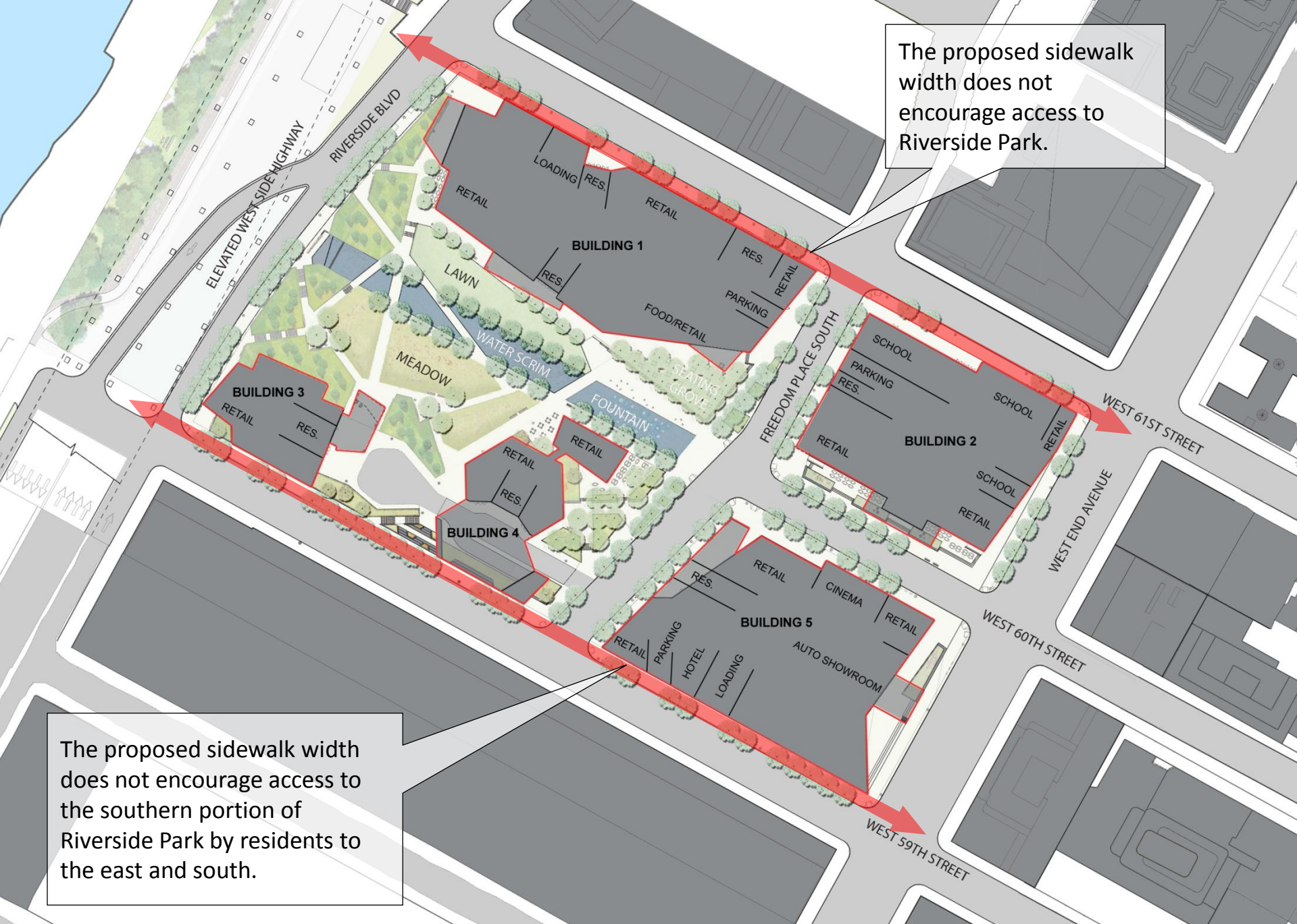


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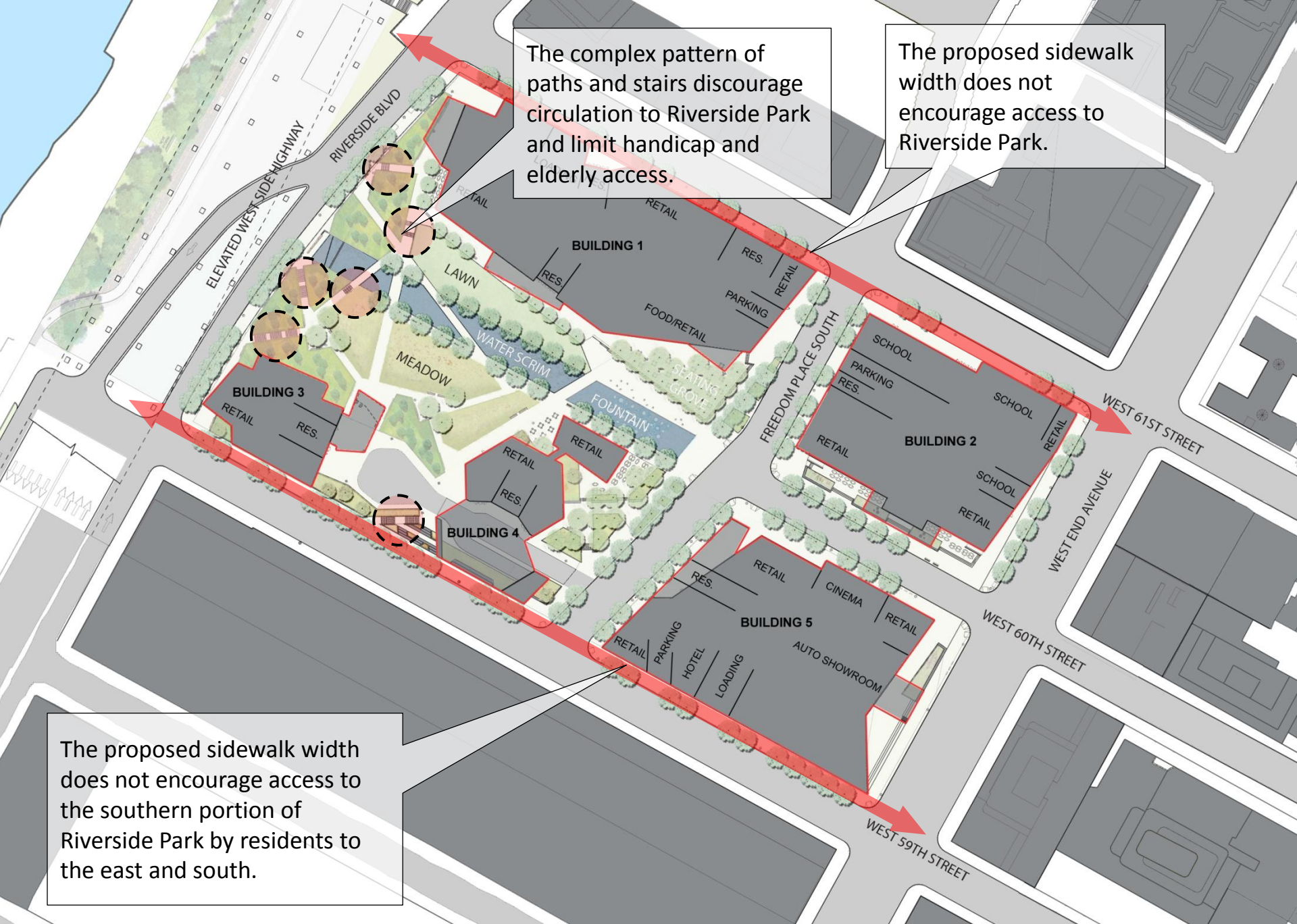
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Access to/from
Riverside South Park is Restricted



The proposed sidewalk width does not encourage access to Riverside Park.

The proposed sidewalk width does not encourage access to the southern portion of Riverside Park by residents to the east and south.



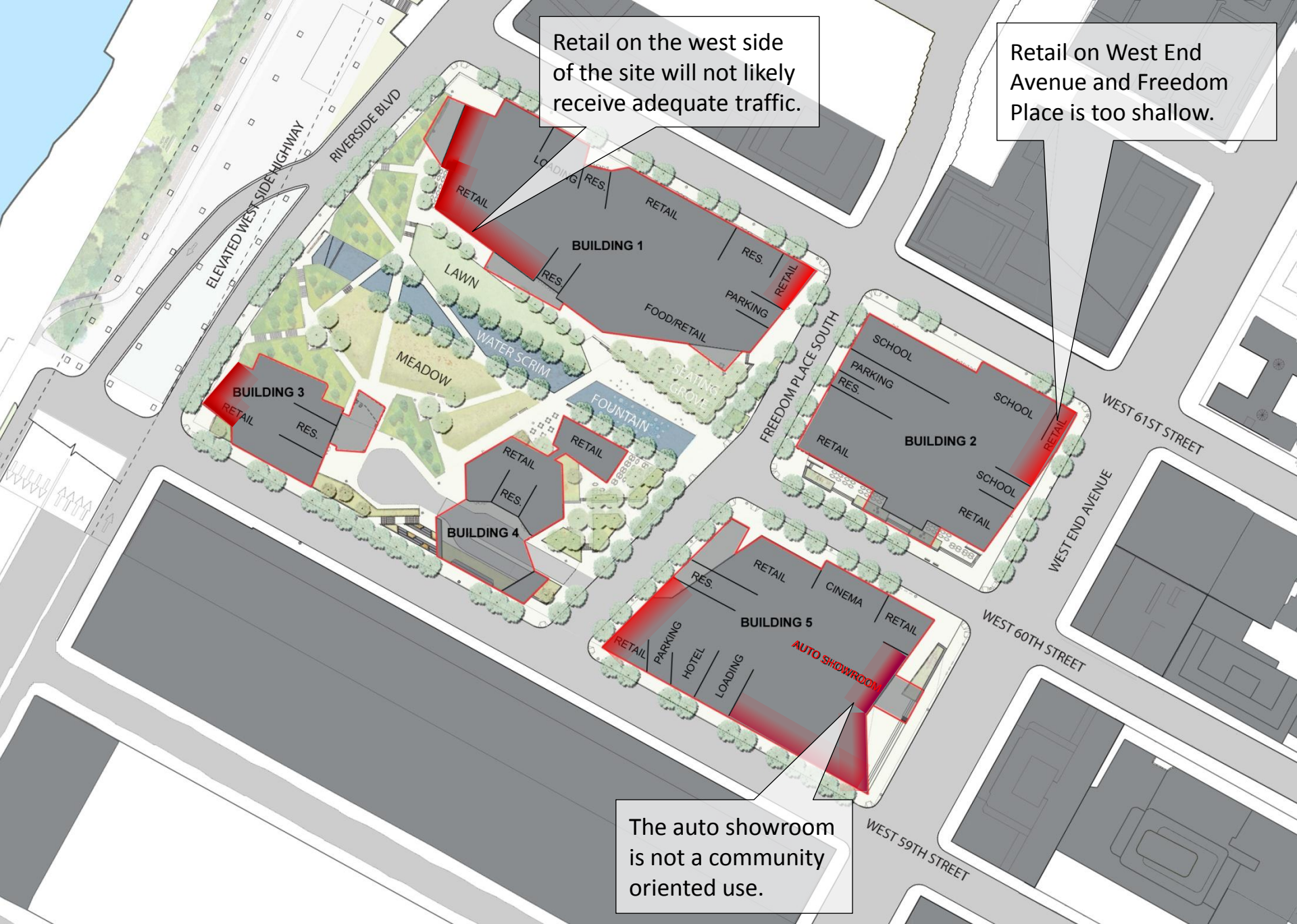
The complex pattern of paths and stairs discourage circulation to Riverside Park and limit handicap and elderly access.

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Streetscapes are Often Neglected

- Retail Removed from Flow of Pedestrian Traffic
- Auto Showroom/Service not Engaging
- 59th Street Relegated to Service Street



Retail on the west side of the site will not likely receive adequate traffic.

Retail on West End Avenue and Freedom Place is too shallow.

The auto showroom is not a community oriented use.



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Retail on West End Avenue and Freedom Place is too shallow.

Some retail frontages are set back on terraces above sidewalk level.

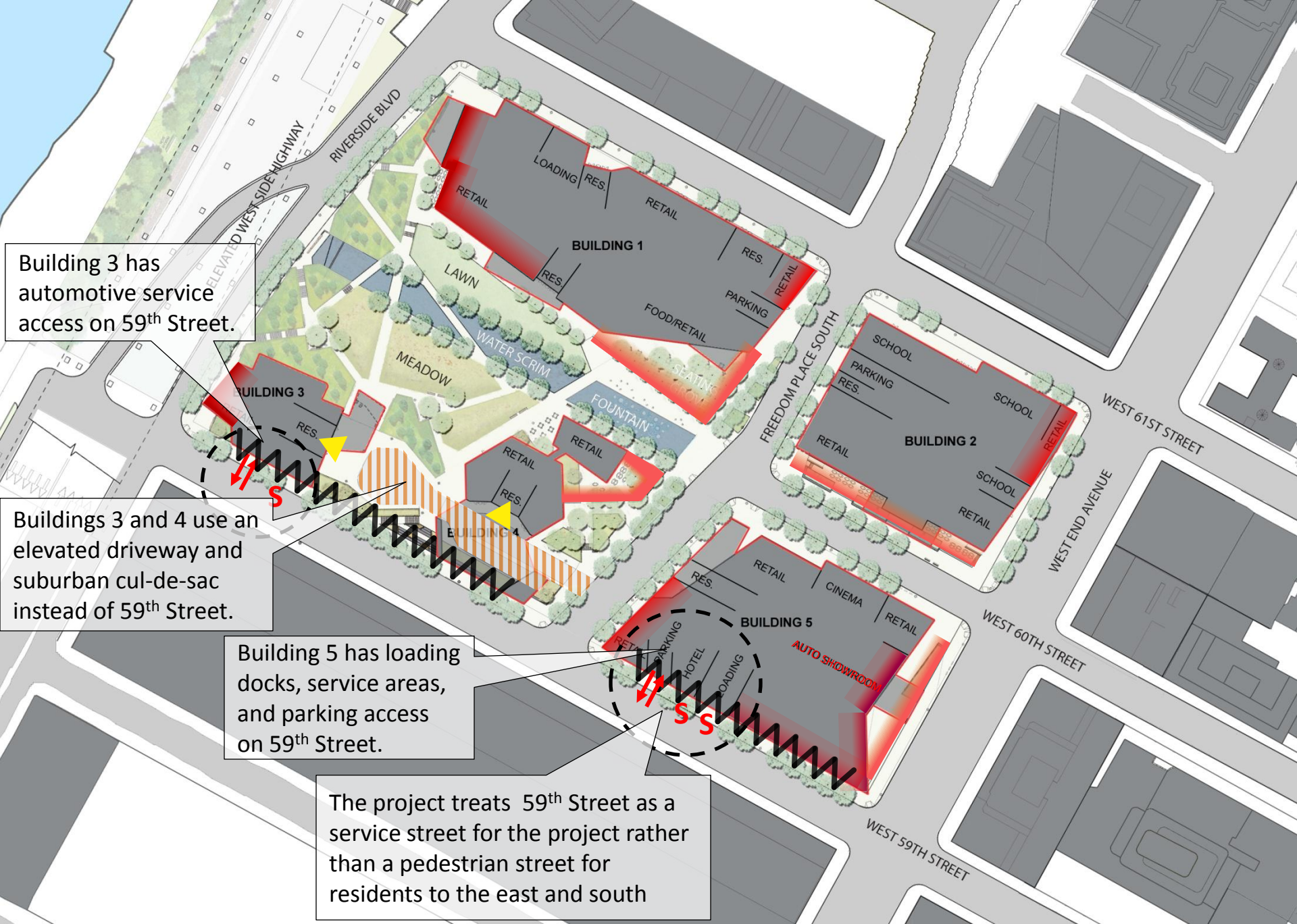
The auto showroom is not a community oriented use.

59th Street is Marginalized

- Service entrances
- Loading/Unloading
- Auto Service access
- Historic Powerhouse Building Neglected



The project treats 59th Street as a service street for the project rather than a pedestrian street for residents to the east and south



Building 3 has automotive service access on 59th Street.

Buildings 3 and 4 use an elevated driveway and suburban cul-de-sac instead of 59th Street.

Building 5 has loading docks, service areas, and parking access on 59th Street.

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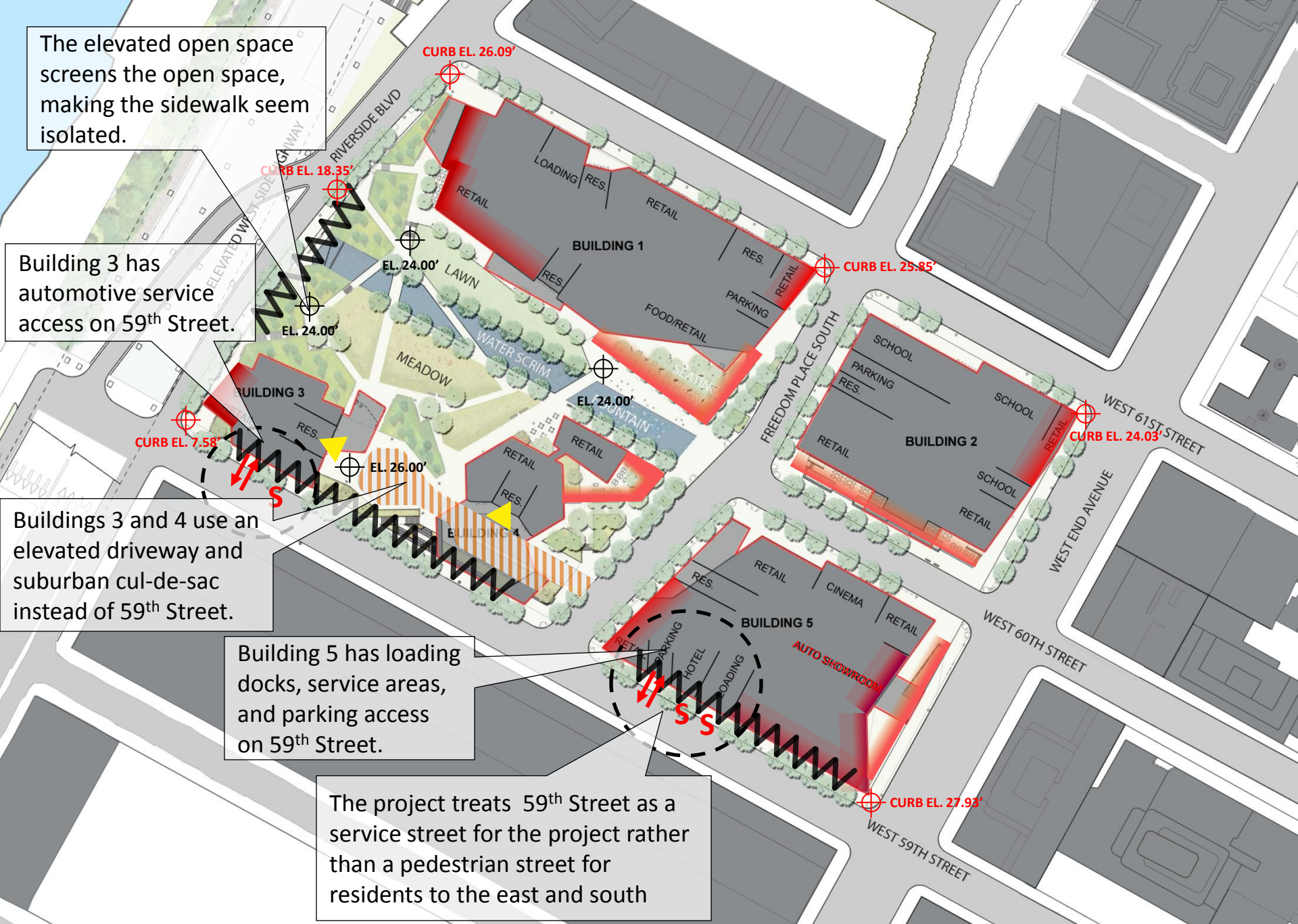
The elevated open space screens the open space, making the sidewalk seem isolated.

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Site Perimeter is not Transparent

- Lobbies turn inward, no perimeter access
- Building walls not porous -- retail inward
- Elevated open space veils and isolates sidewalks

Riverside Center

Proposed Modifications



Bring the site to Grade

- Make open space level with perimeter sidewalks
- Widen sidewalks to attract pedestrians
- Enliven pedestrian experience

Sidewalks are visible from adjacent areas, making them feel safer, accessible and more interesting.



Make the ground level of the project level with adjacent sidewalks to enhance public access from the pedestrian oriented 59th Street to the open space.

Open space becomes visible from sidewalks, making it seem more public and accessible.

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RIVERSIDE CENTER – EXTELL TRANSFORMATION – WIDEN SIDEWALKS ON 59TH AND 61ST STREETS



Wider sidewalks and double rows of trees provides inviting access to Riverside Park.

Extend 60th Street

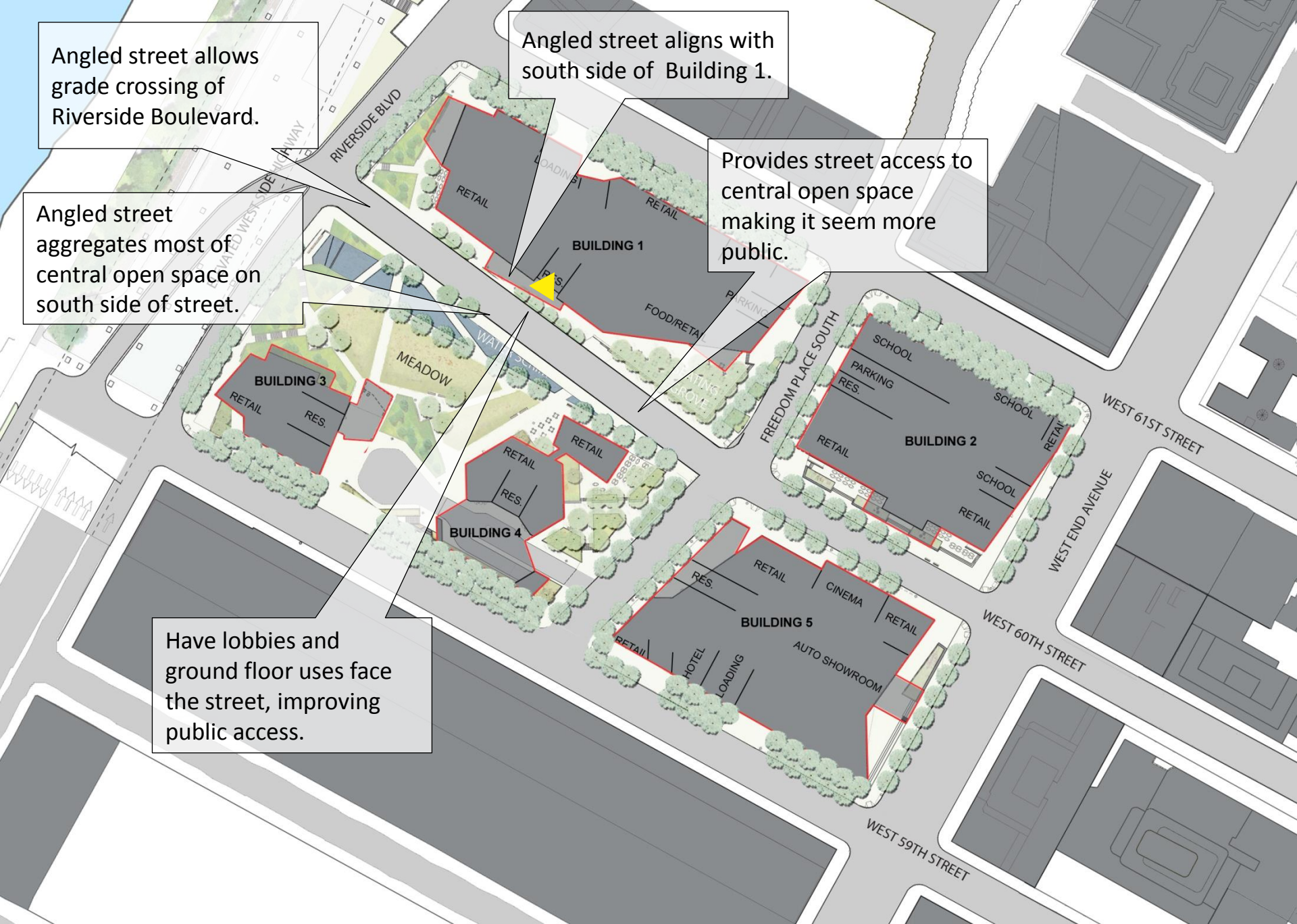
Angled street allows
grade crossing of
Riverside Boulevard.

Angled street
aggregates most of
central open space on
south side of street.

Angled street aligns with
south side of Building 1.

Provides street access to
central open space
making it seem more
public.

Have lobbies and
ground floor uses face
the street, improving
public access.



Remove Building #4



Reduces wind at street level.

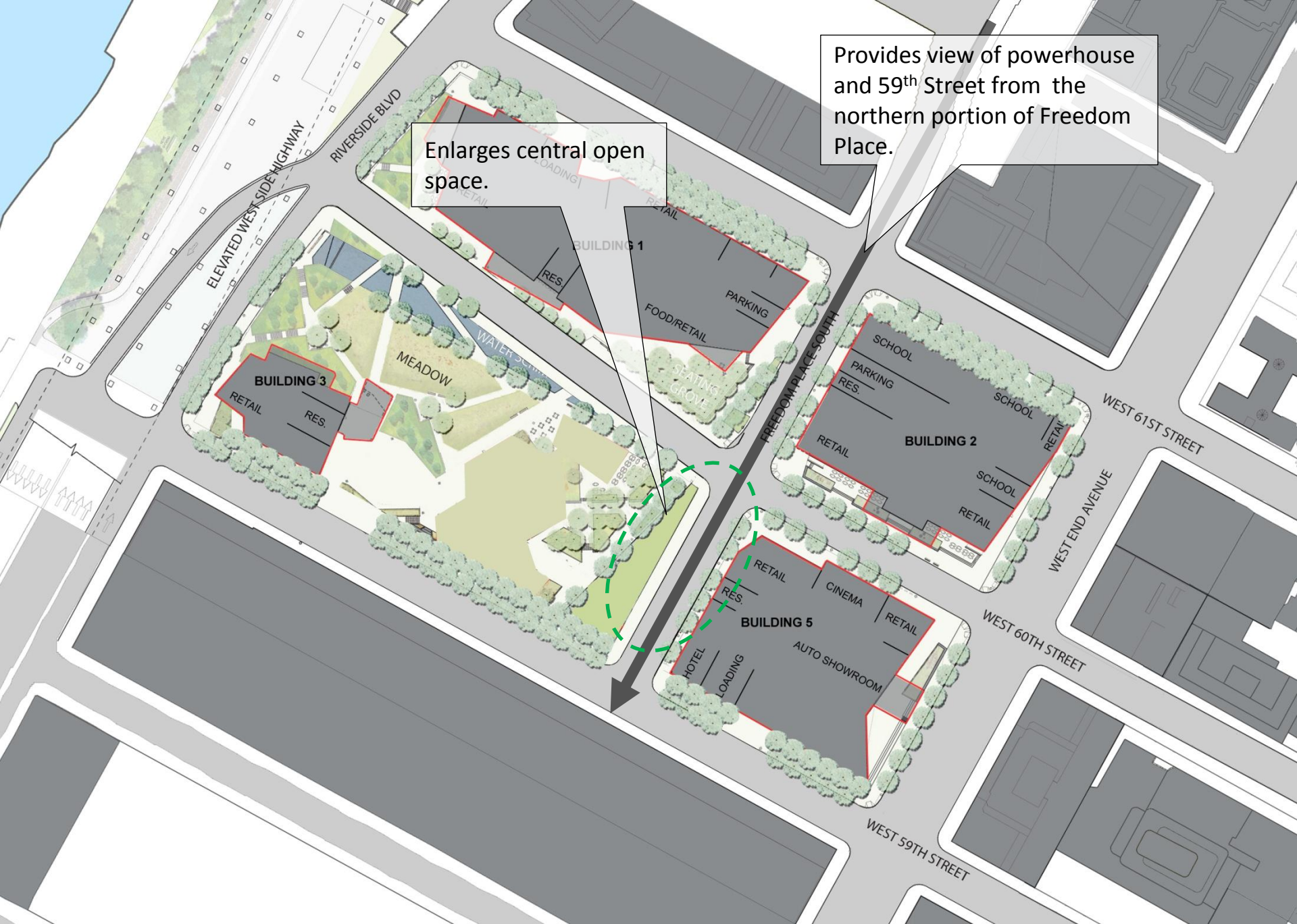
Improves sunlight in central open space.

Provides view of powerhouse from within the site.

Removing building 4 eliminates shadow and enlarges central open space.

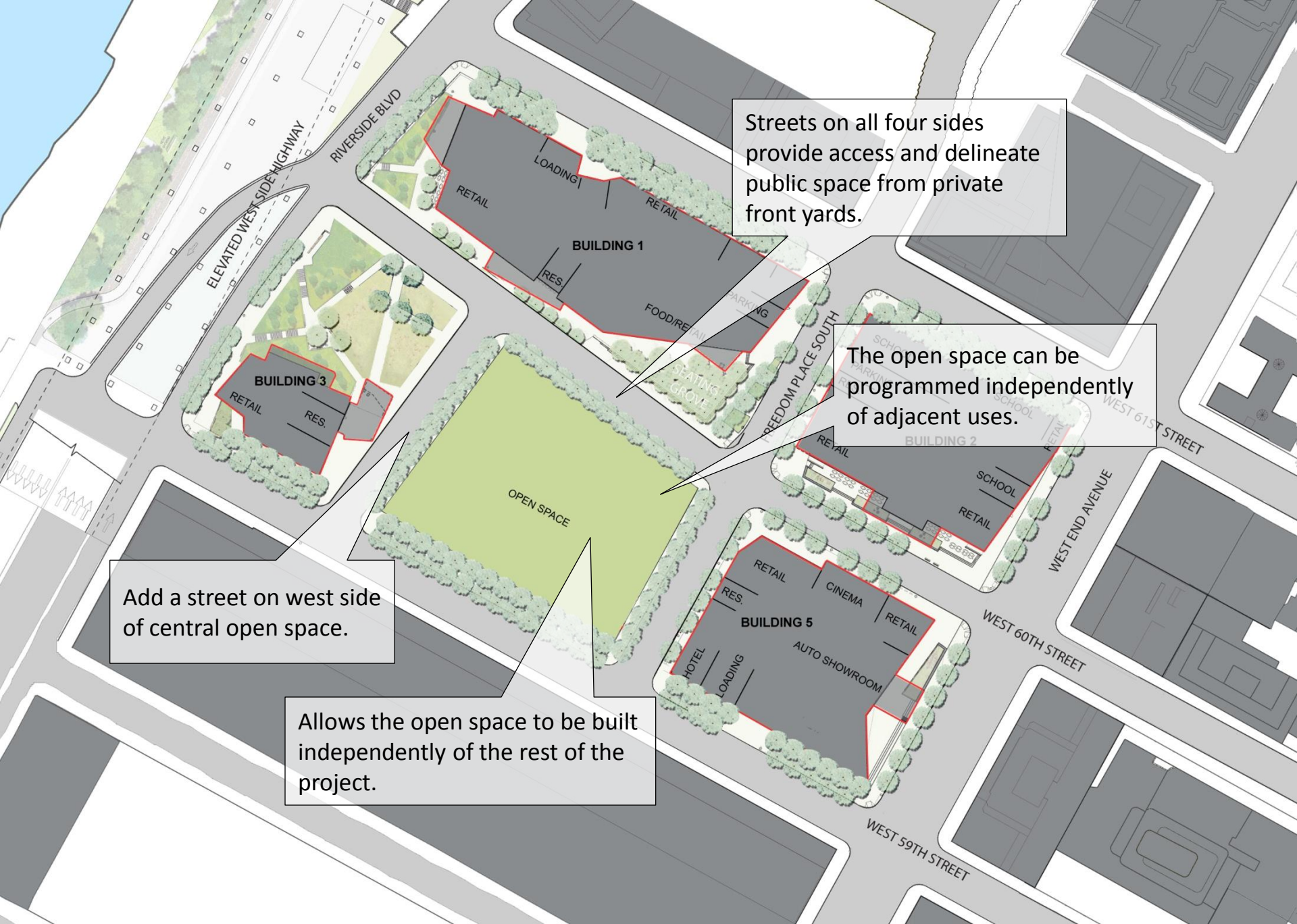
Connects central open space to 59th Street, making the open space seem more public.

Surround Open Space with Streets



Enlarges central open space.

Provides view of powerhouse and 59th Street from the northern portion of Freedom Place.



Streets on all four sides provide access and delineate public space from private front yards.

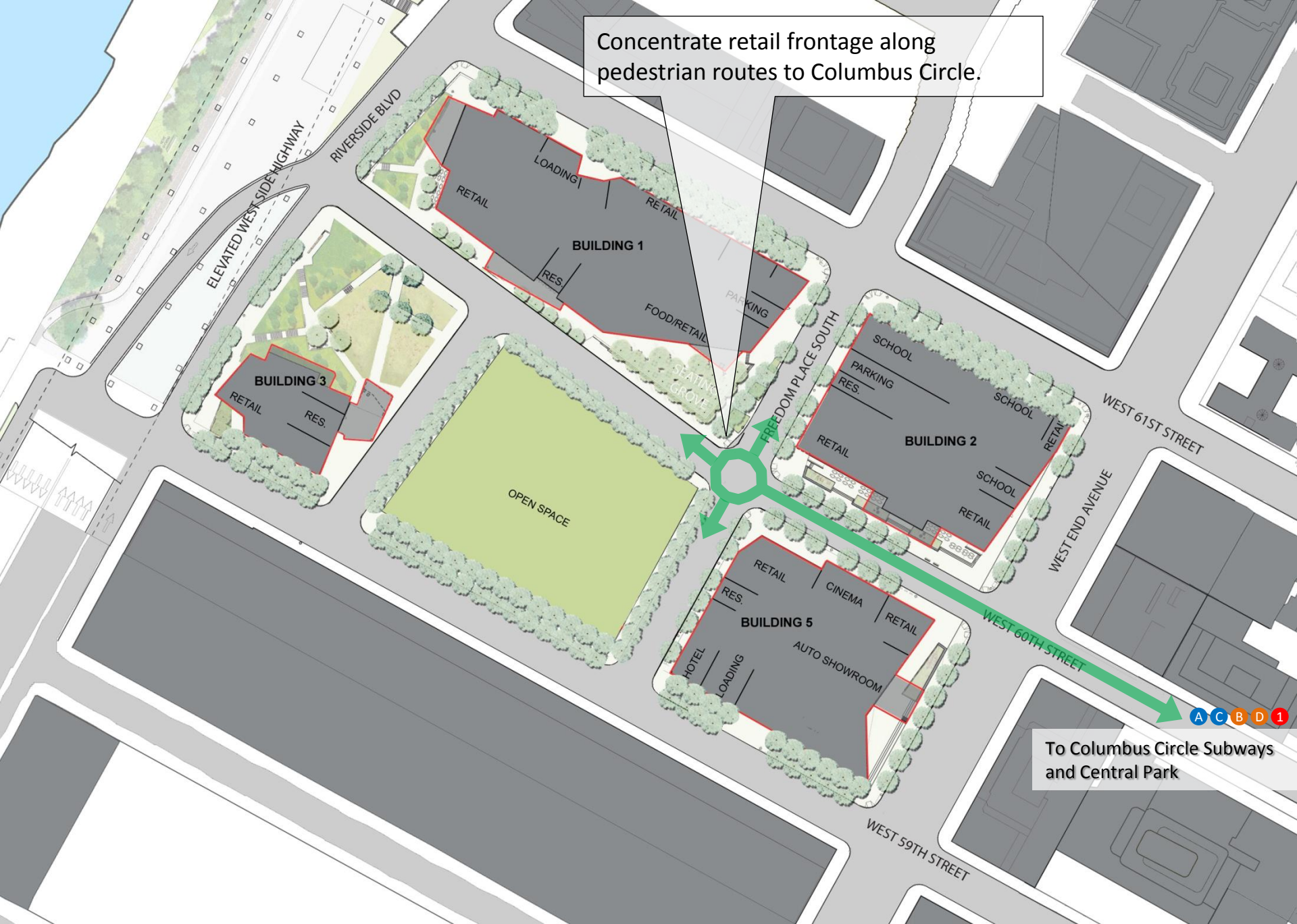
The open space can be programmed independently of adjacent uses.

Add a street on west side of central open space.

Allows the open space to be built independently of the rest of the project.

Improve Streetscape

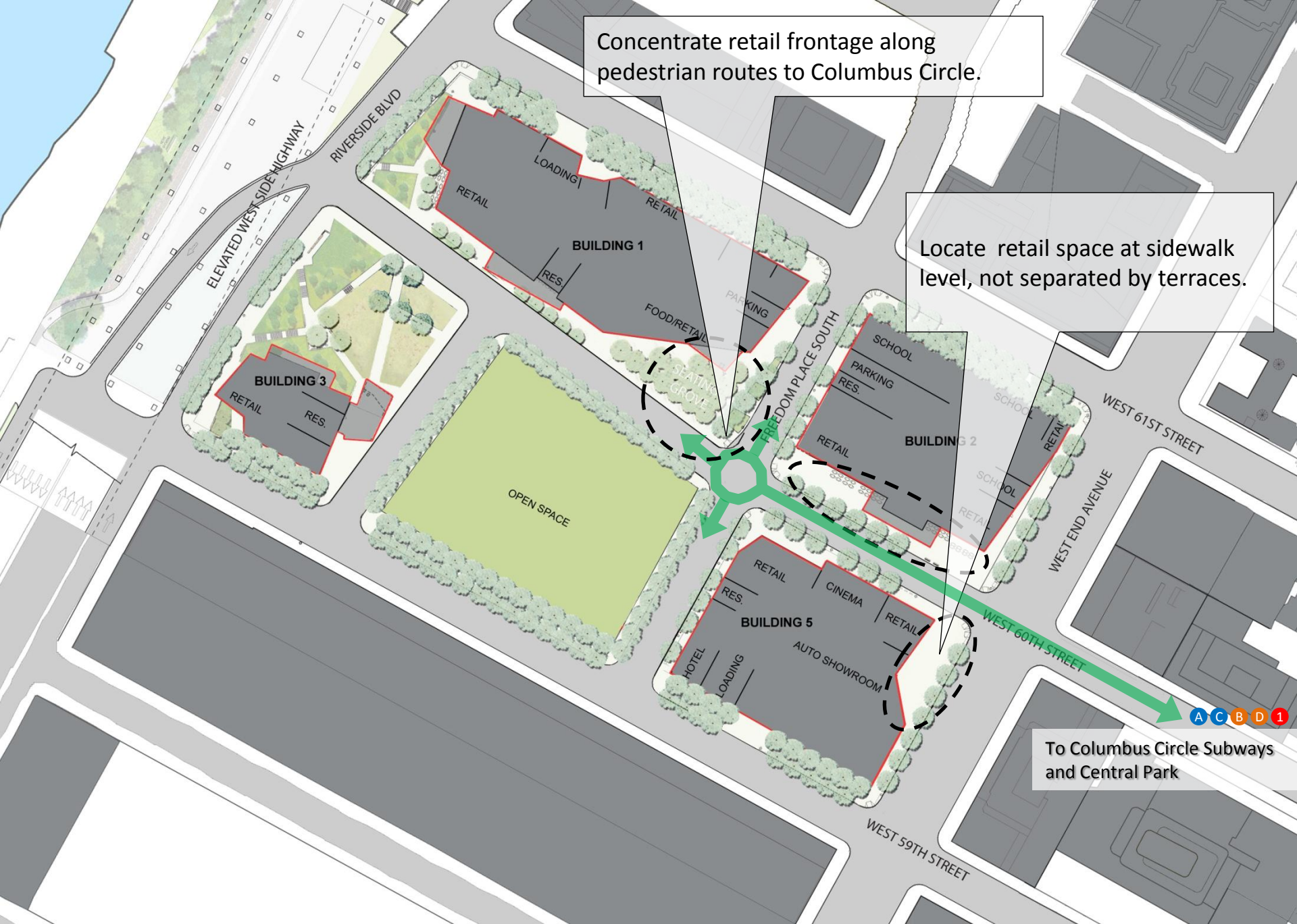
- Retail for Success
- Anticipate the adaptive reuse of the powerhouse



Concentrate retail frontage along pedestrian routes to Columbus Circle.

To Columbus Circle Subways and Central Park

A C B D 1

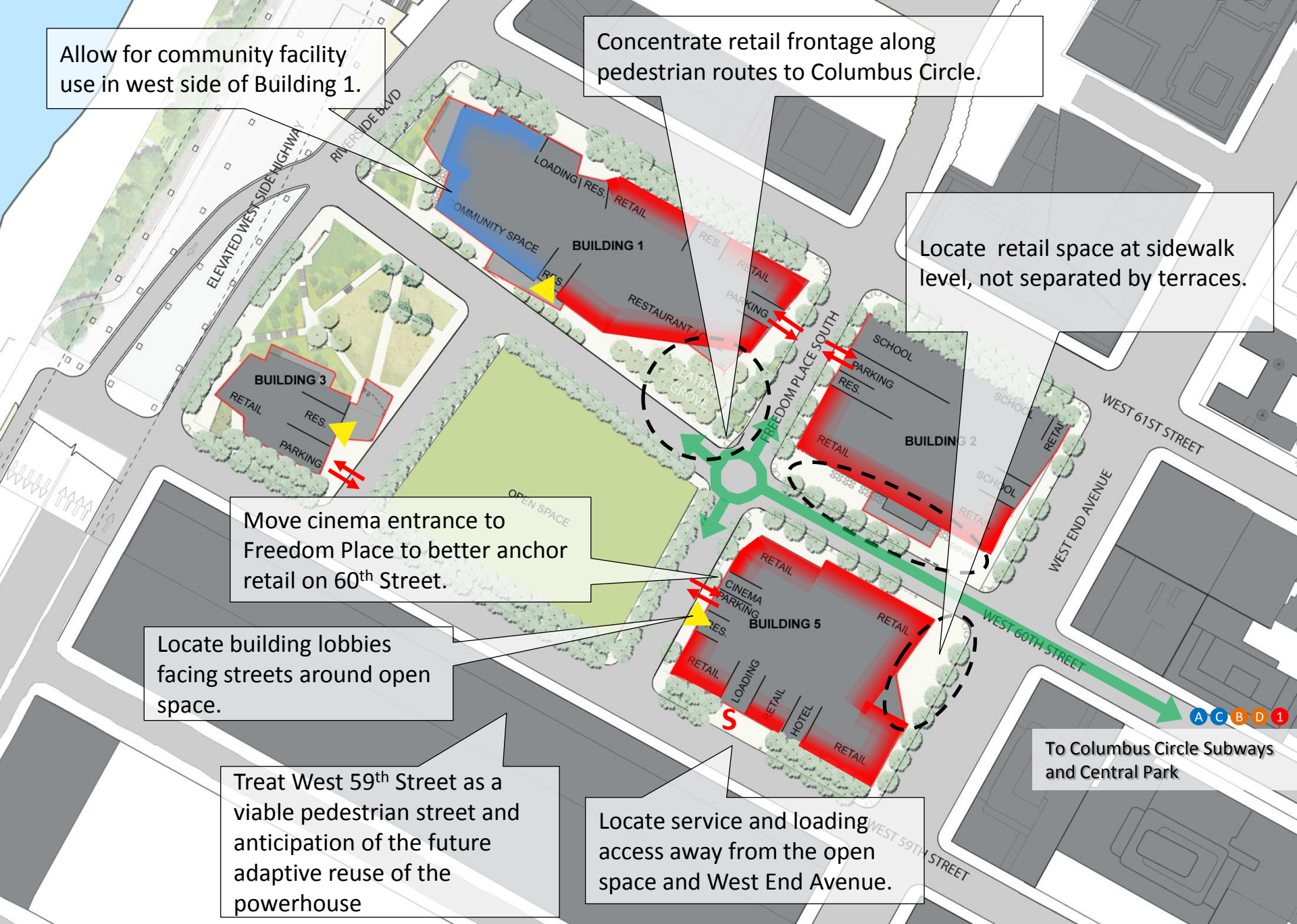


Concentrate retail frontage along pedestrian routes to Columbus Circle.

Locate retail space at sidewalk level, not separated by terraces.

To Columbus Circle Subways and Central Park

A C B D 1



Allow for community facility use in west side of Building 1.

Concentrate retail frontage along pedestrian routes to Columbus Circle.

Locate retail space at sidewalk level, not separated by terraces.

Move cinema entrance to Freedom Place to better anchor retail on 60th Street.

Locate building lobbies facing streets around open space.

Treat West 59th Street as a viable pedestrian street and anticipation of the future adaptive reuse of the powerhouse

Locate service and loading access away from the open space and West End Avenue.

To Columbus Circle Subways and Central Park

