

# RIVERSIDE CENTER

Presentation to Community Board 7 Riverside Center Working Group



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# Riverside South



Completed Buildings

Parcels J and  
K\*

Riverside Center

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\* Parcel J is under construction. Parcel K is in the design phase.



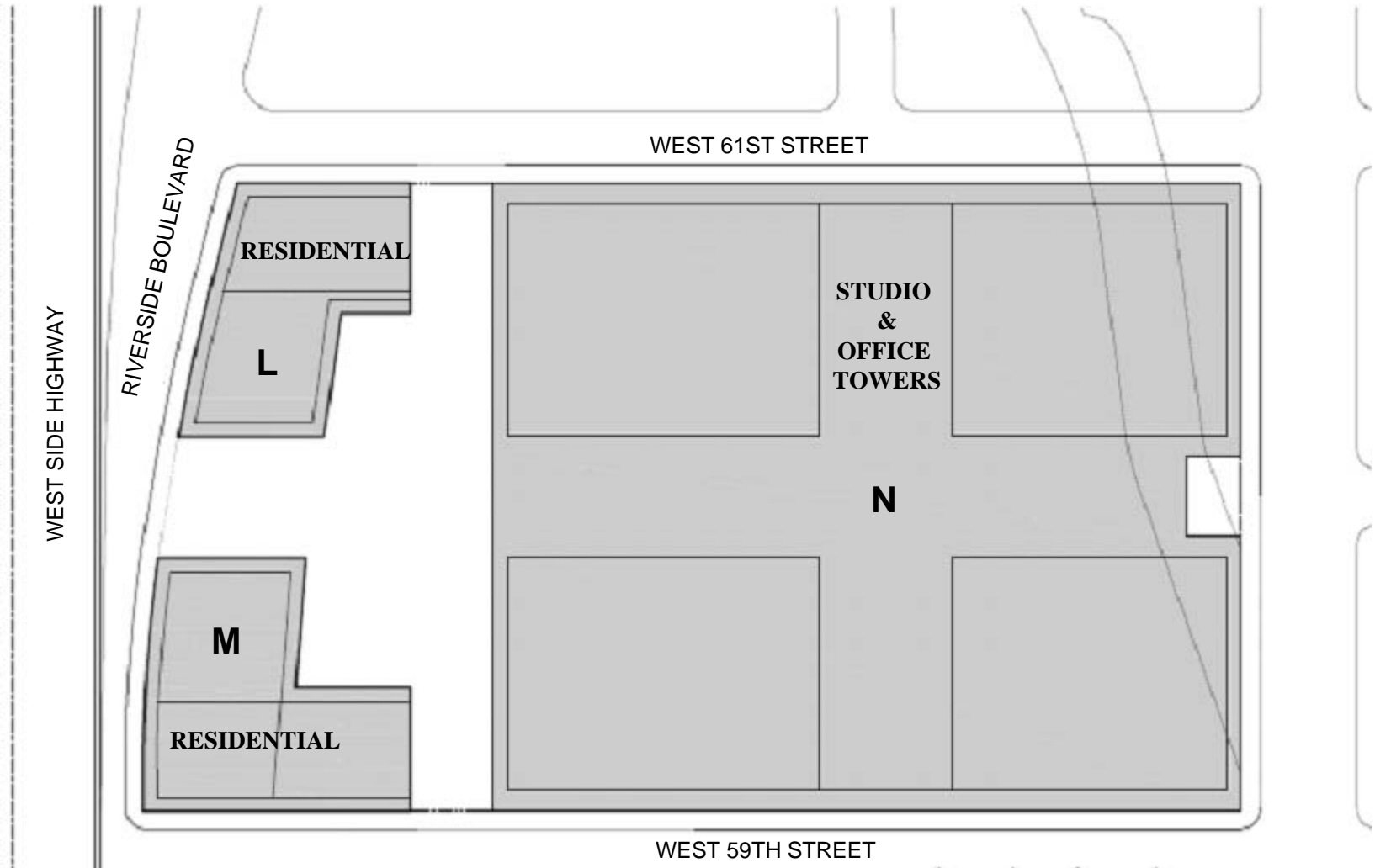
# Project Site Existing Conditions



# Project Highlights / Benefits

- Active mixed-use neighborhood with approx. 3 million GSF in a suite of 5 buildings
  - 2,500 residential units
  - 210,000 GSF of retail, including a cinema
  - Up to 150,000 GSF for a K-8 school
  - 250-room hotel
  - Over 3 acres of public space with connections to Riverside Park South
  - 1,800 below grade parking spaces
  - Below grade auto service with street level showroom
- Significant improvement over existing conditions
  - Redevelops underutilized eyesore now principally used for parking
- Significant improvement over 1992 restrictive declaration design
  - Super block studio / industrial space blocked view and access to Riverside Park South and Hudson River, provided no school, retail or open space
- World-class building and landscape architecture
- \$314 million tax revenue during construction period
- Job creation
  - Total direct & indirect construction employment of 12,485 person years in NY State
  - Total direct & indirect permanent employment of 2,549 person years in NY State

# Original Site Plan for L, M, N



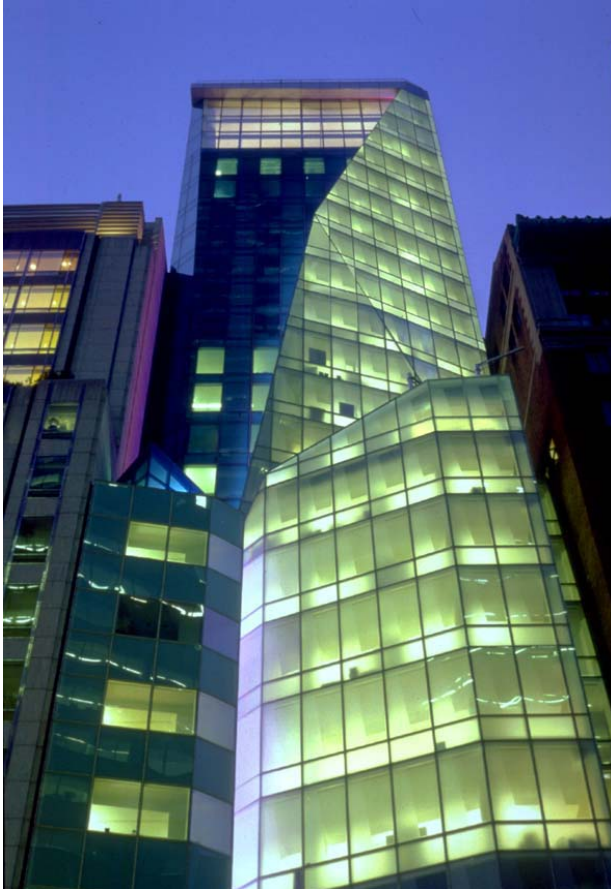
- There would have been no open space
- There would have been no access to the waterfront and Riverside Park South

# New Site Plan





# World Class Architecture



LVMH Tower

19 East 57th Street,  
between Fifth and Madison  
avenues

- Master Plan and suite of 5 buildings by Pritzker Prize-winning architect Christian de Portzamparc
  - Other notable projects:
    - LVMH Tower, NYC
    - 400 Park Avenue South, NYC
    - Academy Museum of Motion Pictures, Los Angeles
    - The Societe Generale Headquarters Tower, La Defense, Paris
    - The Philharmonie, Luxembourg
  - Participant in President Sarkozy's "Grand Paris" project



The Cidade da Musica

Rio de Janeiro, Brazil

# Landscape & Open Space Design by Award-Winning Landscape Architects Mathews Nielsen

- Notable designs include:
  - Hudson River Park
  - Lincoln Center
  - The 72nd Street Subway Station Plaza



Hudson River Park



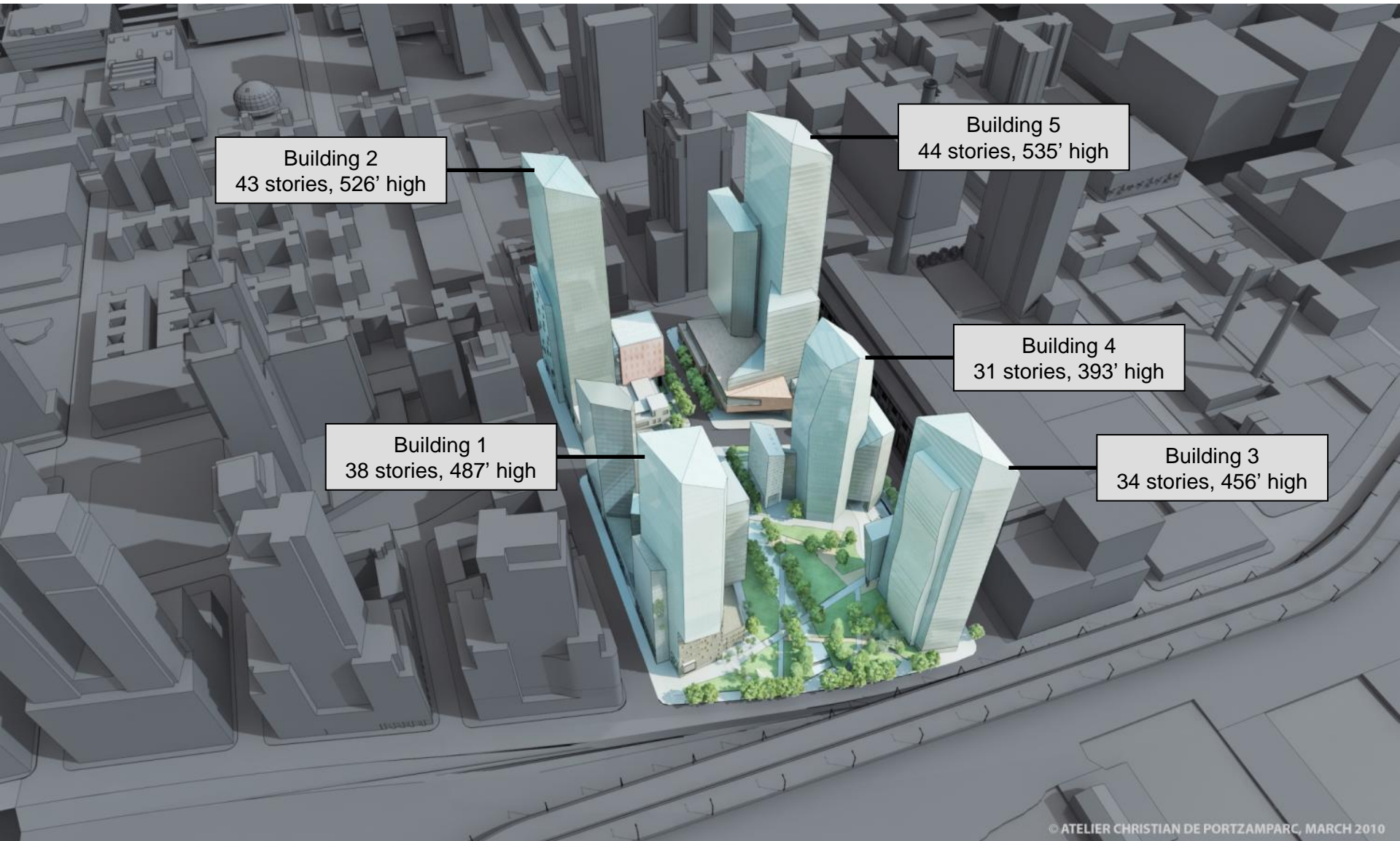
Hudson River Park



# Project Changes to Address Public & Neighborhood Concerns

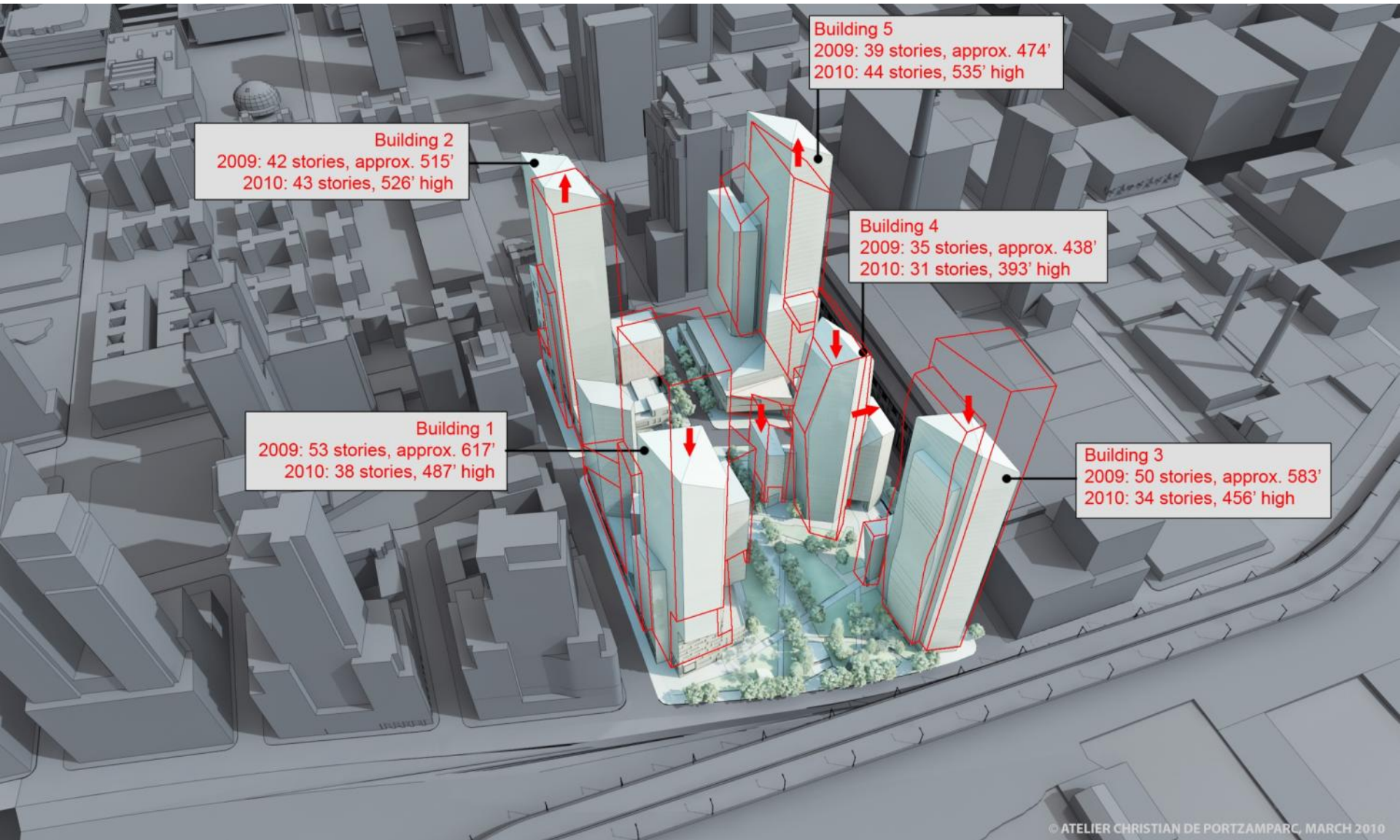
- Dropped proposal to include a Costco or other big box retailer in the project
- Reduced the number of parking spaces from 2,300 to 1,800
- Reduced the proposed floor area by 150,000 SF
- Reduced the heights of Building 1 by 130 feet, of Building 3 by 127 feet and of Building 4 by 45 feet
- Committed to provide substantial funding towards construction of core and shell for new K-8 school in Building 2
- Modified the site plan to increase distances between buildings in order to increase light and reduce shadows on public open space
- Relocated and reconfigured Building 4 to strengthen the 59th Street street wall, improve the 59th Street streetscape and minimize the circular drive
- Improved the landscaping of open space, including the creation of a variety of different types of open spaces, the addition of more and more varied types of seating, and an increase in the number and variety of plantings
- Improved streetscapes by widening all sidewalks in and around the project site to 15 feet

# Site Overview



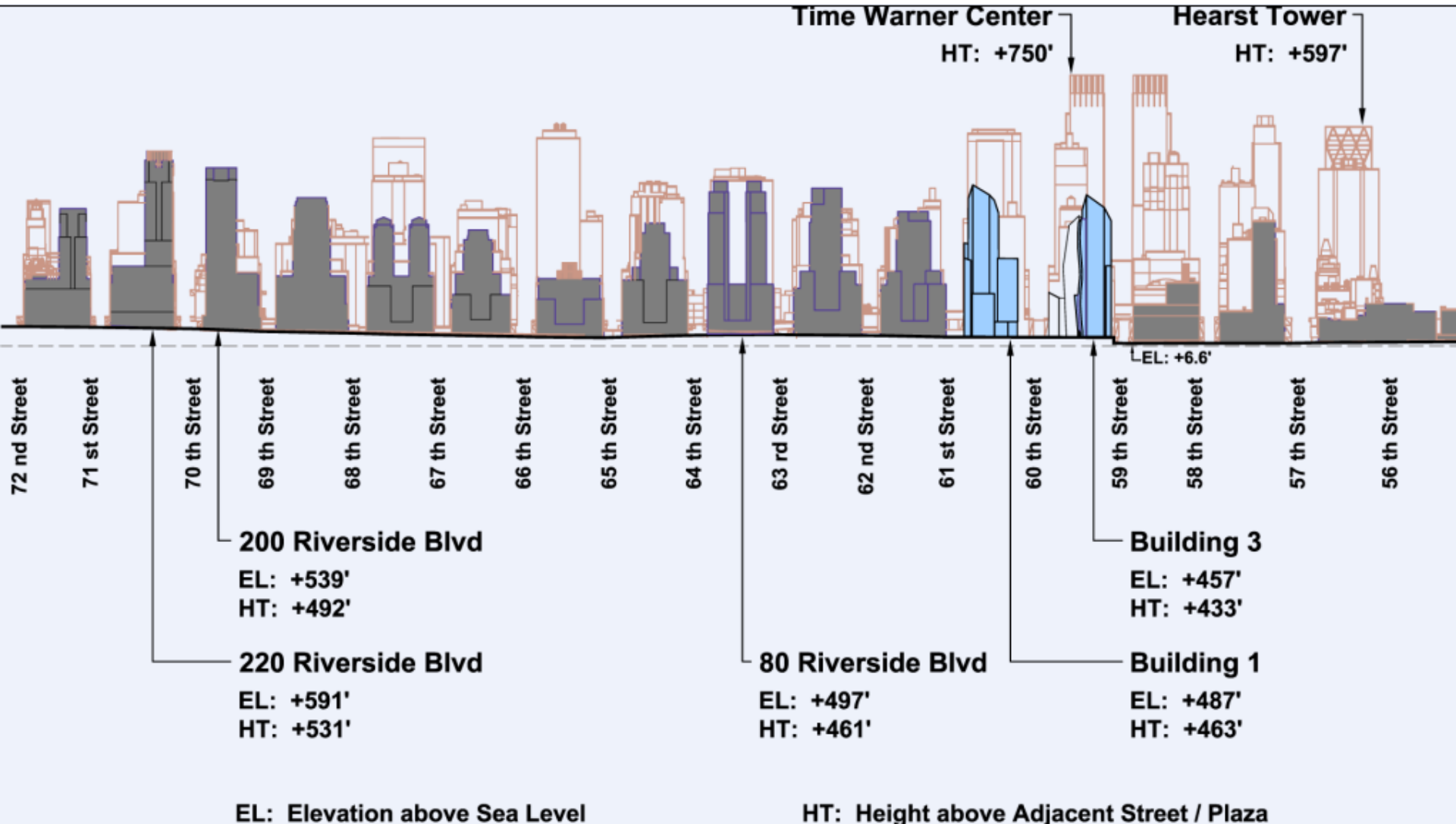


# Site Overview



Note: Red outlines show the buildings before the changes

# Comparative Building Heights





# West End Avenue looking south



# Plaza View with Fountain

looking west on 60th Street





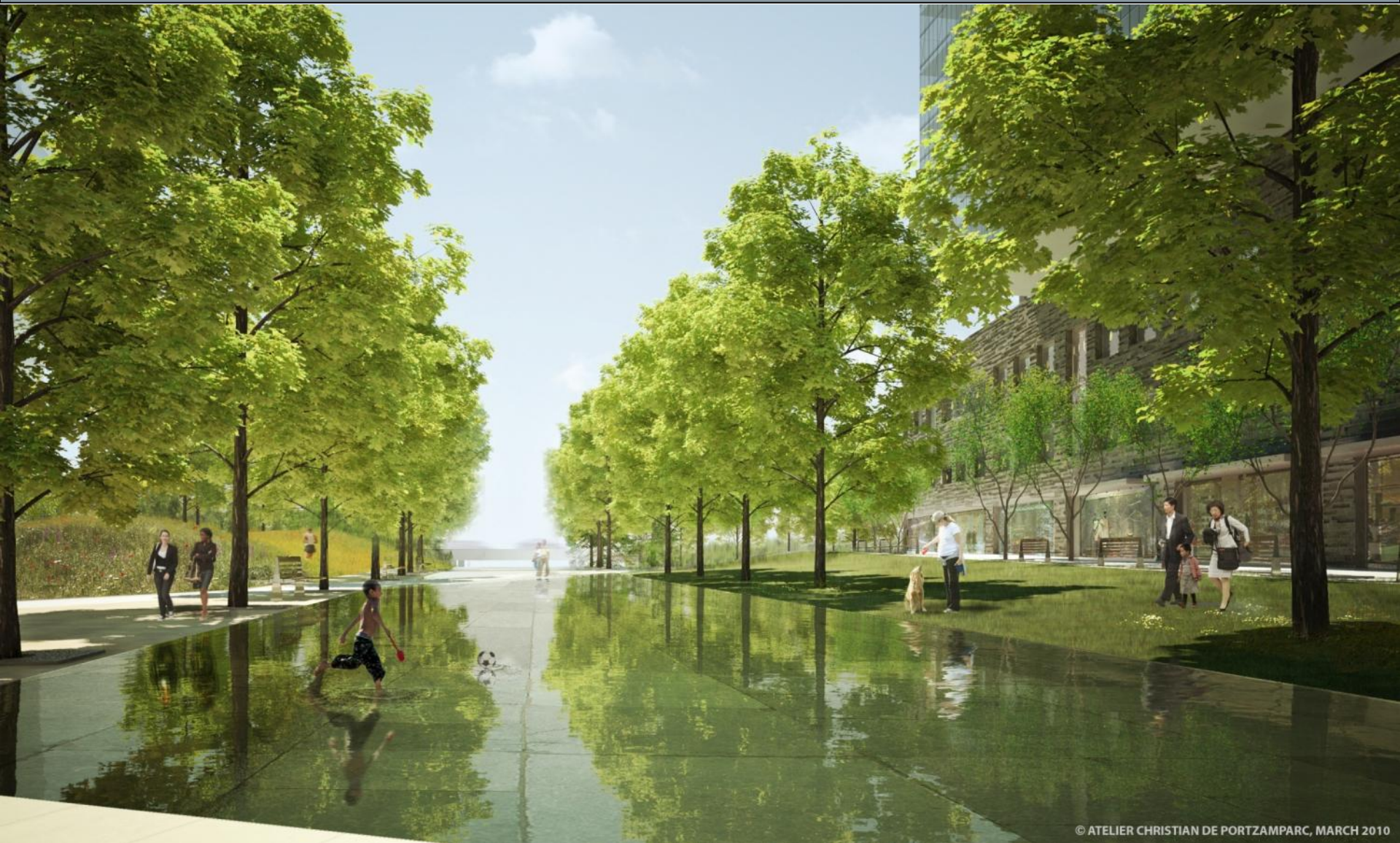
# Plaza View

looking south west





# West 60<sup>th</sup> Street with Water Scrim\* looking west



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\* Sheer covering of water for playing or splashing



# Water Feature and Water Scrim - Precedents



North End Park, Boston



Millennium Park, Chicago



# Open Space

looking east at meadow





# West 59<sup>th</sup> Street looking east





# Riverside Boulevard

looking north east





# Planting Imagery



- Plantings that will thrive close to the waterfront



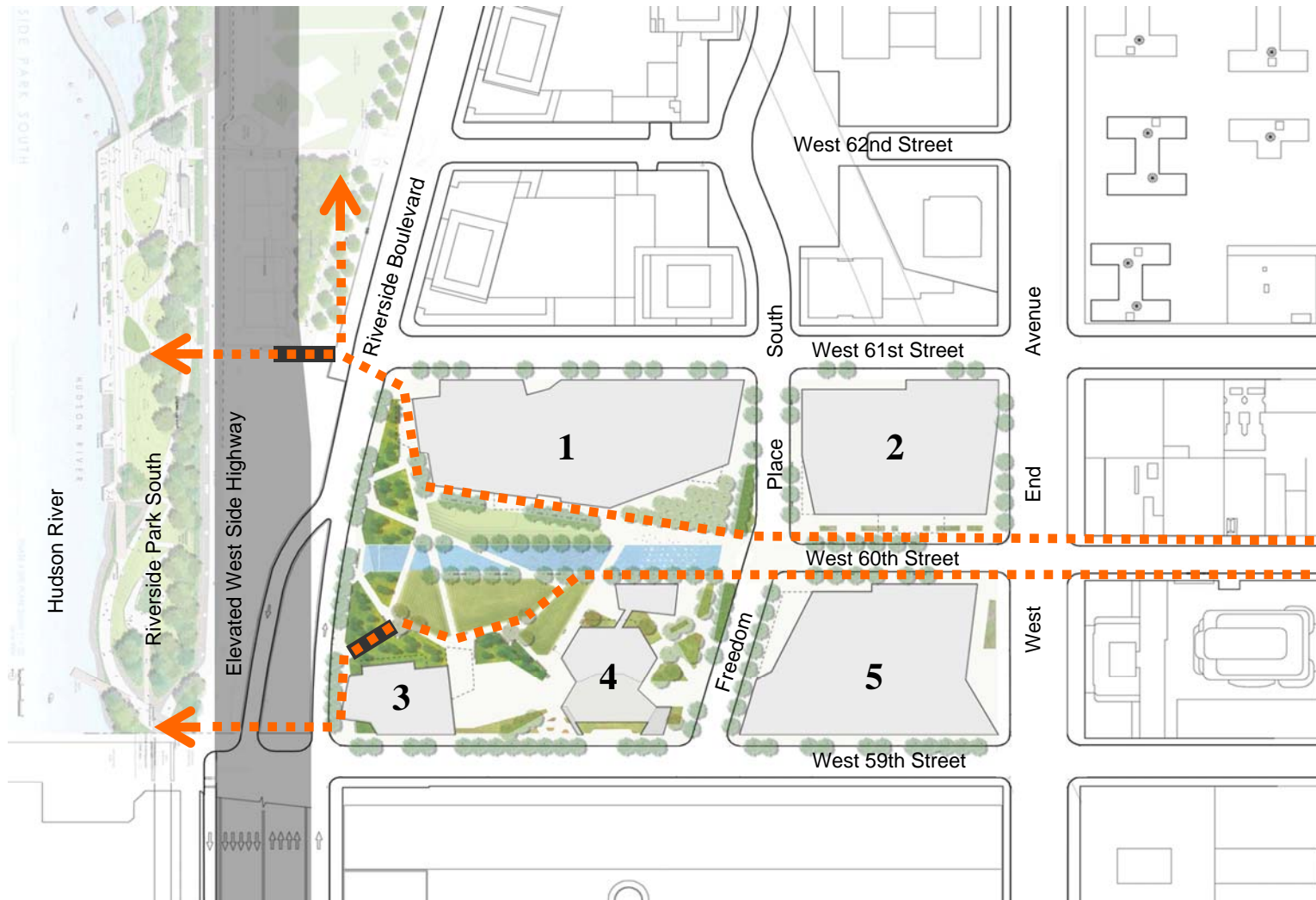
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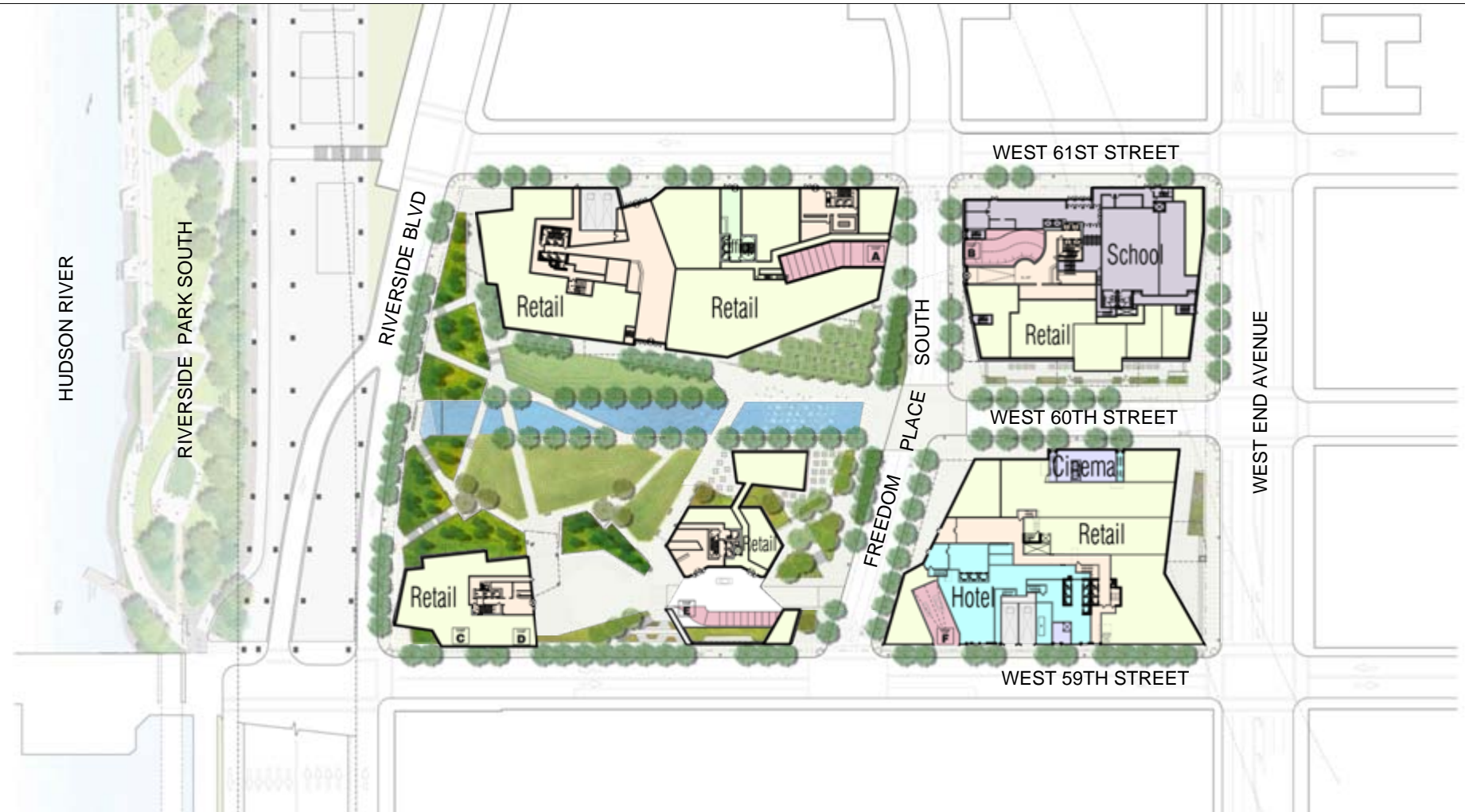


# Pedestrian Circulation Diagram



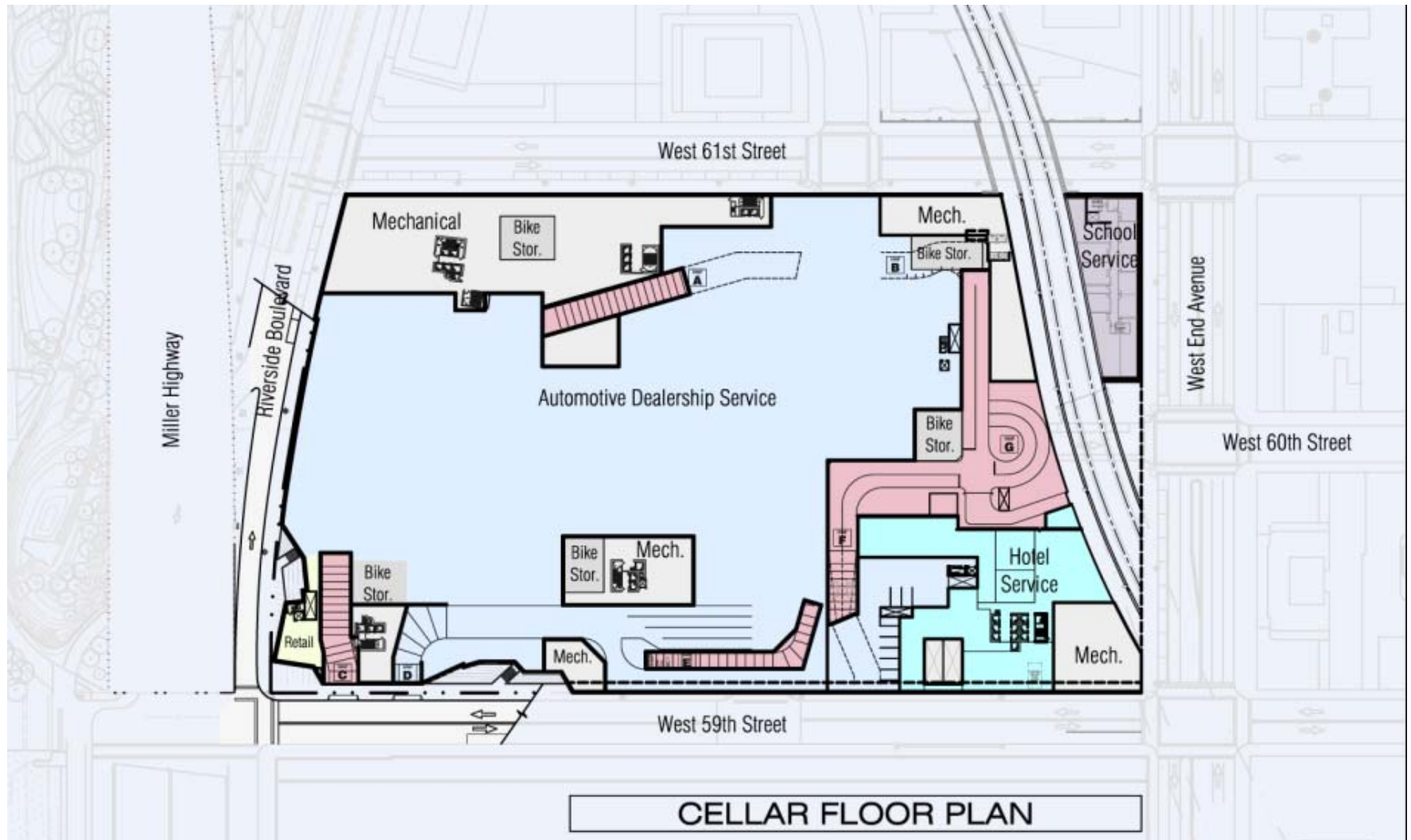
- Dotted lines show pedestrian access to Riverside Park South and waterfront through the site

# Ground Floor Plan

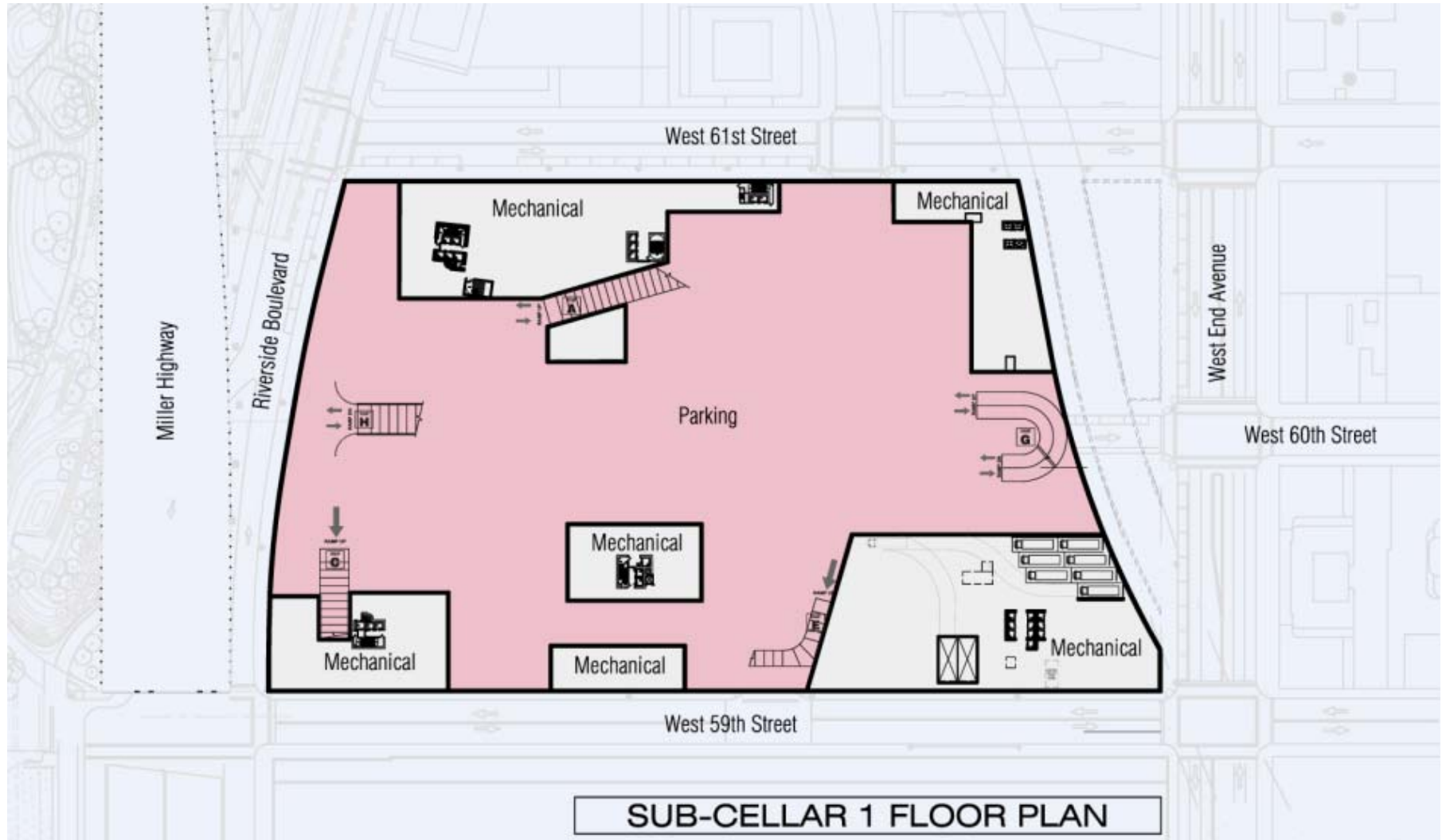




# Below Grade Uses: Cellar

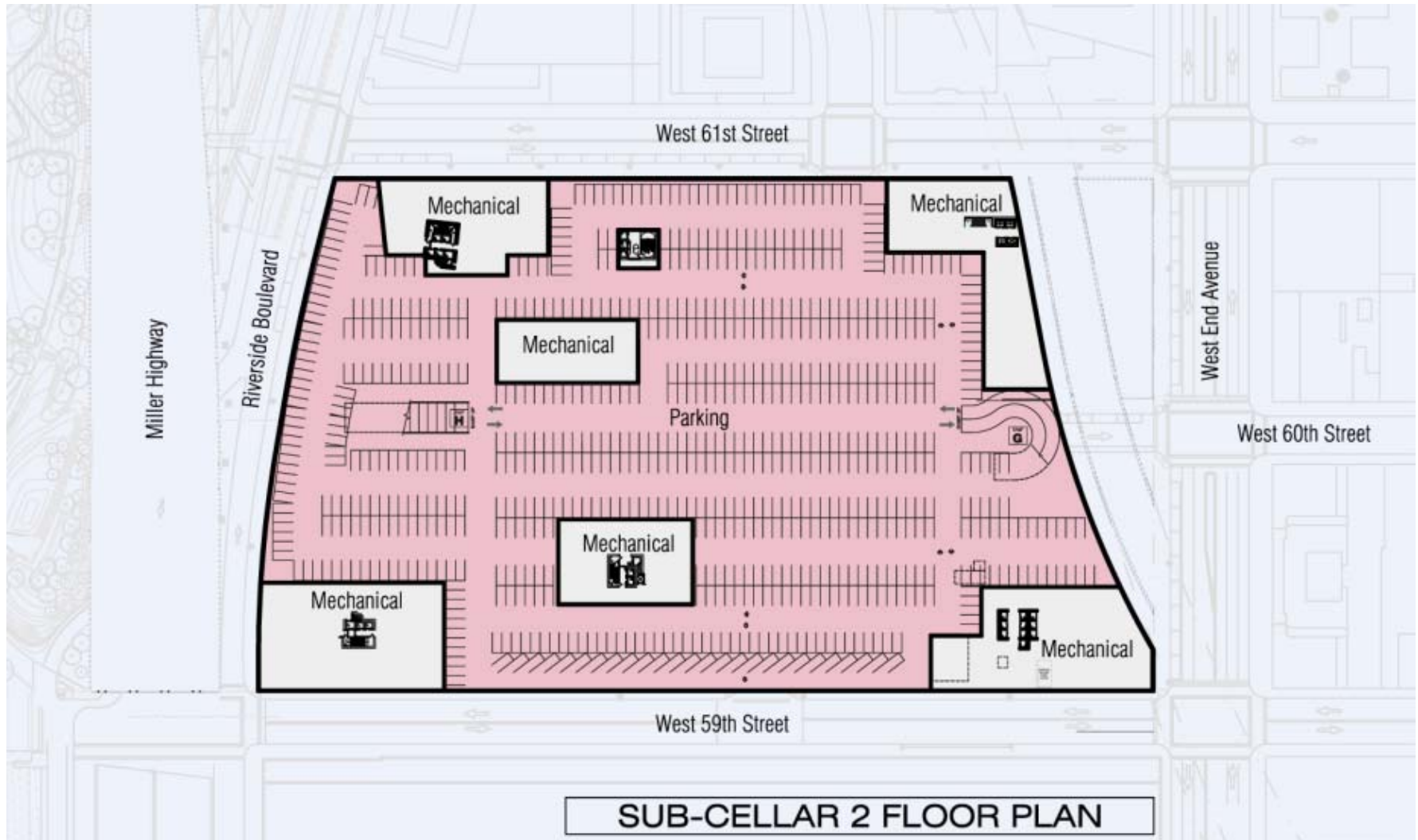


# Below Grade Use: Sub-Cellar 1





## Below Grade Uses: Sub-Cellar 2



# Required Public Actions

- Fifth Modification to Restrictive Declaration to reflect changes in Riverside South floor area and the Riverside Center site plan for Parcels LMN
- Railroad and Transit Airspace Special Permit for the garage and the amended Riverside Center plan for parcels LMN
- Zoning text changes to provide for modification by special permit of court regulations and for the operation of an automobile showroom and service center
- General Large Scale Development Special Permit modifying height and setback, distance between buildings and court regulations and permitting operation of an automobile showroom and service center
- Authorization to locate a curb cut on West End Avenue at the prolongation of West 60th Street
- Certifications under the Streetscape regulations