



Proposed Riverside Center Development CB7 Position Summary, July 2010

DRAFT

(See most recent version at http://nyc.gov/html/mancb7/downloads/pdf/rsc_position.pdf)

Approved Plan 1992:

Restrictive Declaration

- Approx. 2.5 million GSF, studio/retail
- 577 residential units
- 2 Million GSF television studios
- 37K GSF retail
- 100K GSF below-grade cinema/retail
- Below-grade parking (743 spots)
- Requires 60th St. extension if no studio

Extell Proposal 2010:

Increase Density, Change Use, Substantial Value

- Approx. 3 million GSF, 5 high-rise buildings
- 2,500 residential units
- 250K GSF hotel (250 rooms)
- 208K GSF retail/office/auto showroom
- 37K GSF cinema
- 182K GSF below-grade auto service center
- Below-grade parking (1800 spots)
- 75K to 150K GSF shell for K-8 school

Relevant Conditions:

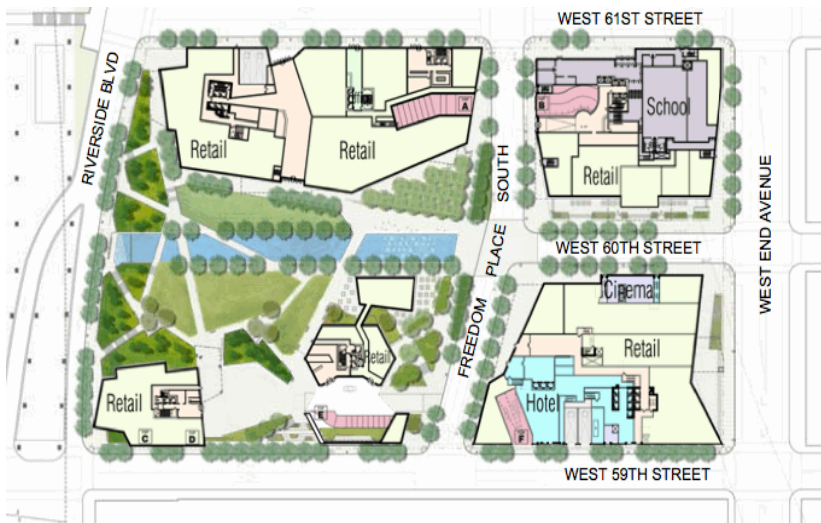
- Adjacent to Riverside Park South
- Bordered by East-West Corridors (59th and 61st Broadway to River)
- Sloped across site from NE to SW
- Proximate to Elevated West Side Highway
- Adjacent to Historical Powerhouse Building
- Located in a Crowded and Growing School District

Community Concerns:

- Designed as an exclusive enclave with elevated open space and not integrated with urban grid
 - Deters visitors -- conveys "restricted access"
 - Blocks visual/physical connection to Riverside South Park
 - Distances retail from high-traffic avenue streets and sidewalks
 - Minimizes perimeter transparency
- Includes "public space" that is not welcoming, accessible, or useful to the public
- Relegates 59th Street corridor to a "service street" and minimizes potential for Powerhouse public amenity
- Includes school with no ground-level yard
- Limits affordable housing to 12% (units, not SF) and 20 years, increasing economic stratification
- Includes auto sales/repair that is not green, not interesting, not useful
- Includes excessive parking, correlated to increased vehicular traffic
- Creates density that will stress infrastructure, services, public amenities, and environment, including:
 - Schools, hospitals, libraries, and cultural amenities
 - Parks, fields, and open space
 - Transportation and transit systems
 - Sanitation/sewage systems
 - Carbon footprint, water, light, air, noise

Your Voice Is Imperative!

Check www.nyc.gov/mcb7 for Public Meetings on June 3, June 15, June 29, July 6, July 22
(212) 362-4008 or office@cb7.org

**Current Site****Proposed Development****Proposed Extell Plan:**

- Private enclave
- Elevated open space
- Limited/truncated circulation
- Enclosed/fragmented open space
- Undistinguished public space

**Proposed CB7 Modifications:**

- Bring the site to grade
- Extend 60th St. to Riverside Blvd.
- Remove Building #4
- Surround open space with public/pedestrian streets



CB7 Approach:

1. Articulate Core Principles (See page 4)

2. Establish the Givens:

- New **Pre-K to 8 School** for the District (6 sections /grade, full service)
- Minimum 20% **Permanently Affordable Housing** (SF, not units)
- Sustainable, **Environmentally Responsible Design** and Construction

3. Modify Site Plan to Integrate and Enhance Urban Design

- **Bring Site to Grade (gentle slopes that level to sidewalks)**
 - Minimize isolation/exclusion of elevated open space
 - Integrate with city grid
 - Maintain 59th St. corridor
 - Maximize public access
- **Extend 60th St. to Riverside Blvd**
 - Extend the city grid
 - Expand access to Riverside Park and waterfront
 - Provide a central public way through the site
- **Remove Building #4**
 - Reduce density
 - Create useful open space
 - Increase light/air
 - Reduce shadow/wind
 - Create a central plaza
 - Provide for multiple uses
 - Allow for public programming
 - Provide context for historic Powerhouse site
- **Surround the Open Space with Public Streets**
 - Delineate public/private space
 - Eliminate driveways
 - Optimize circulation through site
 - Provide street-fronts for lobbies

4. Optimize Community Uses

- **Above Ground**
 - Create public space that invites *active/passive enjoyment*
 - Include *vibrant mixture of useful retail*, focused along West End Avenue
 - *Eliminate auto showroom*
 - Provide for safe, public, efficient, eco-friendly *circulation* and transportation
 - Develop school with ground level yard and fully programmed build-out
- **Below Ground (beyond allowable FAR)**
 - *Minimize parking* to reduce vehicular traffic
 - Create *attractive below-grade* community facilities and/or retail
 - Design to *optimize loading/unloading* below grade
 - *Remove auto repair* facility
 - Protect against flood/earthquake

5. Strengthen Infrastructure and Local Economy. Options include:

- Contribute to continued construction and on-going maintenance of Riverside Park South
- Contribute to future relocation of West Side Highway
- Contribute to a local Metro North train station
- Employ local residents



CB7 Core Principles

Zoning and Density

Provide for zoning and built density that is appropriate to the context and infrastructure, and is reflective of superior urban design.

Public Open Space

Create clearly defined open space that facilitates and encourages public use, activities and access, serving a broad spectrum of residents, neighbors and visitors. Delineate a clear distinction between public and private spaces that discourages the perception of building enclaves as separate from the rest of the city and neighborhood. Ensure minimum impact of wind and shadows on all public and common areas by careful placement of private buildings and by attention to building form.

Connectivity and Circulation

Create connectivity from the project to its surrounding neighborhood, to the waterfront and within the project itself by:

- Promoting access and circulation for pedestrians by means of mapped streets and public pathways;
- Promoting public and alternative modes of transportation;
- Minimizing the use and impact of autos and trucks.

Transportation and Traffic

Provide access to public transportation that links Riverside Center and Riverside South to the City grid, promotes mass transit, and reduces congestion and pollution from commercial and private vehicles.

Streetscape

Promote excellent and animated streetscape design and landscaping that emulates the best of traditional Upper West Side parks and public spaces, together with innovative 21st century examples of new green spaces that will work and welcome everyone.

Retail/Cultural Facilities

Create vibrant, innovative, and attractive retail at street level, and cultural facilities that serve local residents and can attract visitors from around the city. Develop cultural, educational, and community facilities and uses above ground and below ground that will create a public benefit and enhance life on the west side and in New York.

Housing

Promote social and economic diversity in housing type and income. Provide housing that is attractive and affordable to working class families.

Public Education

Increase public school capacity necessary to serve the current and future needs of the community (Community District 3).

Sustainability

Promote the highest standard of environmentally responsible practices, activities and uses that are not merely minimal afterthoughts but are integrated into every aspect of design, architecture, and infrastructure. Design to accommodate growing needs for clean and efficient energy production/distribution, waste management, and sanitation for the development and surrounding areas. Design an integrated transportation system that minimizes carbon emissions.