

Riverside South

October 28, 2008

Riverside South, a 56-acre site extending from 59th Street to 72nd Street along the Hudson River, was rezoned from manufacturing to residential and commercial development in 1992. The current proposal was approved in 1993 as a Large Scale Development Special Permit with a Restrictive Declaration on the property. Sixty-two percent of the approved apartment buildings have been completed and four additional buildings are designed and currently under construction. The southern “super” block, consisting of sites L, M, and N, are proposed for development by the Extell Development Company. The Extell proposal is subject to the public review and approval process, titled the Uniform Land Use Review Procedure (ULURP), and begins with input from residents of Community Board 7 (CB7).

Parcel’s L, M, and N extend from 59th to 61st Street, from West End Avenue to the West Side Highway. The 1993 Restrictive Declaration approved 2.3 million square feet of development, approximately 30% of the entire Riverside South development. Extell’s proposal for L, M, and N seeks to increase the development to 3.3 million square feet and proposes uses that differ from those identified in the 1993 Restrictive Declaration. Extell envisions a large mixed-use development of residential, commercial, hotel, movie cinema, parking, and a public school.

The Riverside South Task Force of MCB7 will host a public meeting on October 30th from 6:30 PM to 8:30 PM at St. Luke’s Roosevelt Hospital, 1000 10th Avenue (between 58th and 59th on Amsterdam Avenue), on the 2nd Floor. The Task Force will present current community board concerns and priorities and Extell will briefly present its current development proposal. The bulk of the meeting will be devoted to an airing of public responses, questions and comments, at this pre-ULURP stage. Please use the suggested categories, which will be considered in the first step of the public process, the Public Scoping Hearing for the Environmental Impact Statement, for your comments. Also, please note the developer has not yet provided a formal development proposal for review.

Please take the opportunity to review the background information provided below to formulate your questions and comments for this important meeting. Your engagement and participation are essential and your comments will ensure that the voices of Community Board 7 residents are heard throughout the process.

Categories for Community Comments that will be studied in the Environmental Impact Statement for the project:

1. How large an area should be studied to assess all the impacts of the project?
2. What do you think of the density and size of the development for the L/M/N site?
3. How do you think this development will affect community character and economic conditions? Will it cause indirect displacement of residents or businesses?
4. What do you think of the Community Facilities and Services being proposed?
5. What do you think of the public elementary school being proposed?
6. What do you think of the Open Space being proposed?

7. What types of housing should be in the proposal? Affordable, mixed-income, low-income, family-sized units, units allocated for teachers or first responders?
8. What do you think of the Shadows that will be created by the project?
9. What do you think of the Urban Design of the project and how it fits into the surrounding neighborhood?
10. What impacts will the project have on neighborhood character?
11. What do you think of the capacity of the infrastructure of the neighborhood? What infrastructure improvements will be necessary?
12. How should be the proposed project meet the highest standards of sustainable development and energy efficiency, as well as the objectives of PlaNYC?
13. What impacts will there be on traffic and parking from the development, including from the retail and residential uses? Will these be affected, and how, by the use of the marine transfer station for Manhattan's commercial garbage?
14. What improvements will be required to increase mass transit and pedestrian options?
15. What do you think will be the impact on air quality?
16. How do you think this development will impact noise?
17. What impacts will the project have on the neighborhood during construction?
18. What impacts will the project have on the neighborhood's public health?
19. What should be analyzed for the site if this project is not constructed?
20. Other concerns?

Background Materials

Maps of Riverside South Development

Description: Maps of the entire Riverside South Development Project, extending from 59th Street to 72nd Street along the Hudson River. The maps detail the buildings completed, under construction, and to be developed. The square footage for office, retail, and residential for each building is provided. The maps also shows the extension of Riverside Park, which is partially complete, Riverside Boulevard and all the proposed and existing streets.

[Entire RSS Development Map](#)

[Retail, Office, and Residential Map](#)

Comparison of 1993 Restrictive Declaration and current Extell Proposal

Description: The table illustrates a side-by-side comparison of the approved land use in the 1993 Restrictive Declaration with the proposed Extell development proposal. As defined by the New York City Department of City Planning, a Restrictive Declaration is "a condition of certain special permits and some zoning changes...that places conditions on the future use and development of their land. These conditions may be designated to control building design or land use or to require that impacts caused by the development be mitigated by the provision of a public space or facility... The restrictive declaration is a covenant running with the land which binds the present owners and all successors."

[Comparison Table](#)

Community Board 7 Letter (4/16/08)

Description: This letter from CB7 details the Board's concerns regarding Parcels L, M, and N after two informal oral presentations by the developer in 2006-2007.

[CB7 Letter](#)

Extell Response Letter (9/4/08)

Description: This letter from Extell is a response to the Community Board 7 letter from April 16, 2008. The letter includes a request for a meeting with the Riverside South Working Group, acknowledgment of the need for a public hearing, and Extell's willingness to discuss many of the issues except the Floor Area Ratio (FAR) and number of units proposed.

[Extell Letter](#)

Riverside South Working Group Meeting Notes, Selected Background Information on Riverside South Development, including Community Concerns

Description: The meeting notes of the CB7 Riverside South Working Group from the meeting held on February 7, 2008 include issues regarding relocation of the West Side Highway underground, design guidelines, transportation issues, affordable housing, big box retail, and next steps. The Selected Background Information on Riverside Development reviews the requirements of the 1993 Restrictive Declaration on the L/M/N parcels, a Current Project Overview, the Proposed Extell Development for Parcels L/M/N, Highway Planning and Construction of the "Box," the 1992 Community Board 7 Resolution, and the Current Community Concerns and Priorities.

[February 7, 2008 Meeting Notes](#)