

Will Central Park Become CENTRALdARK?

A supertall tower could rise on West 66th Street casting shadows on residential blocks, landmark-designated buildings, and Central Park.

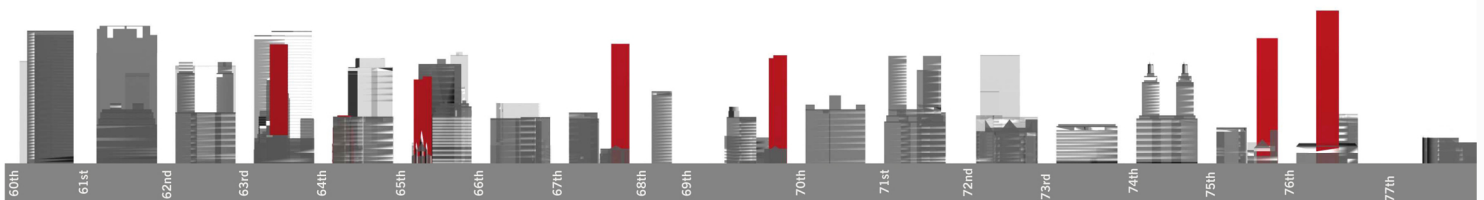
Leading this assault on our public assets is a developer partnership including Extell,* aided by the kind of laissez-faire pro-real estate policies that sanction the supertall towers transforming NYC's midtown skyline. Yet, developer plans filed with the Department of Buildings show only a **25 story** building.

Does this seem SHADY to you?
SHADY

* Developer of One57 (90 stories), Central Park Tower (131 stories), and the Ariel Towers on Broadway (99-100th Streets)



Potential supertall tower on West 66th Street on the edge of Central Park (left) and shadow impact (right).
The excessive height could result from the transfer of development rights from adjacent sites combined with zoning bonuses.



Nearly 10 years ago, LW! forecasted the potential for new towers along Central Park West in a professional study by Weisz + Yoes Architecture. Our "worst-case scenario" findings pale in comparison to the actual scale of new development fueled by technology, hubris, and dark money now creeping its way up into the residential areas north of Midtown.





...the skyline of New York is a physical reminder of how wealth and power get their way without regard for the impact on the lives and neighborhoods of everyday people.

~ Bill Moyers, "The Long Dark Shadows of Plutocracy," November 28, 2014
billmoyers.com/episodes/long-dark-shadows-of-plutocracy

The Status Quo:

- Towers of unprecedented height have largely been built as-of-right ***without any public review*** or analysis of impacts on neighbors, historic resources, infrastructure (transportation, sanitation, emergency services, storm resilience), and quality of public space.
- Mayor de Blasio's Department of City Planning ***defends*** these towers, ***under heavy pressure from real-estate developers and their lobbyists.***
- Current regulations allow adjacent sites to be assembled and ***provide floor area bonuses*** to facilitate construction of new buildings that far exceed heights of existing buildings.
- These regulations fail to acknowledge new construction technology that enables super-tall buildings on relatively small lots, casting ***significantly longer shadows*** than ever anticipated by the NYC Zoning Resolution.
- The Zoning Resolution that allows these towers and their shadows has not been comprehensively updated ***in over 50 years.***
- Tax loopholes and other policies ***incentivize investment in tower construction***—for example, LLC and 421-a tax exemptions.
- There is no publicly accessible source for tracking the transfer of development rights from one site to another, resulting in a ***lack of transparency and predictability.***

LANDMARK WEST! is part of a growing citywide movement* calling on the Mayor, City Council Members, and other decision-makers to:

-  ***Update the Zoning Resolution to stem the tide of super-tall towers invading our neighborhoods***
-  ***Strengthen the public review process to ensure transparency and accountability***
-  ***Curb the inappropriate influence of real-estate developers and their lobbyists on land-use policy***
-  ***Implement a temporary moratorium on tower development while the City reviews its policies***

* We're all in it together. LW! works with colleague groups throughout the city to amplify our voice. Several points above are adapted from a May 2015 report by the **Central Park Sunshine Task Force** of Community Board 5, with inspiration from the "Accidental Skyline" by the **Municipal Art Society of New York** and **New Yorkers for a Human Scale City**.