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## Latest Riverside South tower to be glassiest

One of the last of more than a dozen residential towers to rise on former railyards on West Side set to have more window space as original design restrictions lapse; a “learning process.”

By Amanda Fung

One of the last of over a dozen residential towers to be built at Riverside South on the far West Side of Manhattan will be considerably glassier than its neighbors, according to the project's designers at Goldstein Hill & West Architects. The tower is part of a new residential cluster originally proposed almost a decade ago to rise at the former Pennsylvania rail yards between West 59th and West 72nd streets along the West Side Highway.

The 650,000-square-foot residential tower at 40 Riverside Blvd. will be 33-stories high and boast more glass than any of the other new buildings north of it, Stephen Hill, a partner at Goldstein Hill & West Architects, recently told *Crain's*. Mr. Hill has been involved in developing Riverside South since 1995, first under his former employer Costas Kondyllis & Partners and now under his own firm Goldstein Hill & West. To date, he has worked on 10 of the projects, most recently, helping developer Extell Development design residential towers The Rushmore, Aldyn and Ashley.



“The original buildings were governed by zoning and design guidelines that were restrictive in the amount of glass and stone used,” said Mr. Hill, who could not say when construction will commence. “With this building we have more freedom with its façade and materials.”

Buildings on the northern end of the site tend to have heavier materials and smaller windows, he noted. The guidelines expired six years ago, according to the Riverside South Planning Corp. website.

In 1992, the city approved plans to develop the 77-acre Riverside South. Donald Trump was the original developer of the first residential towers on the northern portion of the site, which also

became known as Trump Place. But in 2005, Extell bought the undeveloped parcels on the site from Mr. Trump and his partners. Late last year, Extell received city approval to build Riverside Center, a proposed 3.1 million-square-foot, mixed-use property consisting of five high-rise towers on the southern end of the site, between West 59th and West 61st streets.

The new tower at 40 Riverside will have a stone base but transition into more glass as it rises, he said. It will have an “appearance of a curtain wall.”

“It will look cleaner, sleeker and more beautiful,” said Mr. Hill.

While Mr. Hill could not disclose how many apartments the tower will include, he noted that it will have a mix of units ranging from one-bedrooms to larger duplexes and single-floor units toward the top of the building. The tower will also be chock full of amenities, such as swimming pools and regulation-size basketball courts that Extell's previous buildings are known for.

“It's always a learning process,” he said. “We make an effort to make each building better than the last.”