

THE NEW WATERFRONT ZONE

RESPONSES TO QUESTIONS RAISED DURING COMMUNITY PRESENTATION 10/22/2020

Updated Subsequent to Presentation

The webinar we held on Thursday, October 22 to update the community on the status of the New Waterfront's zoning was attended by more than 100 participants. We received more than 200 questions, many of which were answered during the meeting. The questions generally fall into the following categories: noise; development & construction; environmental; traffic, parking & transit; zoning & SEQR; building height and shadows; the armory; shoreline, housing & open space; housing; and retail. The FAQ below address the general questions raised during the webinar.

Please feel free to direct additional questions to info@nrwaterfront.com. We welcome your feedback.

NOISE

1. How will noise created by projects developed within the Waterfront Zoning District (DO-7), including the Armory, be dealt with, given the proximity to residential neighborhoods?
 - a. Retail uses are planned to be concentrated along Pratt Street and Main Street (Boston Post Road).
 - b. Within Pratt Landing, restaurants and retail will not be located along the shoreline proximate to Sutton Manor.
 - c. There will be retail along Main Street, opposite the restaurants and shops in the mini-malls on the East End side of the street. The wide expanses of Main Street, Huguenot Street, Faneuil Park will serve as a buffer.
 - d. Any businesses in the retail space will be subject to the City of New Rochelle's noise ordinances.
 - e. All construction activities shall adhere to a NYSDEC noise mitigation plan.

DEVELOPMENT & CONSTRUCTION

2. Are any project managers or engineers incentivized via a bonus to greenlight this project?
 - a. No. Pratt Landing's project consultants are compensated for design and engineering deliverables.
3. Will Twining continue as owner/operator of the properties?
 - a. Yes, Twining's business plan is to continue as owner/operator of Pratt Landing, consistent with our precedent at other completed developments.
 - b. Pratt Landing is not the only property that can be developed in DO-7. There is other land which will be rezoned which could potentially be developed as well.
4. Please provide a picture of the developer's financial health.

- a. Twining is not vulnerable financially to the Covid-related recession, and we are pursuing this project with an equity partner that is also in excellent financial health, with a portfolio of real estate assets valued at \$8 billion currently under management.
- 5. What is the timeline for development?
 - a. Development within DO-7 will take place over a timeline that will vary depending on market conditions. The SEQR process projects development occurring within a 10-year timeframe.
 - b. At Pratt Landing, construction is contemplated to occur between 2022 and 2024. We are not currently planning to build it in phases.
- 6. Please describe your plan for local and MWBE hiring.
 - a. At Pratt Landing, we will establish targets for local and MWBE hiring, and include these in our agreement with construction manager. Subcontractors will be required to demonstrate local and MWBE hiring on a sliding scale based on their contract values. Performance relative to these goals will be tracked monthly alongside payment requisitions.
 - b. In addition to hiring Local and MWBE business partners for Pratt Landing, we will conduct job fairs and social events to meet with local residence as an effort to increase local, women, and minority workforce participation for our Project.
- 7. Will the buildings be constructed using union or non-union labor?
 - a. We plan to construct Pratt Landing on an open-shop basis. We are committed to build these projects using best value practices. During our hiring efforts, both union and open shop contractors will be considered to build this Project. We will evaluate each contractor based on their safety practices, quality, experience, schedule and not just the lowest price. This project will create approximately construction 1,200 new jobs, and we and our construction manager will make every effort to ensure our process is inclusionary and has a positive impact on the local community.
- 8. Will local jobs be created as a result of the rezoning?
 - a. Yes, the rezoning will create construction jobs, as well as permanent jobs in the retail and office space and residential buildings to be constructed within the zone.
 - b. Specifically, Pratt Landing will generate approximately 1,200 construction jobs, as well as positions in the Armory and other retail space and within the residential buildings, as compared with the relatively few DPW jobs currently on the site.

ENVIRONMENTAL

- 9. How does contamination at the Con Ed site relate to the proposed rezoning?
 - a. Based upon the analysis done to date, the greatest source of contamination in this part of Echo Bay came from that prior Con Ed facility. That was an active state remediation site going back over 20 years.
- 10. What is the brownfield clean up planned for Pratt Landing?

- a. The Pratt Landing site has been enrolled in New York State's voluntary Brownfield Cleanup Program. All remediation work plans will be made public.
11. Is there anything that can be done about the smell from the water treatment plant?
- a. The water treatment plant is outside the scope of the rezoning and the environmental review.

TRAFFIC, PARKING & TRANSIT

12. How will parking demand be dealt with within the new district?
- a. Within the new zone, parking impacts will be analyzed according to the SEQR process.
 - b. The zoning will spell out requirements for parking, and each proposed project will need to demonstrate its compliance with that zoning.
13. How will Pratt Landing's parking demand from residents and retail employees and customers be satisfied?
- a. Pratt Landing is contemplated to include underground parking for more than 1,000 vehicles. The sizing of this garage was based on a detailed parking demand study for the proposed development program.
14. What traffic will the rezoning generate in the surrounding neighborhoods?
- a. The traffic impact from the rezoning will be studied in detail during the SEQR process, which will be available for public review.
15. How will traffic be dealt with during construction?
- a. At Pratt Landing, all construction staging and storage will be contained within the construction zone (inside the fence). Construction vehicles will access the site on main street but will not be allowed to stage or park outside of the construction zone. Any utility/site work performed in the roadway will be coordinated with the local authorities and may be performed on off hours to minimize impact to the community. Oversized deliveries will be coordinated with the local and state authorities and will be delivered overnight. Such oversized deliveries will be staged within the construction zone upon delivery.
16. What will be the charge for parking at Pratt Landing?
- a. Pratt Landing's retail parking will carry a nominal fee, which may be validated by purchase at on-site retailers.

ZONING & SEQR

17. Please note: a question was raised during the meeting about the *secret* process. It appears the acronym *SEQRA* (State Environmental Quality Review Act) was heard as *secret*. SEQRA refers to the environmental impact studies conducted to evaluate a proposed zoning action. This process is underway for the waterfront zone now. We apologize for the misunderstanding.
18. What is the status of the rezoning? At what point will the SEQRA / EIS process open for public comment? What are the next opportunities for public input?

- a. The rezoning has not been completed. The public hearing will occur in early winter, with the zoning expected to be adopted in Q2 2021.
19. What are the limits of the proposed zone?
- a. Please refer to figure 2-3 included at the end of this document.
20. If the zoning is not approved, how does that change the scope of Pratt Landing?
- a. If the zoning is not approved, Pratt Landing and the associated public spaces will not be developed.
21. How will the rezoning affect schools, wildlife habitats, the fire department, or the police department?
- a. The environmental review, now in progress, will study and discuss the impact on schools, the environment, and city agencies, among other categories. This information will be made publicly available.
22. How will the rezoning affect nearby environmental habitats?
- a. The impact to ecological conditions and environmental habitats will be studied during the SEQR process.
 - b. Additionally, the shoreline restoration will be subject to DEC review.
23. Does the rezoning allow a hotel?
- a. Yes, a hotel is a permitted use under the rezoning.
 - b. Development at Pratt Landing may include a hotel, depending on market conditions.

BUILDING HEIGHT & SHADOWS

- UPDATE: Heights will range from three to six stories.
24. What are the proposed height limits within the zoned area?
- a. The height limits proposed within the waterfront zone range from three to 12 stories. (See Figure 2.)
 - b. Please note that in the previously approved zoning, development between 6 and 12 stories is contemplated to occur in the adjacent DO-4, with 6 stories permitted along Huguenot from Echo Ave to Pratt Street. (See Figures 3 and 4).
25. Will shade studies be conducted?
- a. Yes, projects proposed within the new zone will need to submit shade studies with their applications for site plan approval. Shade studies will also be conducted during the SEQR process.
26. How far will proposed new buildings be from the water line?
- a. The buildings will be no closer than 75' to the high tide water line. The building will be separated from the water line by public open space, pedestrian paths and vehicular access drives.

SECTION 7. THE ARMORY

27. What are you planning to put inside the Armory?
- a. The end-user of the Armory will depend on leasing efforts. It could potentially include a restaurant, grocer, fitness, or retail, among other uses. We are also in active discussions to lease a designated space inside the Armory to a veterans service organization.

SECTION 8. SHORELINE, WATER & OPEN SPACE

28. Will you connect the waterfront promenade around WWTP to Five Islands Park?
 - a. Future development within the DO-7 could extend the waterfront promenade to Lefevre and Five Islands Park, but that will not occur as part of Pratt Landing's construction, as Pratt Landing's development area does not extend that far.
29. Will you be dredging within Echo Bay?
 - a. As part of Pratt Landing, we are not planning to dredge within Echo Bay. NYSDEC and ACOE consider Echo Bay to be an environmentally sensitive area with unique ecological characteristics. As such, they would not consider issuing a dredging permit that would result in the overall disturbance of an area considered to be environmentally sensitive and it classified as a Tidal Wetland system.
 - b. We understand this will affect the viability of water recreation opportunities. We can communicate tidal impacts' consequences for water recreation with informational signage and ensure that any water recreation concessions operate with tides in mind, as is the case all along the Long Island Sound shoreline.
30. What types of boats will be able to use the boat ramps?
 - a. The boat ramps will be suitable for small craft such as kayaks, canoes, stand-up paddle boards. It's not contemplated to be able to accommodate larger sailboats or power boats.
31. What about water level rise and the impact of storm surge?
 - a. With its construction, Pratt Landing's site will be lifted above the FEMA 100-year floodplain, and out of an abundance of caution, new buildings will be set 2' above that line.
 - b. Pratt Landing's shoreline design includes resiliency measures such as stormwater bioretention areas, extensive living shoreline, and a high degree of permeability. The shoreline is being engineered to withstand anticipated storm surge in this protected bay area.
32. What are the plans for preserving open space and public access to the waterfront?
 - a. Open space and waterfront access requirements are being incorporated into the zoning requirements.
 - b. Pratt Landing, specifically, will include at least 3.5 acres of public open space. These include open space around the Armory, the waterfront esplanade, which includes bike paths, and Armory Cove Park. All of these areas will be available for public use.

HOUSING

33. What are your plans for affordable housing?
 - a. Projects developed within DO-7, including Pratt Landing, will comply with the city's affordable housing requirements, which currently require 10% of units be affordable at 80% AMI.
34. What types of housing will there be at Pratt Landing?

- a. Pratt Landing is contemplated to include a variety of types of housing, including rentals and for-sale product. The breakdown between rental and for-sale units, as well as rents and sale prices, will be determined by market conditions.

RETAIL

- 35. What types of retail will be created within the new zone?
 - a. All types of retail and restaurant uses are permitted within the new zone.
 - b. At Pratt Landing, we are aiming to attract a variety of retailers. We plan to design our potential retail space to be flexibly leased to serve users including, but not limited to, restaurants, grocers, fitness uses, personal health and care, pharmacies, dry goods, and more. Designing the space as flexibly as possible will help us respond as the market evolves in the COVID recovery. It also will allow us to serve both small and large users, although we don't plan to serve any big box users.

FIGURE 1. BREAKDOWN OF QUESTIONS SUBMITTED DURING THE WEBINAR

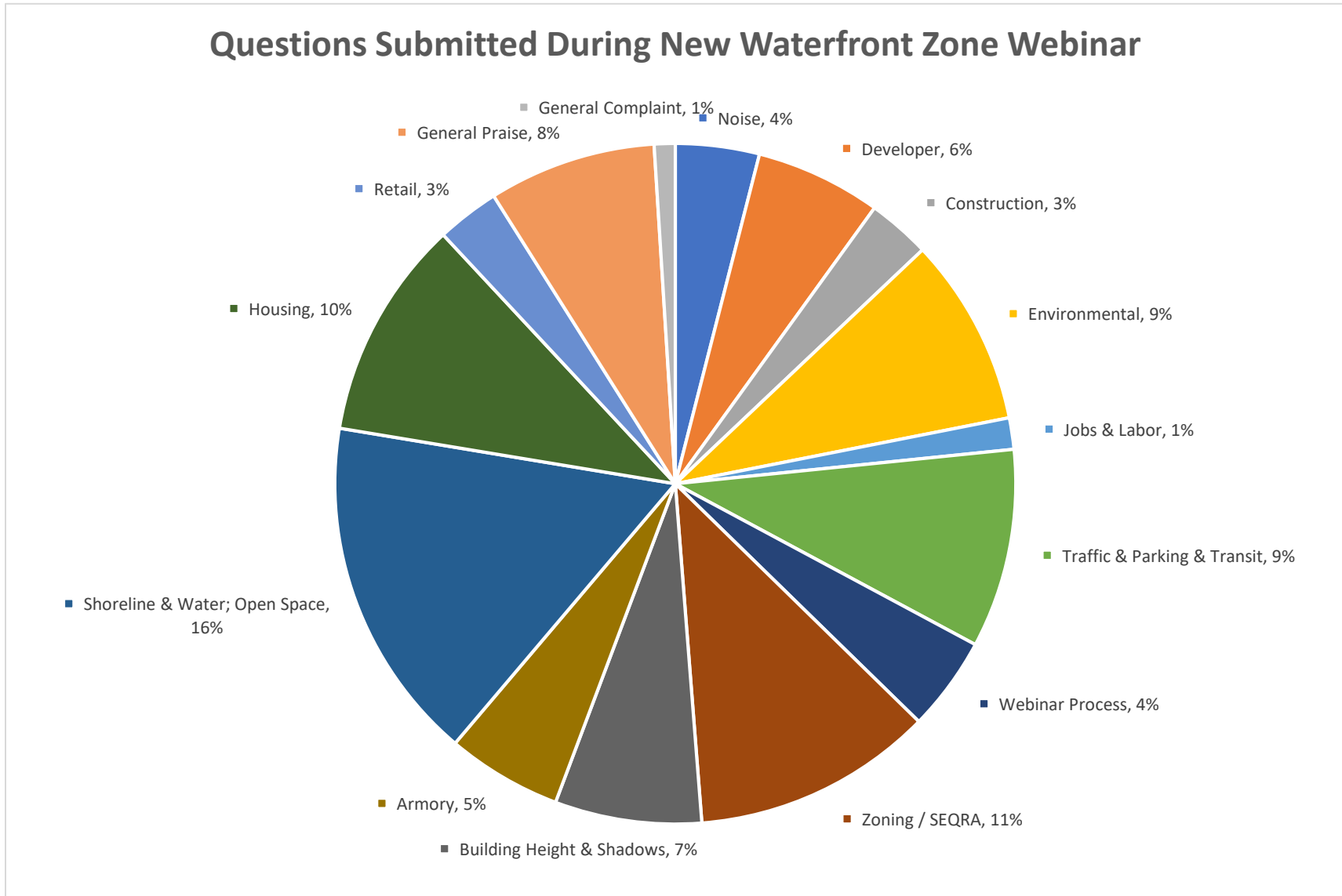


FIGURE 2-3: PROPOSED DO-7

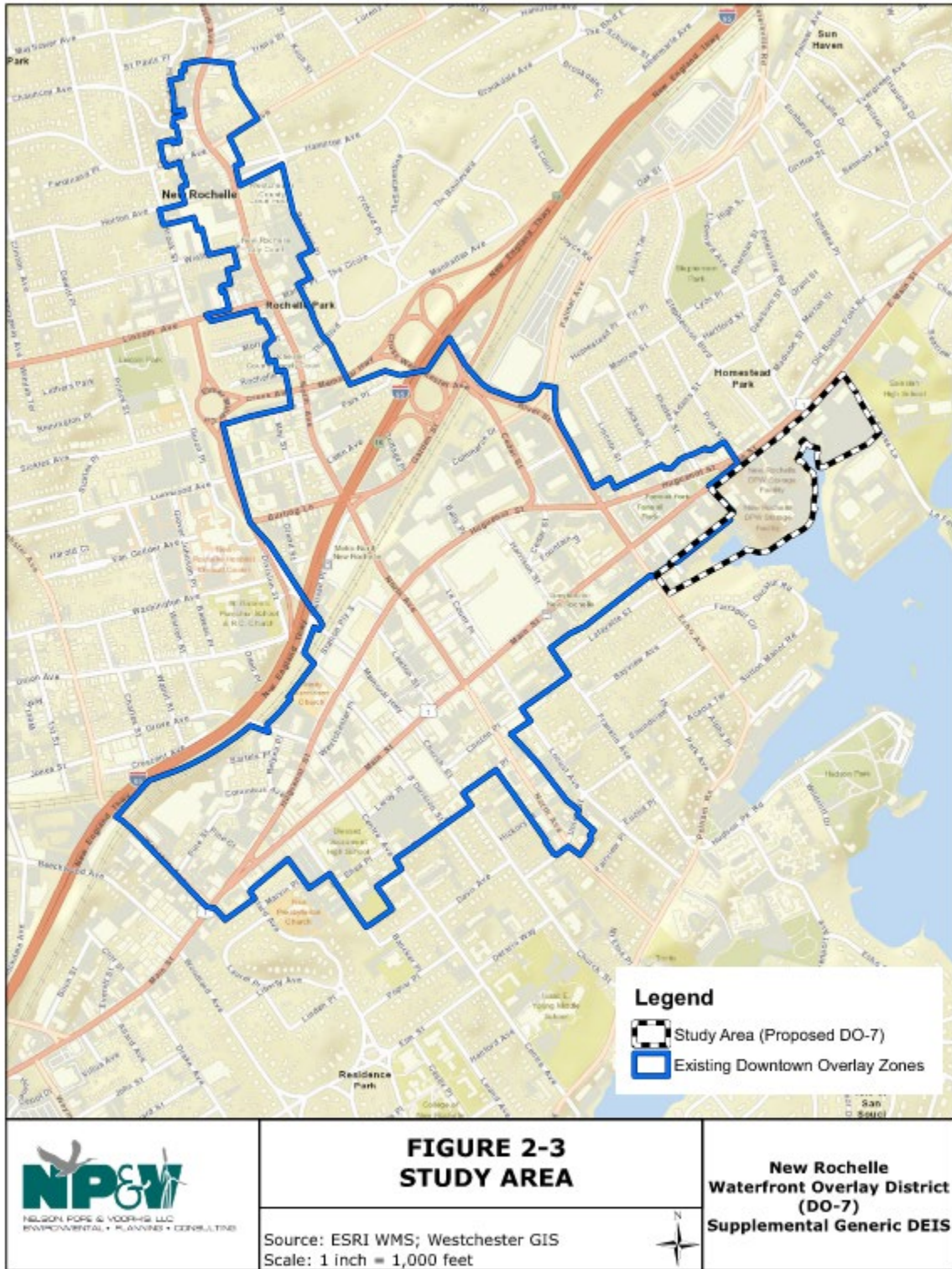


FIGURE 2. HEIGHTS WITHIN DO-7



FIGURE 3. PREVIOUSLY APPROVED ZONING DISTRICTS

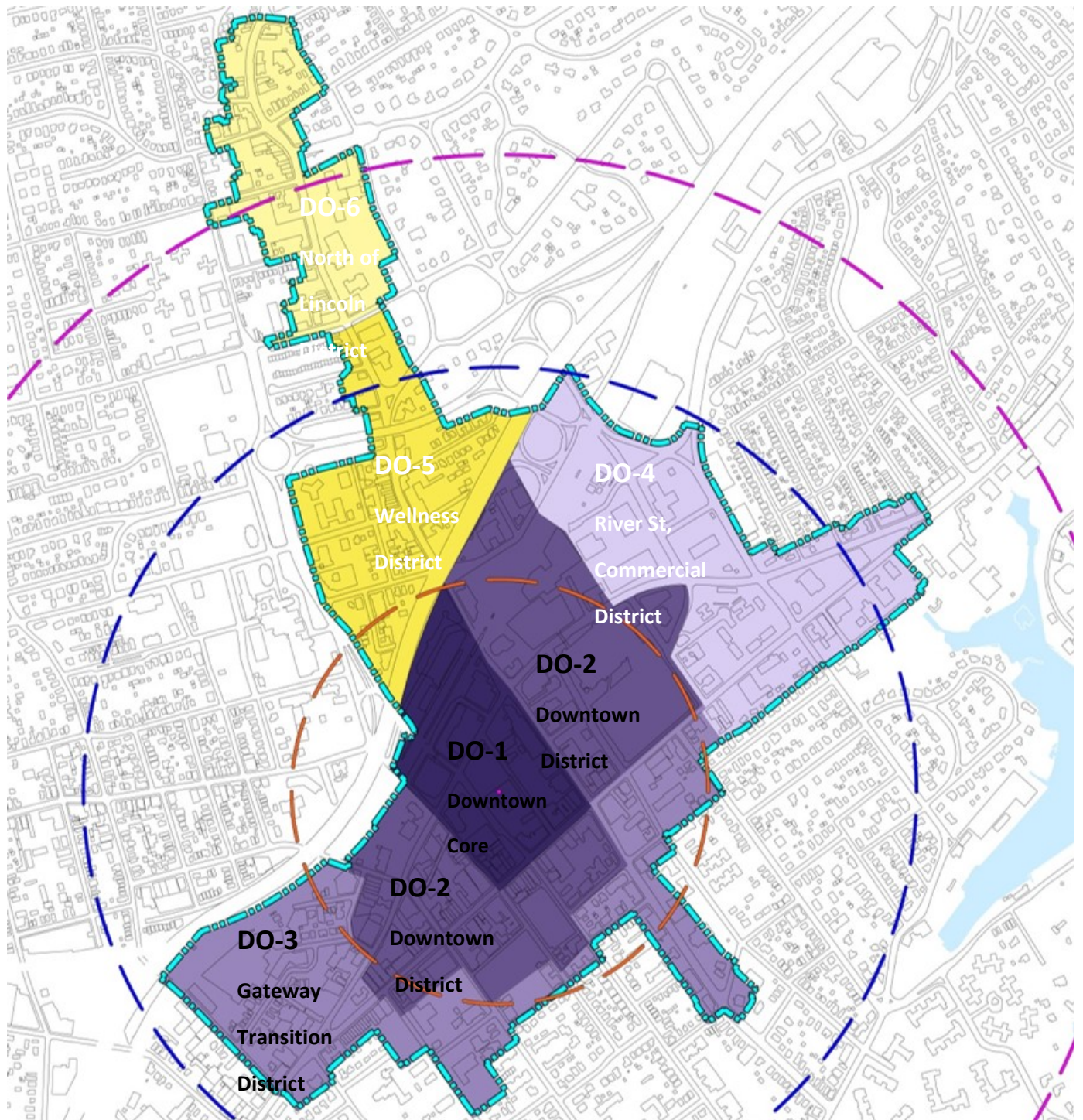


FIGURE 4. PREVIOUSLY APPROVED ZONING DISTRICTS

