

A watercolor illustration of a waterfront park. In the foreground, a group of people is sitting on the grass, some on blankets. To the right, a woman and a child are walking. In the background, there are several trees and a modern multi-story building with large windows. A body of water is visible in the middle ground. The overall style is soft and artistic.

New Rochelle's Waterfront Zone

COMMUNITY UPDATE

OCTOBER 22, 2020

A Few Housekeeping Items...

Questions:

- Please feel free to submit questions via the Q&A button at the bottom of your Webinar window during the presentation.
- You may ask questions anonymously.
- We look forward to answering these at the conclusion of our presentation.
- If we don't get to your question, we will follow up with you after the presentation.

Attendees' microphones shall remain off during the Webinar.

For Technical Help during the presentation, please submit questions via the Q&A button.



Good Evening!

[t] Twining Properties

Agenda

Why a Waterfront District?

Community Outreach to Date

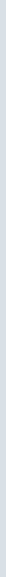
Planning & Design Guidelines

A Vision of the Waterfront

The New Rochelle Armory

Public Benefits

Q&A



Why a Waterfront District?



The Waterfront
Today is
Underutilized

The Waterfront Today is Underutilized



The Waterfront Today is Underutilized

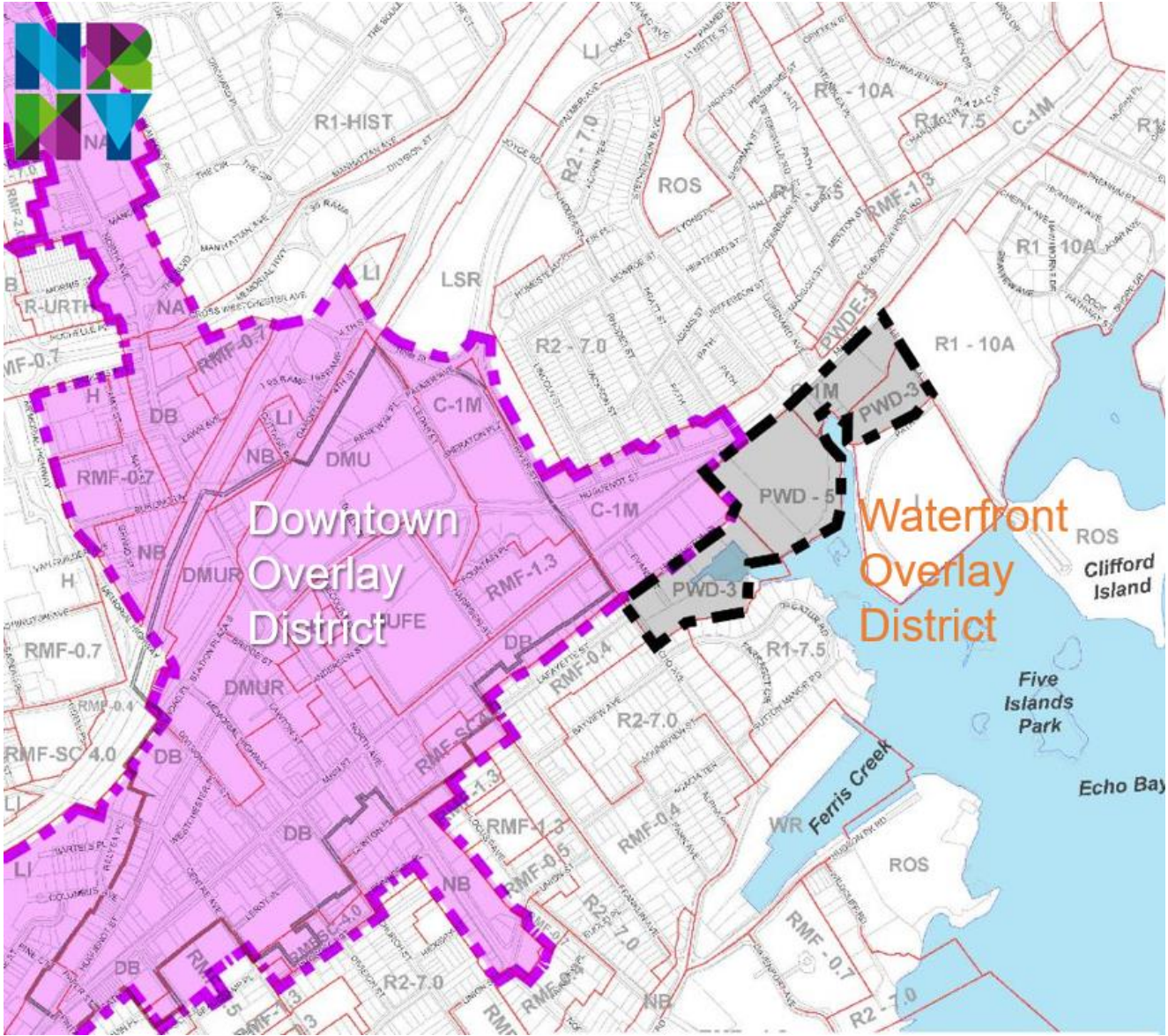


The Waterfront Today is Underutilized

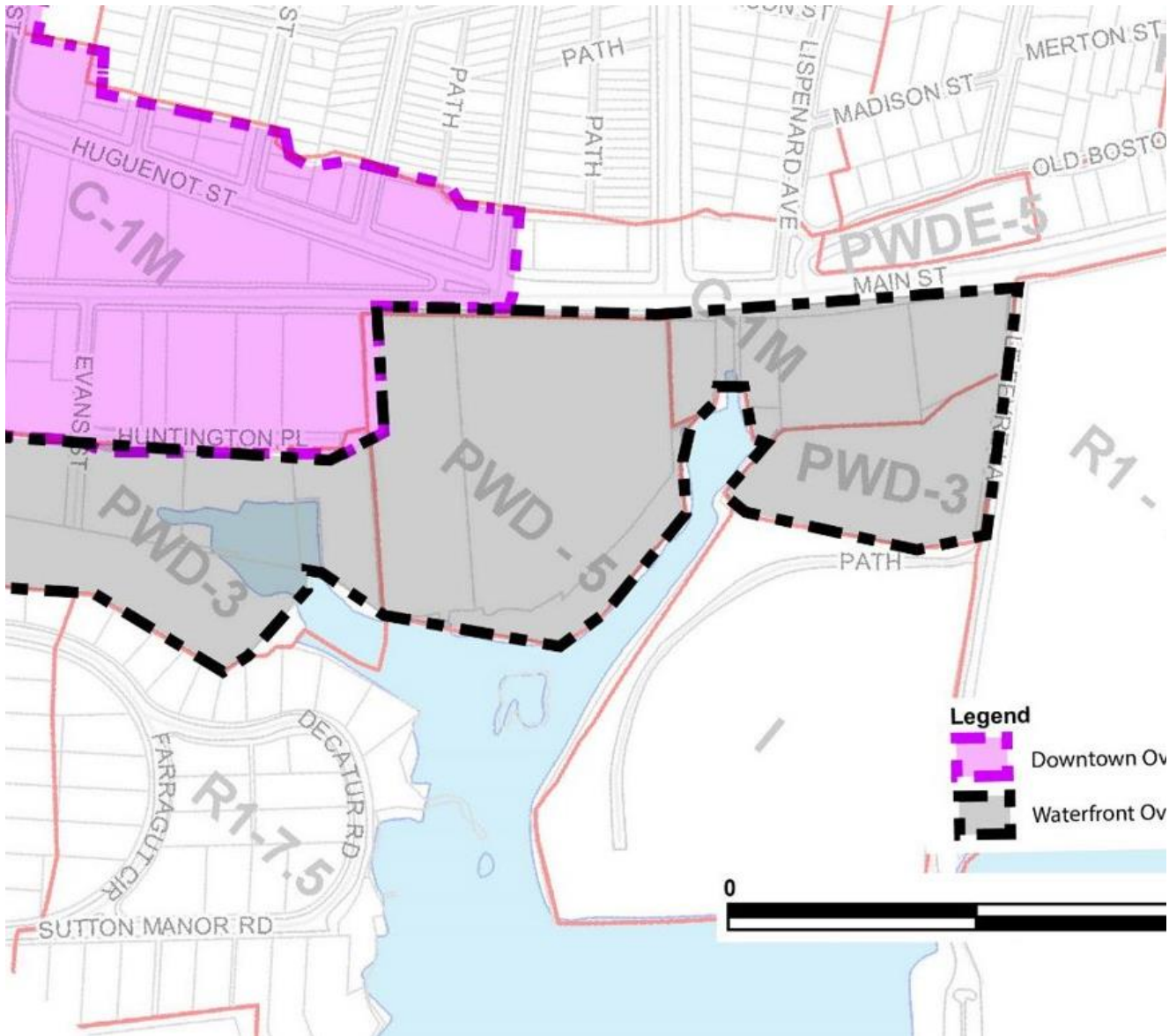


But, it has so much potential





Waterfront Overlay



Waterfront Overlay

The Waterfront Zone is Unique

Lower Density

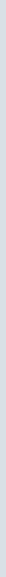
Lots of Public
Open Space

Shoreline
Restoration
Requirements

Extensive
Brownfield
Remediation

Historic
Armory
Preservation

Minimal
Existing
Infrastructure



Community Outreach To Date

2016

- Presentations to City Councilmembers
- Green light to commence public outreach

Jan & May
2017

- Presentations to East End Residents

Sept
2017

- Community Meeting 1
- Open brainstorm of project priorities; developed Planning Guidelines; release of survey

Oct 2017

- Community Meeting 2
- Small group break-outs with Legos to explore massing

Nov 2017

- Community Meeting 3
- Presented site model reflective of community-informed Design Guidelines

Q1 2018

- Rezoning placed on hold pending DPW Relocation
- Commence site diligence: environmental; Geotech; shoreline; utility engineering

Q1 2020

- Completed Armory stabilization
- Resumed Rezoning work, picking up framework as presented at Community Meeting 3

2006: RFP Vision for the Site



Our 2006 submission was informed by community polling.

echo bay

HOME VISION TEAM CONTACT

YOUR IDEAS

Tell us what you think of our vision and share with us your ideas for making Echo Bay waterfront an asset to your community.

CONTACT US

Contact Twining Properties and the Echo Bay Development Team at 212.704.0920 or at: [\[info@echobaycenter.com \]](mailto:info@echobaycenter.com)

WHAT DO YOU THINK?

How are we doing?		Poor	OK	Great
1	An exciting vision for Echo Bay	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
2	Architect's ability to create great places	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3	The urban waterfront experience	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
What is important to you?		1	5	10
4	An environmentally-friendly project	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5	High-quality architecture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6	Underground parking garages	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7	A pedestrian-friendly town center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
8	New shopping at Echo Bay Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
9	New places to eat on the waterfront	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
10	Places to sail, kayak, and boat.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

HOW CAN WE MAKE THE VISION BETTER?

Tell us how you think we could make this vision even better for you, your family, and the whole Echo Bay area and community.

9/2017: Community Meeting #1



Group 1

Group 2

Group 3

Group 4

Group 5

Group 6

Group 7

MID RISE GATEWAY FROM WATERFRONT
HOTEL + OFFICE TREATMENT PLANT
MAXIMIZE ACCESS TO WATER PHYSICAL & VISUAL
NEED DENSITY TO SUPPORT RETAIL
ADAPTIVE - MULT VENDOR - EXPANSION MAKE WATER
VISUAL & WANT END - ACCESS FROM ECHO
PARKING SHOULD BE INVISIBLE & REQUIRE RESERVATION

WATER INTERCONNECTION - WATER BIRDS
(MAKE CONNECTION EXPERIENCE)
DEVELOP ECOLOGY AS UNDERLYING THEME
PARKING AS BUFFER TO TREATMENT PLANT
WITH TRANSIT SHUTTLE
NATIVE TRAIL - VETERANS - SALES TAX REL

WATER! PATH ALONG LOCAL RETAIL + MARKET
OPEN UP VIEWS FROM MAIN
NOT ALL RENTAL
TRANSIT LINK TO TRAIN
OUTDOOR DINING + WATERFRONT BOATING
DOG SPACE + ART + FITNESS + VEGETATION
AFFORDABLE
NIGHT LIFE - BUT NOT TOO LOUD
INTERACTIVE (ADVIS FOR FAMILY)
WATER TAX!

DONT LIKE
NO ACCESS
FEW TREES
BIG BOX
PAVILION

"NEIGHBOUR TABLE" - AVOID NEGATIVE IMPACTS
VIEW TO WATER & ISLAND PARK - KIDZ
CONNECT WATERFRONT TO DOWNTOWN
PUBLIC CIRCULATION AROUND OCEAN TREATMENT
TO CONNECT PARK
NATURAL WATER INFILTRATION - NO BIG BOX
LOW TO MID-RISE BUILDINGS + AFFORDABLE NATURAL
CONNECT + SOLUTIONS HOTEL

Group 5

Group 6

Group 7

JUTTON VIEWING
SUPPORT TO NEIGHBORHOOD
RETAIL ON MAIN & PRATT
WATERFRONT CONNECTION
WATER RECREATION ON
DENSITY TOWARD MIDDLE OF SITE
TRUSTEE
BRICK, WOOD, NATURAL FASADE NOT GLASS & METAL
NO CARS ON WATER PRESERVE QUIET & ECOLOGY

DONT LIKE
WATER PALETTE (NATURAL)

CURBENESS ALONG WATER CONNECT TO NEIGHBORHOOD
ACTIVE ALL DAY OFFICE HELPS
ALSO HOTEL
MAKE ALL ACCESSIBLE WATERFRONT AND NR
LIMIT & GROUP PARKING
PIECE TO GET OUT ON WATER
FOOD COURT + PUB MIT + BROWSE
RETAIL ON WATER

JUTTON MARKET + DEVELOPMENT
VERY RESIDENTIAL AROUND SITE
LIMIT NOISE LIMIT LIGHTING
LIMIT IMPACTS
NOISE TRAVEL ON WATER
HIGHWAY AT EAST END OF SITE
KIDZ RAMP + BOWLING LIKE GLEN ISLAND
OPEN VIEWS TO WATER FROM ROUTE 1
ROOFTOP TERRACE DINING ON HOTEL ROOF
PUBLIC ACCESS & USE

SCAPE PARKING
- RESPONSIBLE HOUSING
- DOWNLOAD TO WATERFRONT CONNECTION TO
- MULTIPLE PARKING
- NOT DIVIDED
- OUTPATIENT VISUAL FOR DAYTIME TRAFFIC
- STARTUP SPACE

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OPENS USES

In our September 2017 Community Meeting, more than 65 participants divided into small groups to brainstorm and share objectives for the Waterfront Zone.

9/2017: Community Meeting #1

Goals:

- Reconstruct and Support site Ecology √√√
- Aesthetic sympathetic to context √

Strategies

- Access to and along the water √√√√√√√√
- Views to water along each upland street √√√√√
- Active retail on Main √√√√
- Sense of arrival and Connection √√√√√
- Buffer at treatment plant √√
- Retain tranquility of waterfront √√
- Mass toward middle and down to lower scale neighbors √√

Program and Uses

- Outdoor dining √√
- Nightlife but not too loud √
- Affordable Housing √√
- Housing Rental as well Ownership √
- Hotel √√
- Office √√
- Conceal parking √√√

Amenities

- Waterfront open space √
- Ecological Restoration √
- Local Market √√√
- Cultural Facility √√√√
- Historic Preservation √

The collective objectives were ranked for incorporation into the Project Plan as Planning Guidelines.

After the September meeting, we released to a survey, publicized on our website, to reach a wider audience.

√ = priority expressed by multiple groups

10/2017: Community Meeting #2



At October's public meeting, after recapping the community-conceived Planning Guidelines, attendees broke into small groups to consider and propose building massing and heights.

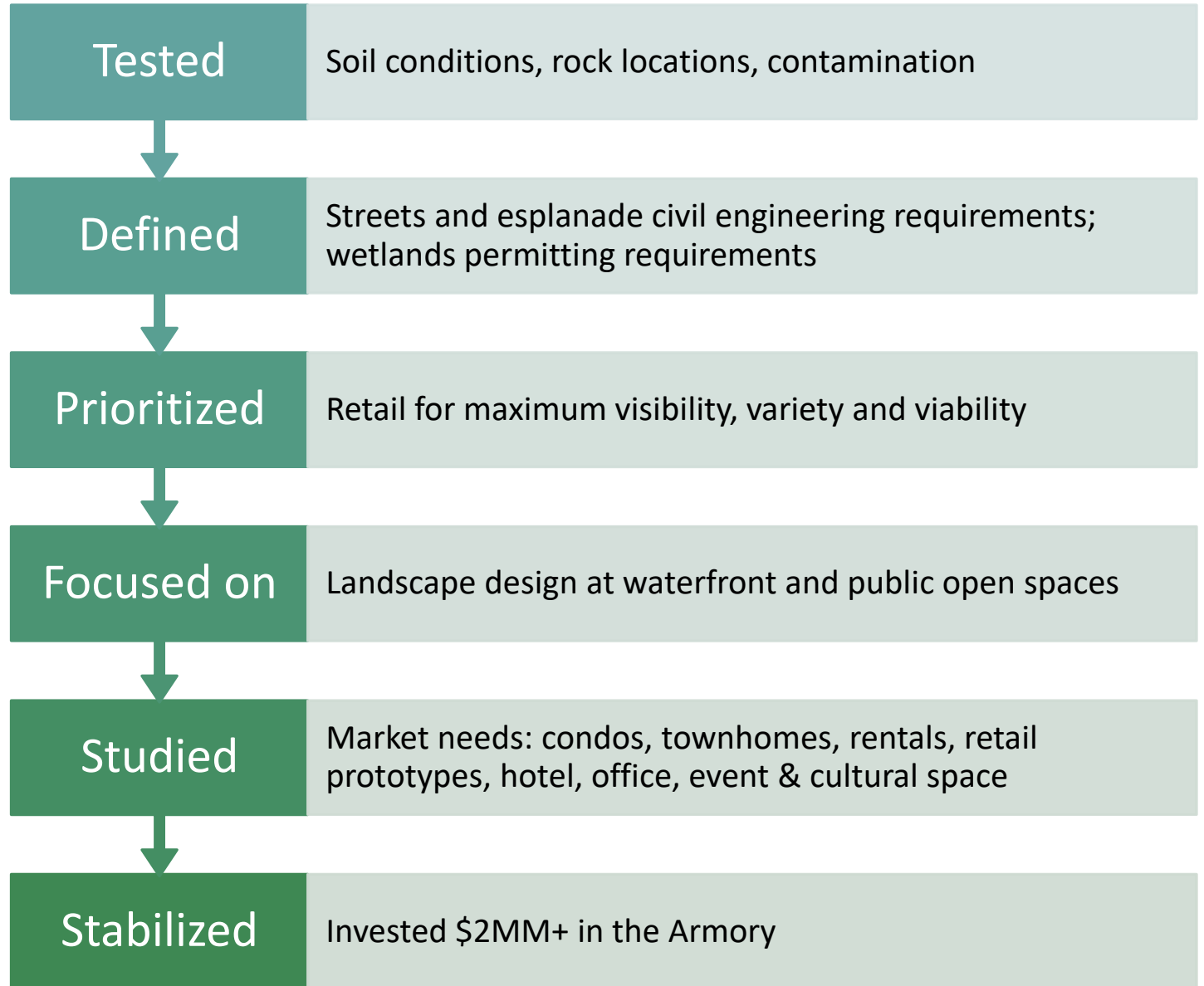
11/2017: Community Meeting #3



The public feedback collected from the City Council, East End presentations, and Community Meetings 1 and 2 was synthesized to create Design Guidelines, which were presented at Meeting #3.

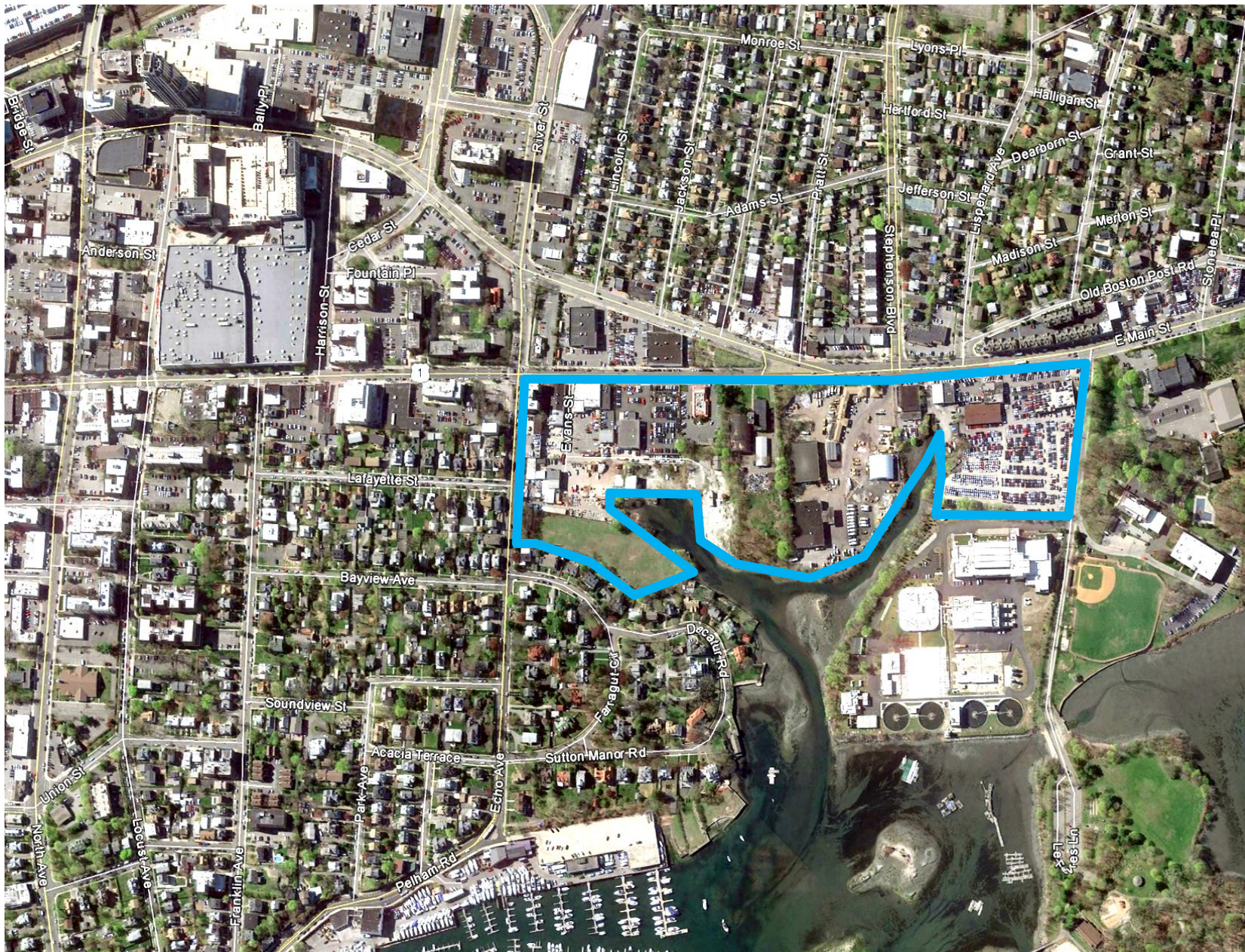
The Design Guidelines contemplated taller, mid-rise massing along Main Street, stepping down moving closer to the water.

Since We Last
Met...

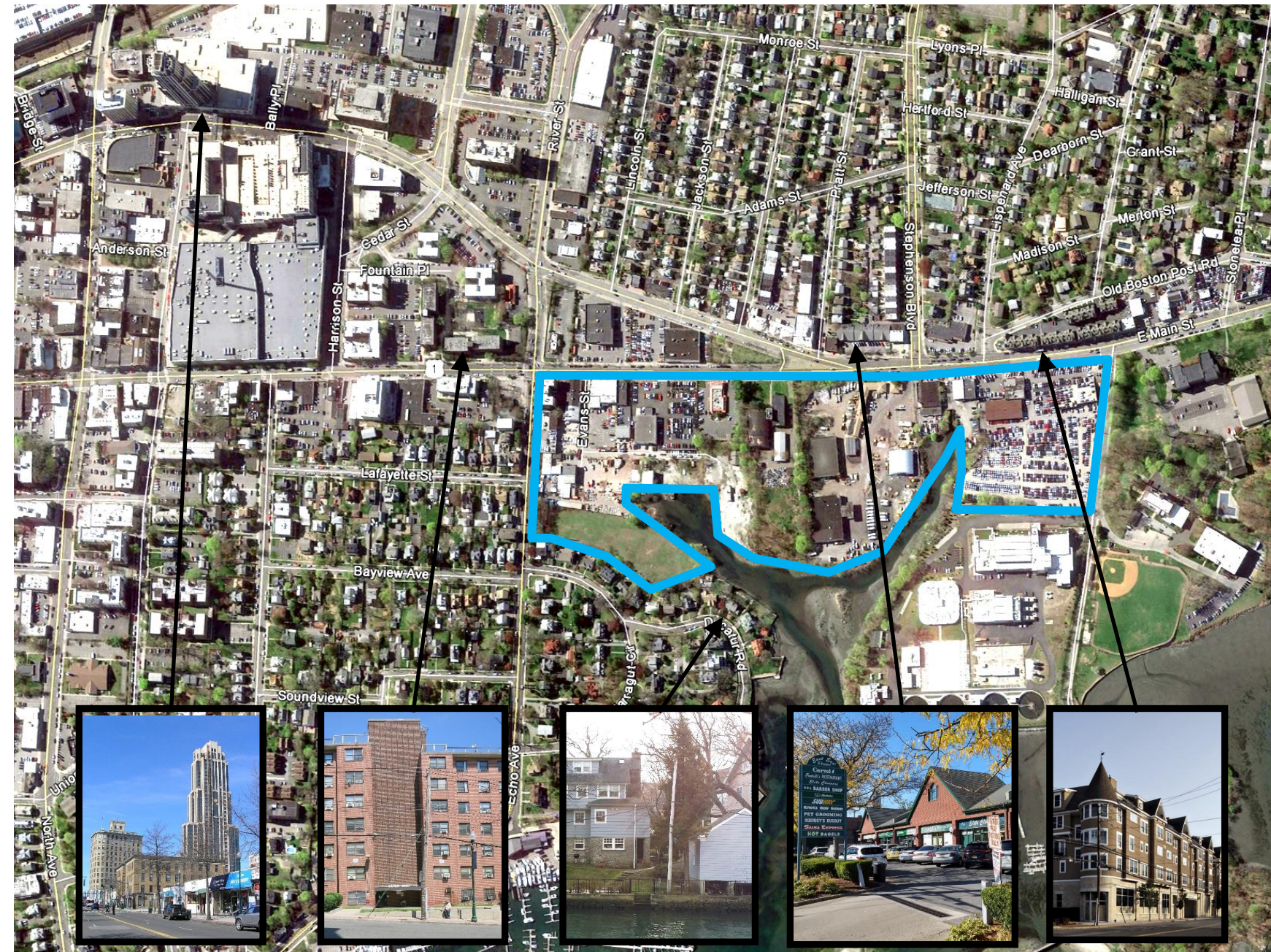




Planning & Design Guidelines



Various
Scale
Blocks



Various
Scale
Buildings



View from Main St.



Trump Tower

Sutton Manor

Sewer Treatment Plant

View from the Water

Views



Site
Edges



The Water's Edge



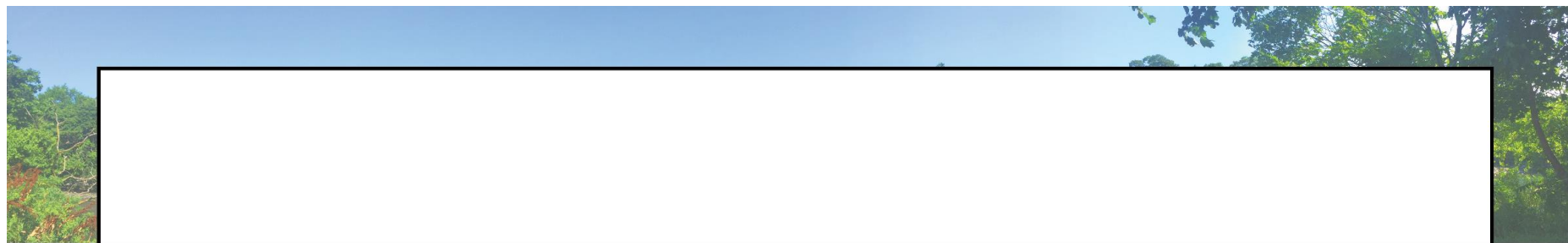
Condition Today

One mega-block with no access to the water

Solution

Human-scale streets & connection points





Condition Today



Solution

Solution

Create view corridors



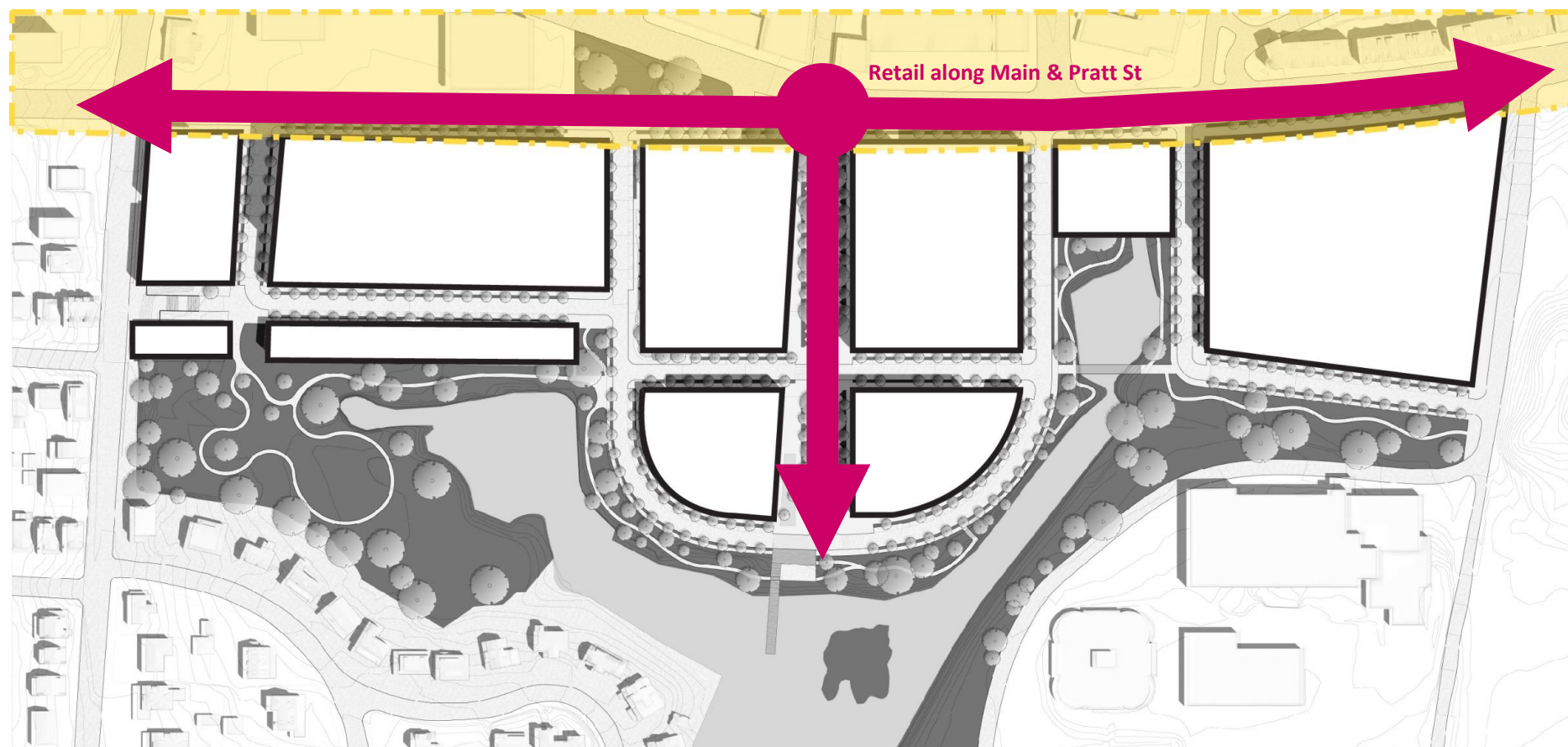
Civic Connector

- Street wall continuity
- Active retail

Green Buffer

- Lower building heights
- Waterfront open space

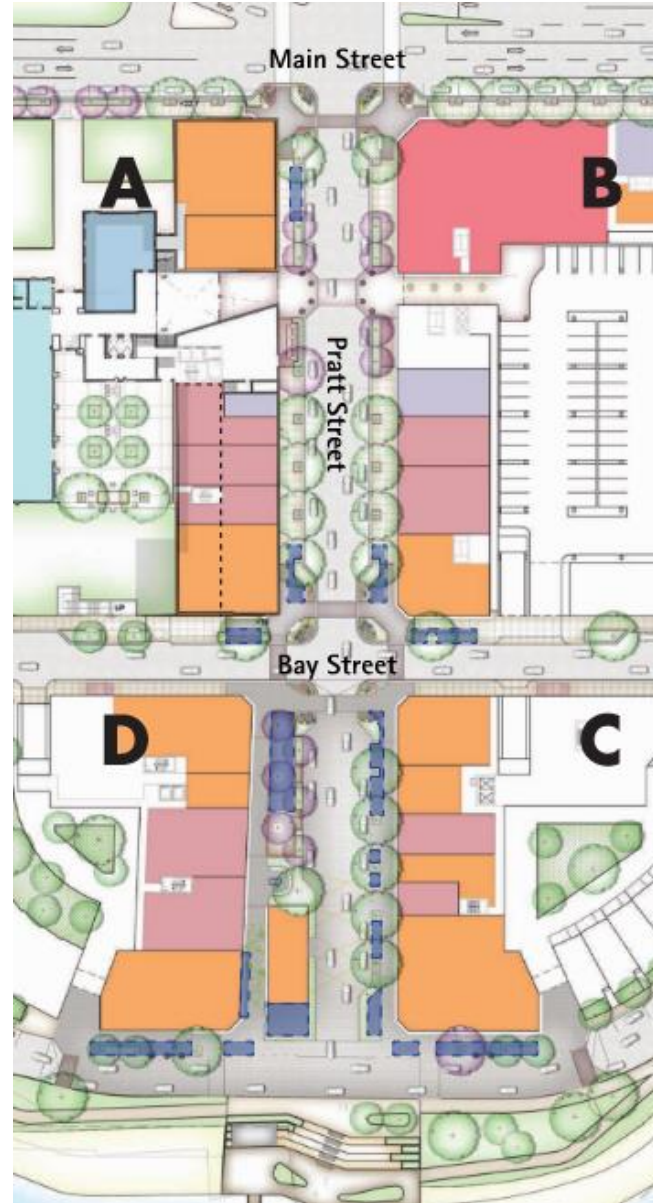
Site
Edges



Civic Connector

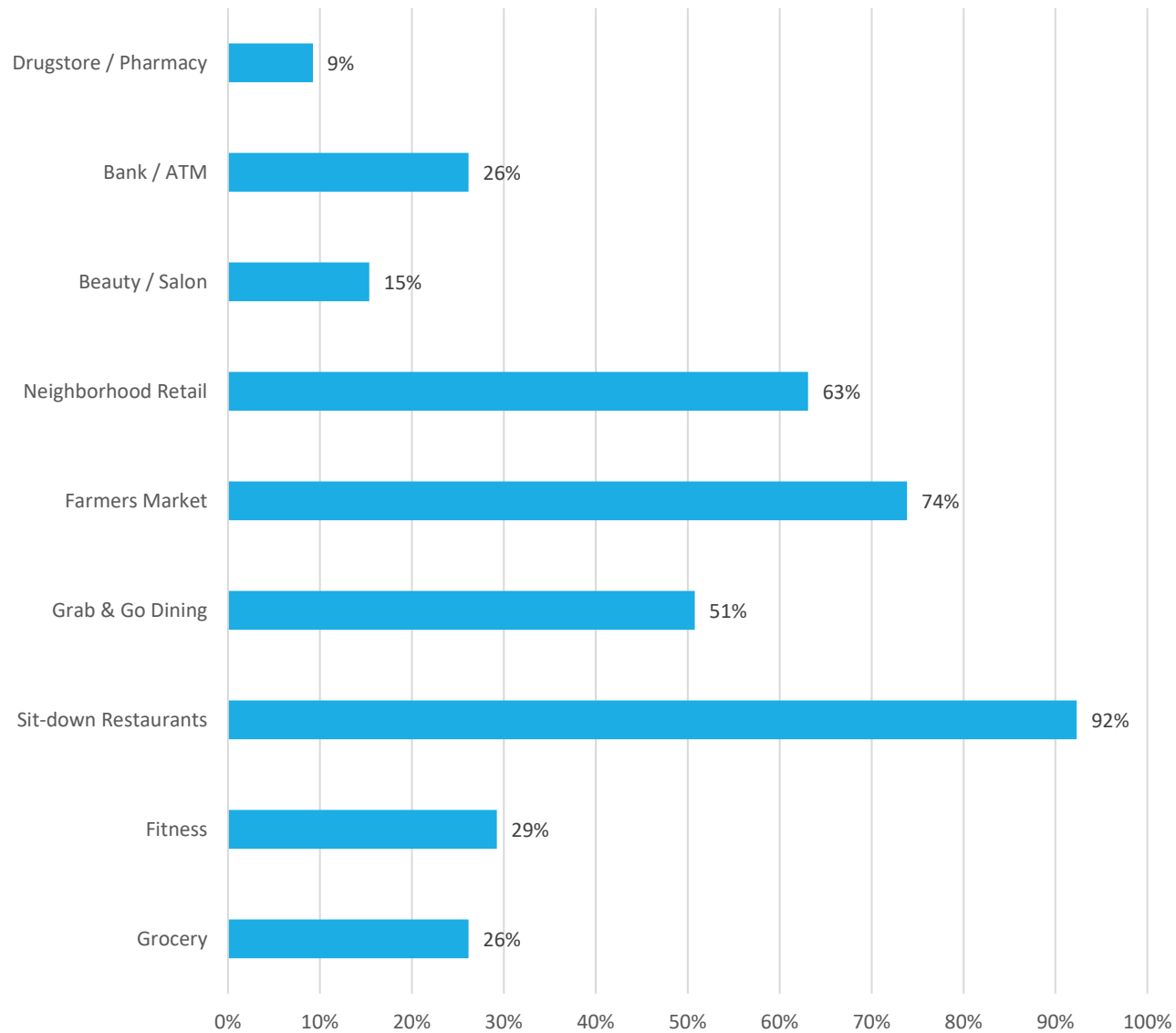
- Street wall continuity
- Active retail
- Concentrated on Pratt & Main

Retail Landscape



- Restaurants/Food
- Inline Retail
- Anchor
- Service
- Armory
- Co-working Space
- Cafe Zone

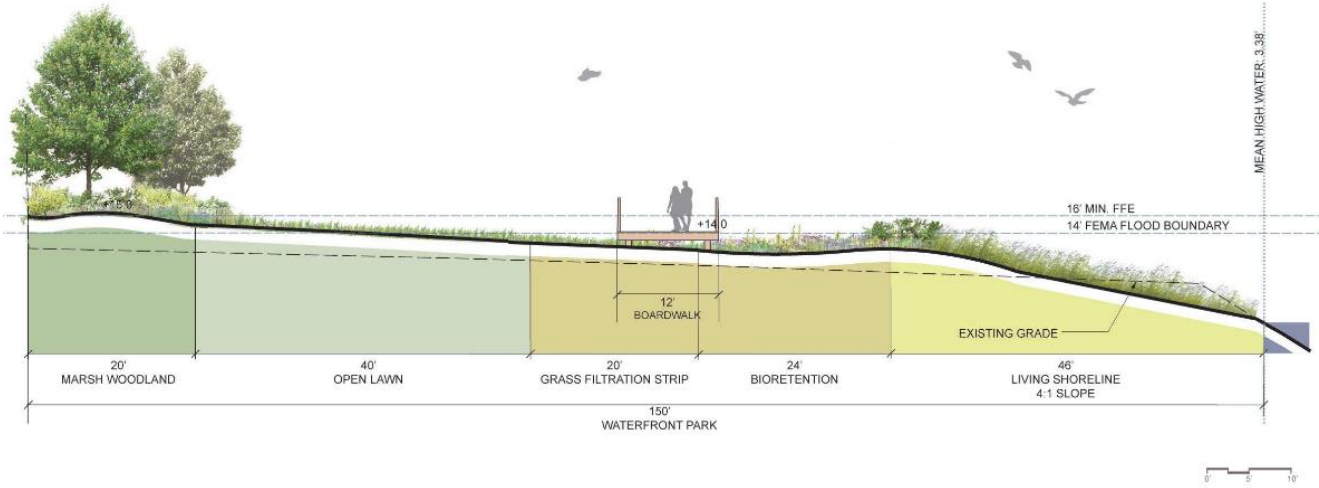
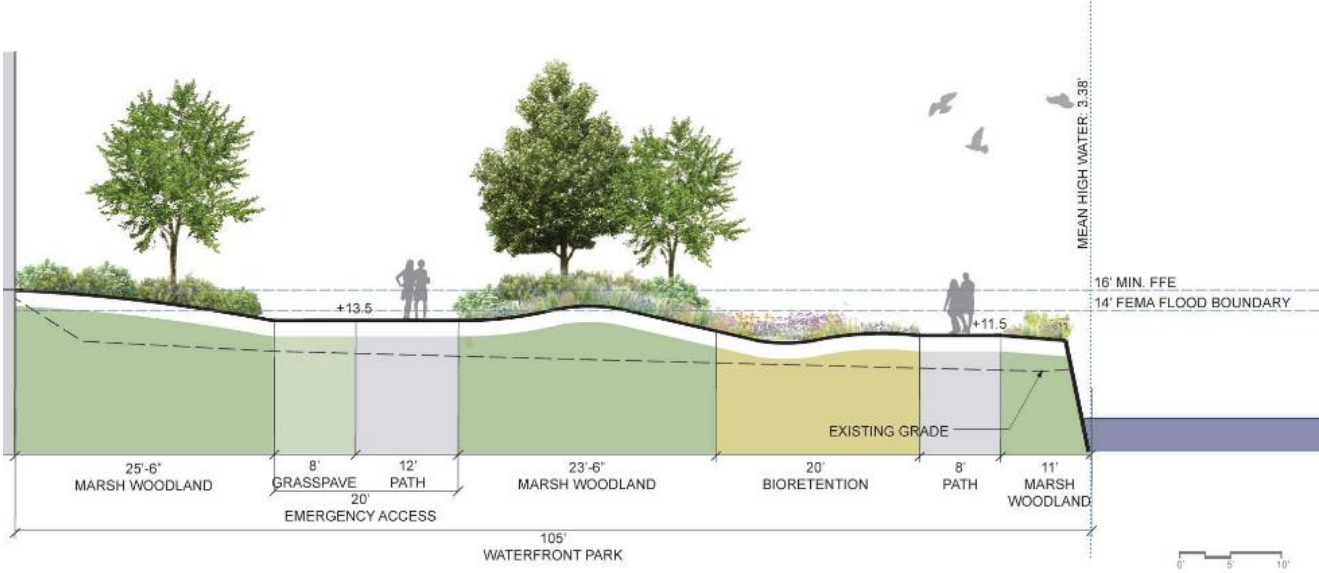
Potential
Retail Mix



Live Poll: Which types of retail are you most interested in bringing to the waterfront?



Dynamic Shoreline Treatments



Jurisdictional Constraints

Mix of Uses



FOR SALE



RENTAL



RETAIL



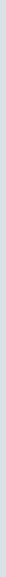
PUBLIC OPEN
SPACE



OFFICE



CULTURAL
SPACE



A Vision of the Waterfront







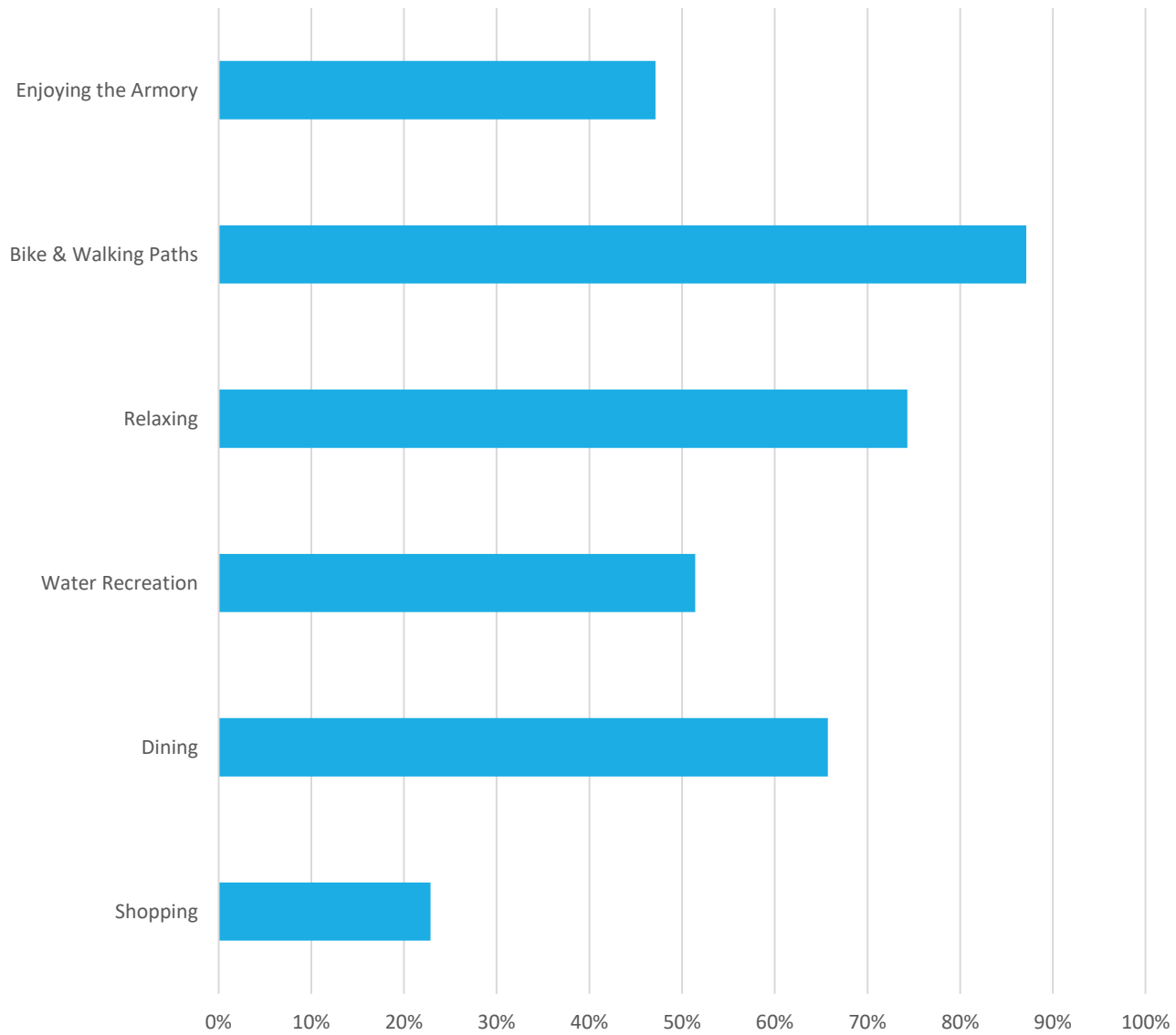








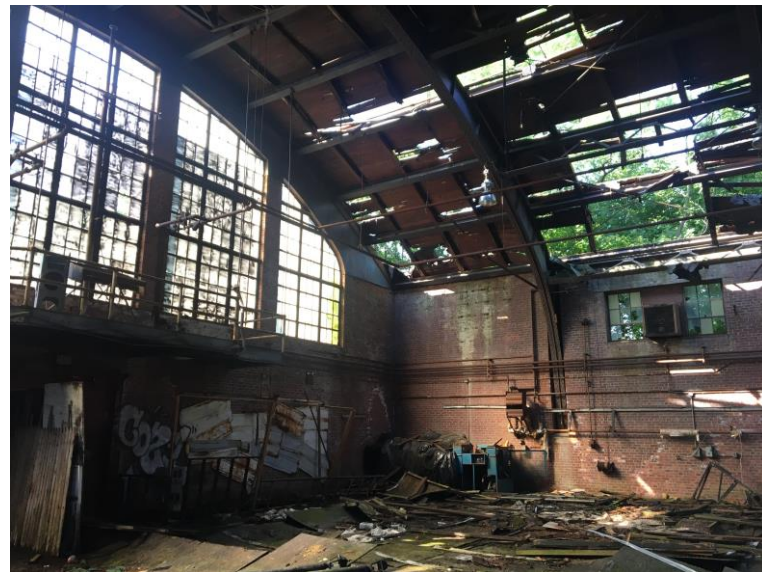




Live Poll:
How would you
like to use the
waterfront?

FACILITATE THE
PRESERVATION OF
THE HISTORIC NEW
ROCHELLE ARMORY,
THE HEART OF THE
WATERFRONT ZONE

The Restored Armory



The Armory – Before



Restoration in Progress - Drill Hall, view West



Restoration in Progress - Drill Hall, view West



Stabilization Complete: Drill Hall Interior

* ARMORY RESTORATION SUBJECT TO NYS APPROVAL



The Armory's Main Street Facade

* ARMORY RESTORATION SUBJECT TO NYS APPROVAL



Armory Terrace

* ARMORY RESTORATION SUBJECT TO NYS APPROVAL





UPSIDES OF THE
WATERFRONT
REZONING

Public Benefits



Affordable Housing

Construction Jobs

Full-Time Jobs

Brownfield Cleanup

Increased Tax Base

4 Acres Public Open Space

Restored Armory

Diverse Housing Solutions

A Transformative Project



*The View from Main Street Towards the Water:
Today and Tomorrow*



Q&A

PLEASE SUBMIT YOUR QUESTIONS WITHIN
THE Q&A BOX.

AFTER THE WEBINAR:

INFO@NRWATERFRONT.COM



Thank You

INFO@NRWATERFRONT.COM