

DOZ Projects

*A snapshot of the status of development projects
in the Downtown Overlay Zone*

APRIL 2021



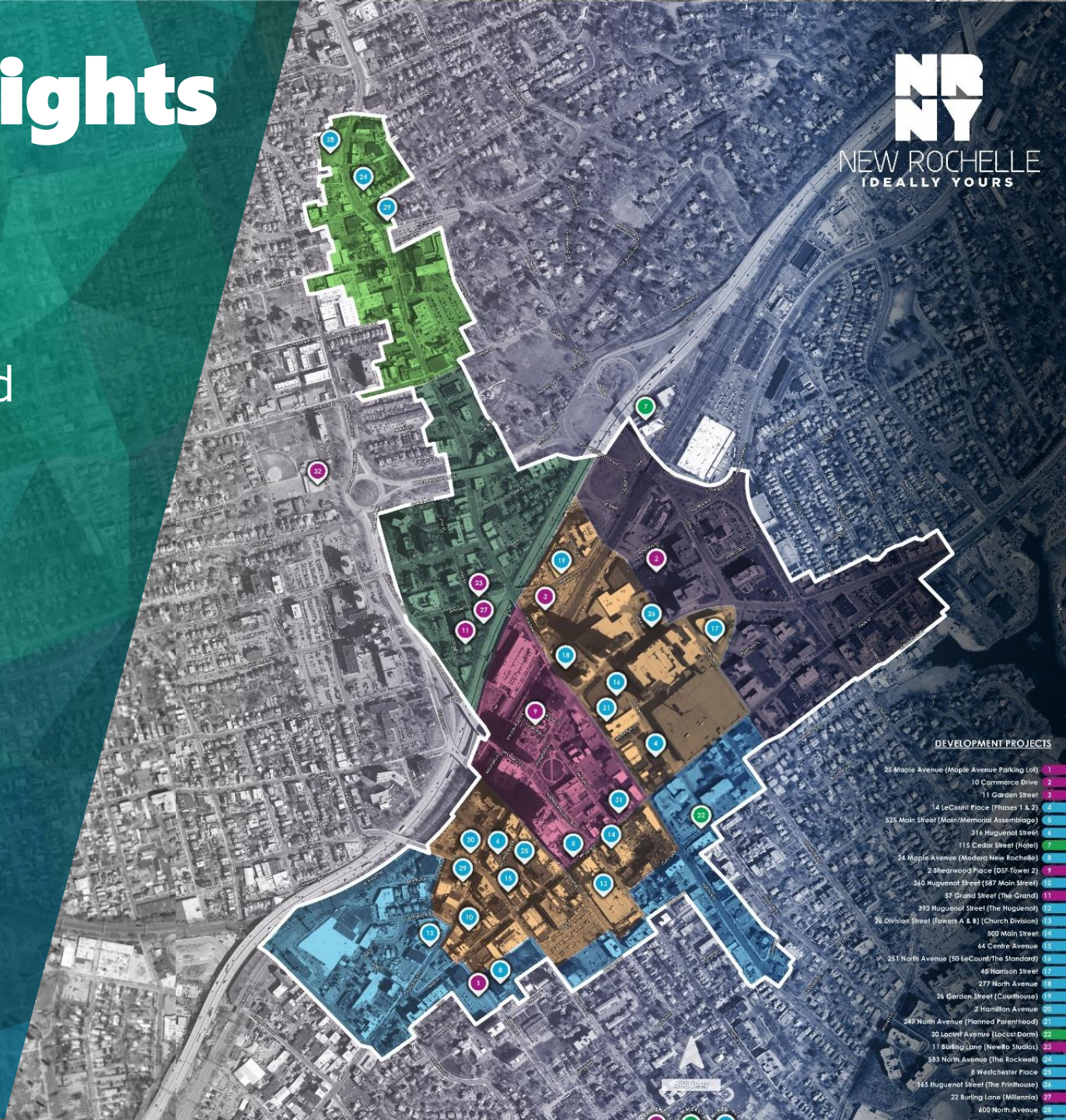
NEW ROCHELLE
IDEALLY YOURS

Development Highlights

- 32 Approved Projects
 - 6,865 Residential Units Approved
 - 1,557 Studios
 - 3,433 One-bedrooms
 - 1,756 Two-bedrooms
 - 119 Three-bedrooms
- 6 Projects Completed and Leasing
- 10 Projects Under Construction



NEW ROCHELLE
IDEALLY YOURS



DEVELOPMENT PROJECTS

- 25 Maple Avenue (Maple Avenue Parking Lot)
- 10 Commerce Drive
- 11 Garden Street
- 14 LeCount Place (Phases 1 & 2)
- 525 Main Street (Main/Memorial Assembly)
- 316 Huguenot Street
- 115 Cedar Street (Ride)
- 24 Maple Avenue (Modern New Rochelle)
- 2 Stearnwood Place (D25 Tower 2)
- 340 Huguenot Street (587 Main Street)
- 57 Grand Street (The Grand)
- 393 Huguenot Street (The Huguenot)
- 24 Division Street (Towers A & B) (Church Division)
- 500 Main Street
- 44 Centre Avenue
- 251 North Avenue (50 LeCount/The Standard)
- 45 Hamilton Street
- 277 Main Avenue
- 24 Garden Street (Cowhouse)
- 2 Hamilton Avenue
- 249 North Avenue (Planned Parenthood)
- 30 Locust Avenue (Locust Dorn)
- 11 Bunting Lane (Newko Studios)
- 183 North Avenue (The Rockwell)
- 8 Westchester Place
- 165 Huguenot Street (The Pinthouse)
- 22 Bunting Lane (Millennia)
- 600 North Avenue

Add'l Development Highlights

6,865

Residential Units Approved

1,017

Affordable Housing Units
Approved
From 30-80% AMI

485,740

Square Feet of
Nonresidential Uses
Approved



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Add'l Development Highlights

Community Benefit Bonus (non-cash)

- Center for the Arts (Black Box Theater space)
- 413 Municipal and Public Parking Spaces
- Anderson Plaza
- Pedestrian Plaza (Clinton Place)
- Lincoln Park Conservancy History & Culture Center
- Learning Center and Incubator
- Preservation and Restoration of Historic Façades
- Improvements to Memorial Plaza



Add'l Development Highlights



Amounts received as of April 2021

Completed Projects



NEW ROCHELLE
IDEALLY YOURS

360 HUGUENOT STREET

Completed



Developer: RXR

Status: Leasing – 90% Leased up

Project Overview:

- Mixed-use
- 280 Residential Units
- 17,285 sq ft of Commercial Space
- 28 Stories

Community Benefit Bonus:

- Center for the Arts (Black Box Theater space)

Lease-up data as of April 2021



NEW ROCHELLE
IDEALLY YOURS

50 LECOUNT PLACE

THE STANDARD

Completed



Developer: The Cappelli Organization

Status: Leasing – 85% Leased up

Project Overview:

- Mixed-use
- 112 Residential Units
- 3,791 sq ft of Commercial Space
- 14 Stories

Community Benefit Bonus:

- Art Installation on Façade

Lease-up data as of April 2021



NEW ROCHELLE
IDEALLY YOURS

30 LOCUST AVENUE

LOCUST AVENUE DORM

Completed



Developer: St. Katherine Group

Status: Occupied (Monroe College)

Project Overview:

- Student Housing
- 303 Beds
- 5 Stories



NEW ROCHELLE
IDEALLY YOURS

20 BURLING LANE

THE MILLENNIA

Completed



Developer: Bob Leaf

Status: Leasing – 85% Leased up

Project Overview:

- Residential
- 110 Residential Units
- 6 Stories

Lease-up data as of April 2021



NEW ROCHELLE
IDEALLY YOURS

11 BURLING LANE

NEWRO STUDIOS

Completed



Developer: ELD Properties

Status: Leasing – 97% Leased up

Project Overview:

- Residential
- 73 Residential Units
- Facilities for Artists
- 6 Stories

Lease-up data as of April 2021



NEW ROCHELLE
IDEALLY YOURS

585 NORTH AVENUE

THE ROCKWELL

Completed



Developer: The Young Companies

Status: Leasing – 13% Leased up

Project Overview:

- Mixed-use
- 114 Residential Units
- 20,862 sq ft of Commercial Space
- 5 Stories

Community Benefit Bonus:

- 50 Municipal Parking Spaces at 600 North Avenue

Lease-up data as of April 2021



NEW ROCHELLE
IDEALLY YOURS

Projects Under Construction



NEW ROCHELLE
IDEALLY YOURS

14 LECOUNT PLACE (P1)

Under Construction



Developer: Wilder Balter / L+M

Projected TCO: Q3-2021

Project Overview:

- Mixed-use
- 380 Residential Units
- 95 Affordable Units
- 50-70% AMI
- 8,682 sq ft of Commercial Space
- 27 Stories
- Anderson Plaza



NEW ROCHELLE
IDEALLY YOURS

CHURCH/DIVISION (A)

ONE CLINTON PLACE

Under Construction

Developer: RXR

Projected TCO: Q1-2022

Project Overview:

- Mixed-use
- 352 Residential Units
- 12,530 sq ft of Commercial Space
- 28 Stories
- 80 Municipal Parking Spaces
- Pedestrian Plaza



NEW ROCHELLE
IDEALLY YOURS



26 GARDEN STREET (1A)

WESTCHESTER COUNTY COURTHOUSE

Under Construction



Developer: The Stagg Group

Projected TCO: Q2-2021

Project Overview:

- Institutional / Office
- 38,400 sq ft of Institutional Use
- 38,400 sq ft of Office Space
- 6 Stories



NEW ROCHELLE
IDEALLY YOURS

11 GARDEN STREET

HIGHGARDEN TOWER

Under Construction

Developer: Georgica Green Ventures

Projected TCO: Q2-2023

Project Overview:

- Mixed-use
- 219 Residential Units
- 219 Affordable Units
- 30-80% AMI
- 19 Stories
- 36 Municipal Parking Spaces
- Learning Center and Incubator Space



NEW ROCHELLE
IDEALLY YOURS

339 HUGUENOT STREET

Under Construction



Developer: The Cappelli Organization

Projected TCO: Q2-2022

Project Overview:

- Mixed-use
- 285 Residential Units
- 1,000 sq ft of Commercial Space
- 28 Stories
- 26 Municipal Parking Spaces



NEW ROCHELLE
IDEALLY YOURS

393 HUGUENOT STREET

THE HUGUENOT

Under Construction

Developer: 381-383
Huguenot LLC

Projected TCO: Q3-2021

Project Overview:

- Mixed-use
- 60 Residential Units
- 6 Stories
- 2,442 sq ft of Commercial Space
- Lincoln Park Conservancy History & Culture Center



NEW ROCHELLE
IDEALLY YOURS

25 MAPLE AVENUE

Under Construction

Developer: Wilder Balter Partners

Projected TCO: Q2-2022

Project Overview:

- Residential
- 184 Residential Units
- 7 Stories
- 200 Municipal Parking Spaces



NEW ROCHELLE
IDEALLY YOURS

24 MAPLE AVENUE

MODERA NEW ROCHELLE

Under Construction

Developer: Mill Creek Residential

Projected TCO: Q1-2022

Project Overview:

- Mixed-use
- 334 Residential Units
- 2,400 sq ft of Institutional Use
- 7 Stories



NEW ROCHELLE
IDEALLY YOURS



10 COMMERCE DRIVE

Under Construction



Developer: BRP Development Corp

Projected TCO: Q3-2022

Project Overview:

- Residential
- 172 Residential Units
- 7 Stories



NEW ROCHELLE
IDEALLY YOURS

600 North Avenue

THE ILLUSTRATOR

Under Construction



Developer: The Young Companies

Projected TCO: Q1-2023

Project Overview:

- Mixed-use
- 75 Residential Units
- 6 Stories
- 50 Municipal Parking Spaces



NEW ROCHELLE
IDEALLY YOURS

Projects with Site Plan Approval



NEW ROCHELLE
IDEALLY YOURS

2 SHEARWOOD PLACE

DSF TOWER 2

Site Plan Approval



Developer: The DSF Group

Status: Site Plan Approval

Project Overview:

- Residential
- 301 Residential Units
- 24 Stories
- Construction of Shearwood Place



NEW ROCHELLE
IDEALLY YOURS

525 MAIN STREET

Site Plan Approval



Developer: Memorial & Main Assemblage LLC

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 351 Residential Units
- 5,778 sq ft of Commercial Space
- 28 Stories

Community Benefit Bonus:

- Improvements to Memorial Plaza



NEW ROCHELLE
IDEALLY YOURS

11 LAWTON STREET

Site Plan Approval



Developer: Samsone Pacific / The DeMatteis Org

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 596 Residential Units
- 190 Hotel Rooms
- 11,000 sq ft of Commercial Space
- 48 Stories

Community Benefit Bonus:

- Historic Preservation and Adaptive Reuse of Historic Chase Bank



NEW ROCHELLE
IDEALLY YOURS

14 LECOUNT PLACE (P2)

Site Plan Approval



Developer: Wilder Balter / L+M

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 173 Residential Units
- 9,600 sq ft of Commercial Space
- 27 Stories



NEW ROCHELLE
IDEALLY YOURS

CHURCH/DIVISION (B)

Site Plan Approval



Developer: RXR

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 390 Residential Units
- 7,700 sq ft of Commercial Space
- 28 Stories
- 80 Municipal Parking Spaces
- Pedestrian Plaza



NEW ROCHELLE
IDEALLY YOURS

277 NORTH AVENUE

Site Plan Approval



Developer: Fisher Development Associates

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 442 Residential Units
- 13,000 sq ft of Commercial Space
- 28 Stories



NEW ROCHELLE
IDEALLY YOURS

64 CENTRE AVENUE

Site Plan Approval



Developer: Allstate Ventures

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 144 Residential Units
- 4,280 sq ft of Commercial Space
- 16 Stories
- 21 Public Parking Spaces



NEW ROCHELLE
IDEALLY YOURS

8 WESTCHESTER PLACE

Site Plan Approval



Developer: Allstate Ventures

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 65 Residential Units
- 3,852 sq ft of Commercial Space
- 6 Stories



NEW ROCHELLE
IDEALLY YOURS

316 HUGUENOT STREET

Site Plan Approval



Developer: Allstate Ventures

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 315 Residential Units
- 5,187 sq ft of Commercial Space
- 26 Stories



NEW ROCHELLE
IDEALLY YOURS

500 MAIN STREET

Site Plan Approval



Developer: BRP Development Corp

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 477 Residential Units
- 3,000 sq ft of Commercial Space
- 20,000 sq ft of Institutional Use (Church)
- 26 Stories



NEW ROCHELLE
IDEALLY YOURS

327 HUGUENOT STREET

Site Plan Approval



Developer: The Cappelli Organization

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 249 Residential Units
- 8,700 sq ft of Commercial Use
- 28 Stories



NEW ROCHELLE
IDEALLY YOURS

247 NORTH AVENUE

PLANNED PARENTHOOD

Site Plan Approval



Developer: The Cappelli Organization

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 300 Residential Units
- 3,032 sq ft of Commercial Space
- 28 Stories



NEW ROCHELLE
IDEALLY YOURS

57 GRAND STREET

THE GRAND

Site Plan Approval



Developer: ELD Properties

Status: Site Plan Approval

Project Overview:

- Residential
- 70 Residential Units
- 6 Stories



NEW ROCHELLE
IDEALLY YOURS

2 HAMILTON AVENUE

Site Plan Approval



Developer: Spiritos Properties

Status: Site Plan Approval

Project Overview:

- Mixed-use
- 56 Residential Units
- 6 Stories
- Preservation and Restoration of Historic Façade and Integration of Green Elements to the Building

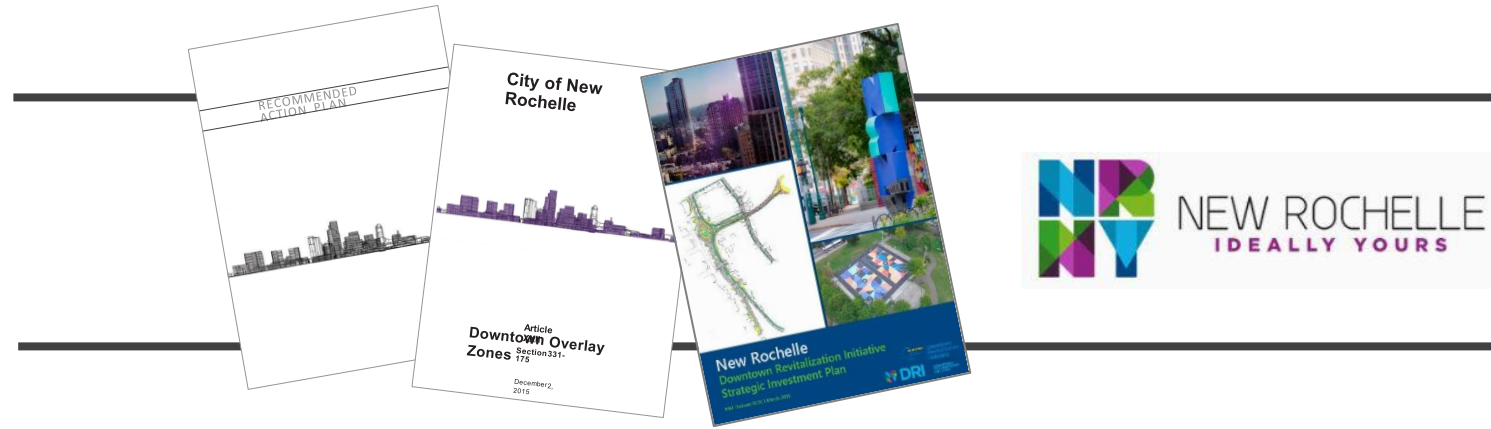


NEW ROCHELLE
IDEALLY YOURS



NEW ROCHELLE
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2015



2020



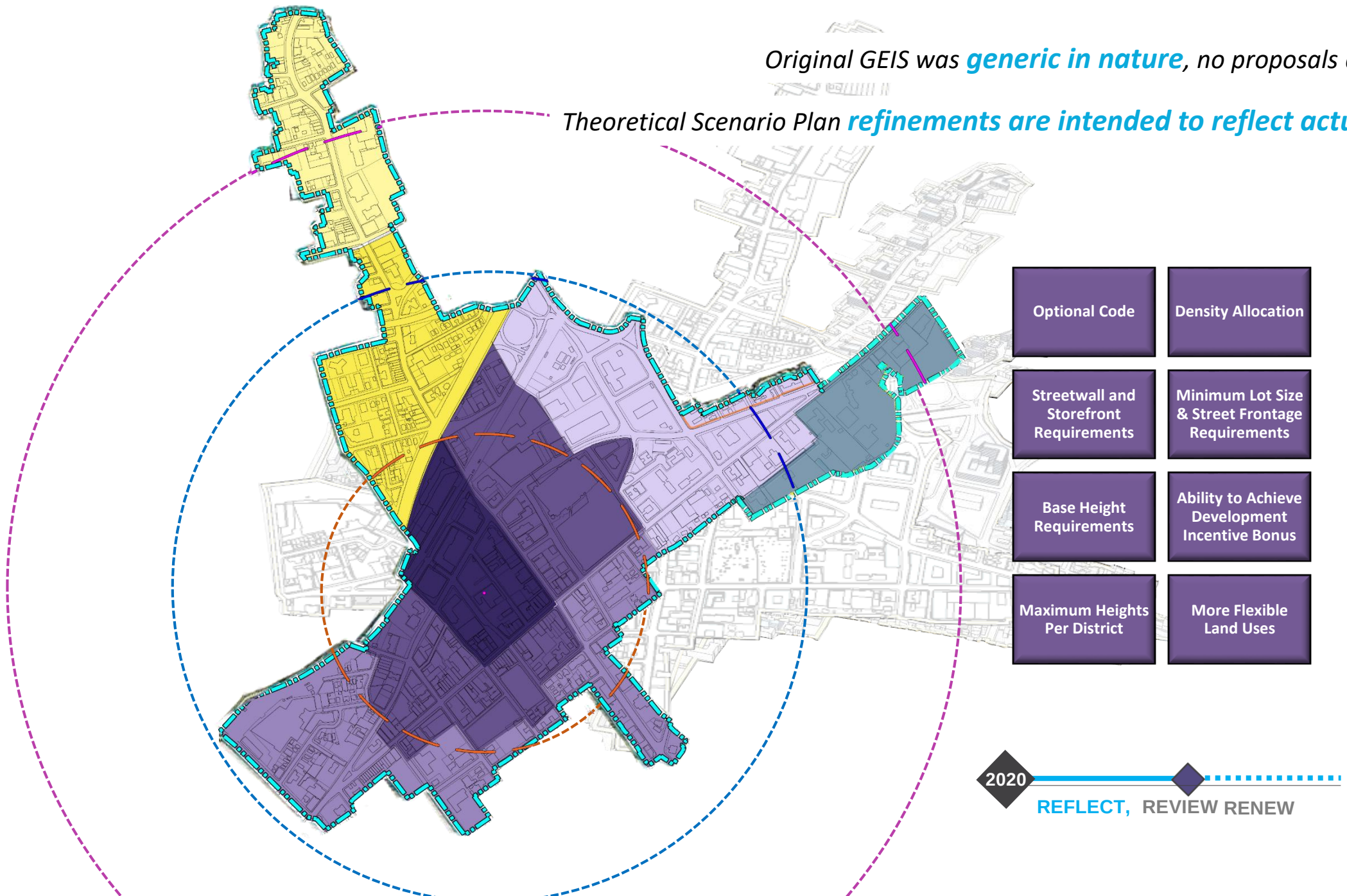
2015

2020

REFLECT, REVIEW RENEW

Original GEIS was *generic in nature*, no proposals at the time.

Theoretical Scenario Plan *refinements are intended to reflect actual conditions.*



DOZ AS A TOOL

Various solutions are achievable through adjustments to DOZ and Density Bonuses

Renew by adjusting the DOZ

- Updated TDS & Re-distribute uses
- DO-7 Waterfront District Development Standards (3-5 stories base height)
- Creation of additional Civic Spaces & Private Open Spaces
- Adjustments to Sustainable Development Standards
- Lower the as-of-right height in DO-3,4,5,6

Re-evaluate the Bonus Strategy

- Creation of DO-7 CBB (density shall be studied and potentially limited on a per-acre basis)
- Potential prioritization of community-driven
 - business incubator spaces
 - youth development programs
 - options to aid existing businesses and communities financially impacted by COVID-19
 - additional open space provisions
 - adjustments to affordable housing provisions.
- Implementation of the Bonus-able investments outside of the DOZ boundaries with particular attention paid to investments in environmental equity and community level “heat Island” reduction
- The SGEIS shall examine whether additional densities may be possible through a Special Permit process
- Revise the fee structure

DOZ AS A TOOL

Intended to continue successful growth within the entire DOZ while e-balancing the potential development impacts of a revised TDS

Table 1
Summary of the Proposed Action (2021 DOZ Amendments)

District Overlay	Retail (SF)	Restaurant (SF)	Office Nonmedical (SF)	Medical Office (SF)	Hotel (rooms)	Residential Units (DU)	Student Housing/ Supportive Housing	Adult Care (SF)	Independent Units (DU)	Institutional (SF)
DO-1	100,000 (-275,000)	54,000	300,000 (-500,000)	55,000 (-50,000)	300 (-200)	2,552 (+1,300)	-	-	-	50,000 (-105,000)
DO-2	200,000 (-230,000)	32,400	100,000 (-200,000)	282,500 (+125,000)	0 (-500)	5,342 (+800)	0 (-500)	0 (-192,000)	0 (-375)	60,000 (-140,000)
DO-3	39,000 (-15,000)	5,400	50,000 (-179,000)	0 (-26,000)	0 (-100)	576	200 (-300)	100,000 (-28,000)	200 (+200)	105,000 (-120,000)
DO-4	100,000 (-62,000)	21,400	100,000 (-108,000)	26,000	-	372 (+200)	-	-	-	-
DO-5	21,500	5,400	100,000 (-92,000)	105,000	100	232	300 (-200)	172,000 (-20,000)	-	140,000
DO-6	21,500	5,400	31,000	21,000	-	226	-	78,000 (-50,000)	-	35,000 (-20,000)
DO-7*	60,000	60,000	25,000	25,000	200	700	-	-	-	23,000
Totals	542,000 (-522,000)	184,000 (+60,000)	706,000 (-1,054,000)	514,500 (+74,000)	600 (-600)	10,000 (+3,000)	500 (-1,000)	350,000 (-290,000)	200 (-175)	413,000 (-362,000)

Note: Changes under the Proposed Action are in **Bold**. Quantities shown in parenthesis are additions or subtractions from the most recent Amended Theoretical Development Scenario (September 2019).

Note*: Under the Proposed Action, density shall be studied and potentially limited on a per acre basis. The SGEIS shall examine whether additional densities may be possible through a Special Permit process.

2015: TDS DO 1-6
TOTAL DEVELOPMENT: 5,500 UNITS,
500 HOTEL ROOMS, 5.94 M SF OTHER
DEVELOPMENT

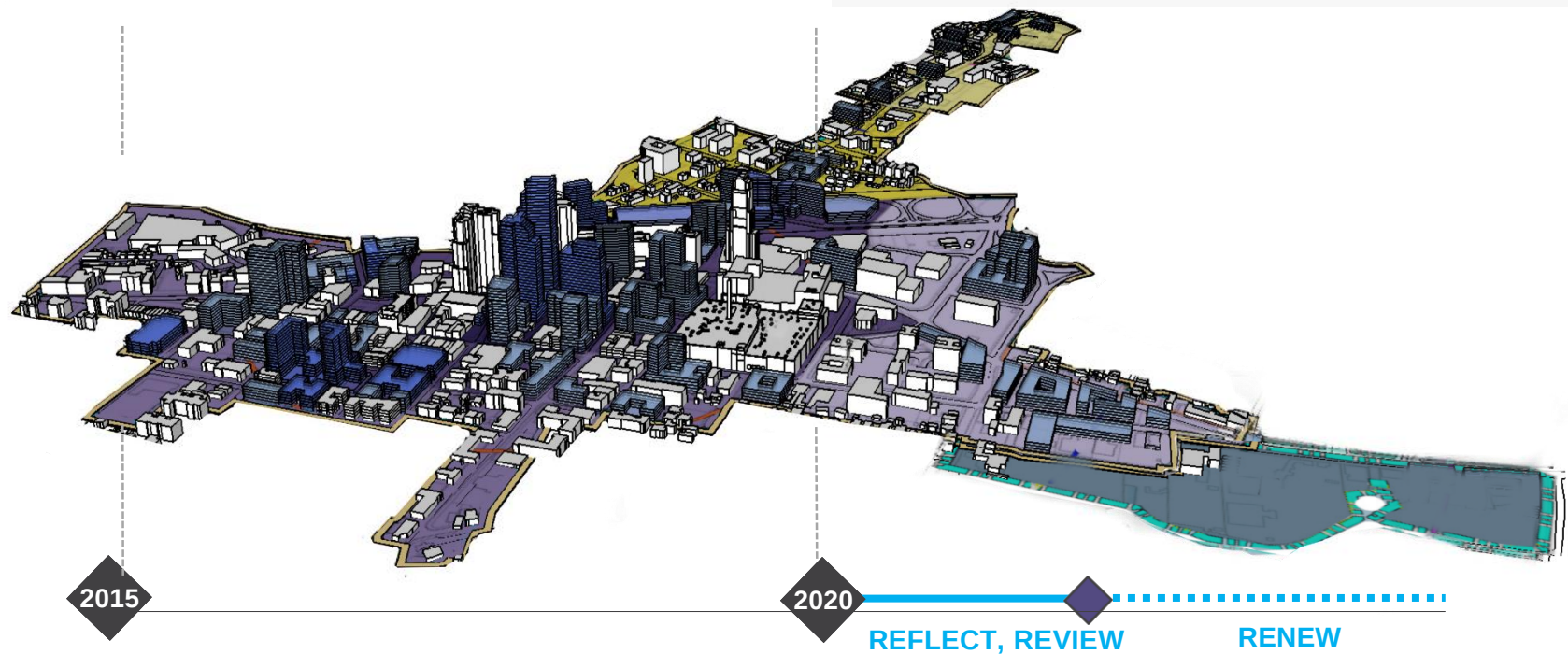
2015-2019: TDS DO 1-6
TOTAL DEVELOPMENT: 7,000 UNITS,
1,200 HOTEL ROOMS, 6.42 M SF OTHER
DEVELOPMENT

2020: TDS DO 1-7
TOTAL DEVELOPMENT: 10,000 UNITS,
600 HOTEL ROOMS, 3.34 M SF OTHER DEVELOPMENT

2015-2020 DEVELOPMENT APPLICATIONS:

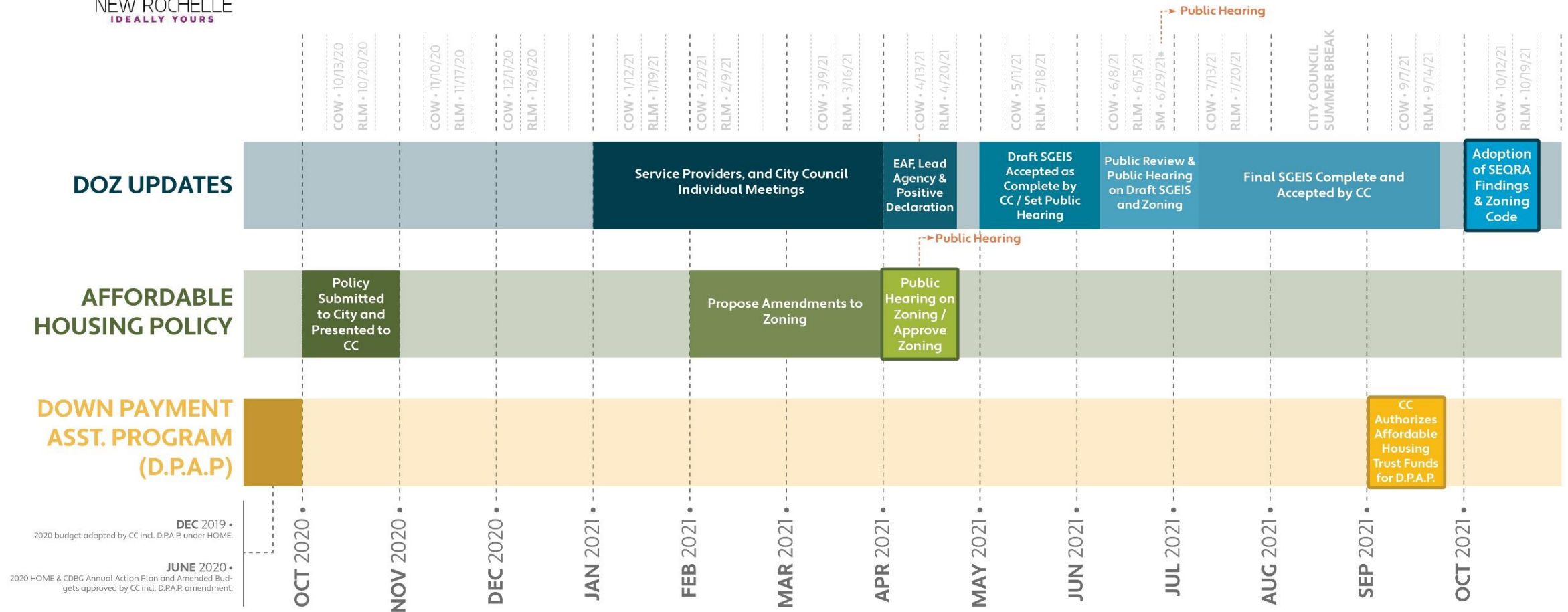
- 9.6 MILLION SF
- 32 APPROVED PROJECTS

These changes are intended to allow the City to position itself to have a healthier economy and stronger social connectivity within the downtown, bolster the economic resiliency of the City by recognizing the important connection between the development of the waterfront and the development of the transit-oriented downtown development sites.





PROJECT TIMELINE



DRAFT 4/12/2021

DEC 2019 •
2020 budget adopted by CC incl. D.P.A.P. under HOME.

JUNE 2020 •
2020 HOME & CDBG Annual Action Plan and Amended Budgets approved by CC incl. D.P.A.P. amendment.



2021 OPPORTUNITY

NEW ROCHELLE

