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WHITE PLAINS COMMON COUNCIL TO VOTE ON REDEVELOPMENT OF WESTCHESTER PAVILION SITE

White Plains, NY – February 1, 2016. This evening the White Plains Common Council will vote on the site plan for the proposed redevelopment of the Westchester Pavilion site at 60 South Broadway. "This project brings the promise of an enlivened Post Road/South Broadway/Maple Avenue area with more people on the streets shopping, dining and enjoying the many benefits White Plains has to offer," said Mayor Roach. "It provides the City with the opportunity to put back into productive use an underutilized and underperforming site, as well as generate increased economic activity and tax revenues."

The site (originally built as Alexander's department store) will be redeveloped from the existing 185,000 square foot enclosed mall to a new 857,585 square foot mixed-use commercial and residential development, which will include two 24-story residential towers containing a total of 707 residential rental units (including 43 affordable units) and 93,840 square feet of commercial space (77,340 square feet of retail, 16,500 square feet of restaurant space, inclusive of six outdoor dining areas totaling 1,800 square feet) fronting on South Broadway and Maple Avenue. The 707 rental units proposed are estimated to bring approximately 1,400 new residents to the City who will support nearby businesses and help to spur further reinvestment in and revitalization of the surrounding area.

Also as part of this project, and for the first time in the City's history, a recreation and parks impact fee will be assessed for the 707 residential units on a per residential unit basis, amounting to a total of \$2.33 million to be paid by the applicant to the City in three installments to be used exclusively to enhance existing city parks and playgrounds or create new ones.

“Since becoming Mayor, I have been focused on bringing renewed energy to our downtown, including making the city more pedestrian and bicycle friendly and creating a truly livable, walkable downtown urban environment. These efforts are now bearing fruit. This project aligns with those goals and is also consistent with the strategies established for the Core Area in the City’s 1997 and 2006 Comprehensive Plan,” said Mayor Roach.

Features of the Project:

The project will be a mixed-use development featuring specialty retail on the ground floor and residential apartments above. The proposed ground floor retail and outdoor dining located along the Maple Avenue frontage will promote and enhance the pedestrian experience in this area of the City, ensuring a more active streetscape than what currently exists. Ample landscaping and pedestrian amenities along Maple Avenue are also part of the project, which additionally serves to screen the development from the adjacent lower-density Carhart residential neighborhood to the south.

Two other important components of this project are its inclusion of affordable rental units in the residential mix and publicly accessible open space. The project will participate in the White Plains Affordable Rental Housing Program through a set aside of 43 (6%) units as affordable to families at 60% of median family income. The 43 units will include three studios, 22 one-bedrooms, 15 two-bedrooms, and three three-bedrooms.

In addition, the project includes approximately 30,000 square feet of publicly accessible usable open space onsite including a 7,200 square foot plaza fronting on South Broadway. The plaza will serve as the pedestrian entrance to the residential towers as well as a public gathering space with outdoor restaurant seating. The remaining publicly accessible open space will be located along the Maple and Hale Avenues where there will be a series of terraced small plaza areas each containing benches, seat walls and landscaping. The intent is to create a more pedestrian scaled streetscape along the Maple Avenue façade.

A total of 1,800 square feet of outdoor dining area in six distinct locations is being proposed, four on South Broadway, one at grade at the corner of Maple Avenue and South Broadway, and one rooftop area atop the retail podium in the same location.

“It’s no surprise to me that White Plains is seeing a lot of economic development interest and activity,” said Mayor Roach. “We are easily accessible by all modes of transportation; our commercial space is much more affordable than space anywhere in New York City; we are a safe community and have a strong public school system; we have an urban downtown vibe surrounded by traditional suburban neighborhoods. All of these things make White Plains a very attractive place to both live and locate your business.”

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