

WHITE PLAINS URBAN RENEWAL AGENCY

RESOLUTION 04-2021

RESOLUTION APPROVING MODIFICATIONS TO THE EXTERIOR DESIGN FOR THE CITY CENTER PROJECT LOCATED IN PHASE I OF THE MAIN-MAMARONECK URBAN RENEWAL PROJECT, PROJECT NO. WPUR-13.

WHEREAS:

The Main-Mamaroneck Phase I Urban Renewal Plan (Project No. WPUR-13) was adopted by the White Plains Urban Renewal Agency (the Agency) on April 20, 1998 (Resolution 4-98) and modified on February 7, 2003 (Resolution 02-03) and August 8, 2006 (Resolution 14-2006);

WHEREAS:

Section B.3(a)(3) of the WPUR-13 Plan specifically provides that the Agency must approve the exterior materials of all buildings proposed, as follows:

The site plan and exterior design of all buildings and development proposed for the Project Area, including notes and samples of color and material of all exterior portions of buildings and structures, shall be subject to the approval of the White Plains Urban Renewal Agency. Such plans and designs shall be reviewed with respect to architectural style, general design, arrangement, location, and materials affecting exterior appearance.

WHEREAS:

By Resolutions 34-01 and 36-01, adopted September 5, 2001 and September 17, 2001 respectively, the Agency approved the Preliminary Plans for the White Plains City Center Project (“City Center Project”) and recommended that the Common Council approve the site plans for the Project.

WHEREAS:

By Resolution 37-01 adopted December 3, 2001, the Agency approved the final exterior design and materials for the two residential towers and the parking garage.

WHEREAS:

Section 201(b) of the Second Amended Land Disposition Agreement dated April 24, 2002 between the White Plains Urban Renewal Agency, the City of White Plains, and LC White Plains, LLC states: “The Redeveloper may, but shall not be obligated to, make amendments or modifications thereto, provided that such amendments or modifications comply with the requirement of the Phase I Plan [WPUR-13 Plan] and are approved by the City of White Plains.” (LDA pg. 32).

WHEREAS:

By Resolution 12-03, adopted July 18, 2003, the Agency approved the design and exterior materials for the development of up to approximately 60,000 square feet of development rights over the city center municipal garage in the city center project located in Phase I of the Main-Mamaroneck Urban Renewal Project, Project no. WPUR-13.

WHEREAS:

By Resolution 12-05, adopted August 10, 2005, the Agency approved the installation of tenant signage on the north side of the Garage Commercial Building pursuant to the July 20, 2005 Sign Plan, but denied the installation of signage on the east side of the Garage Commercial Building because such signage would detract from the open space and residential character of the South Broadway neighborhood.

WHEREAS:

By Resolution 02-2016, adopted February 24, 2016, the Agency approved changes to the exterior of the City Center including, upgrading the pedestrian plaza and courtyard, implementing a valet service along Mamaroneck Avenue, installing escalators at the Mamaroneck Avenue entrance, and, revising and updating certain exterior signage on the City Center and the skyway bridge.

WHEREAS:

On January 4, 2021, One City DE LLC, One City Place LP and AJH Management LLC, (the Applicant), proposed to install two (2) projecting signs on the building façade at the corner of Main Street and City Place to enhance identification of the building to both vehicular and pedestrian traffic.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Based on its review of the proposed design changes to the exterior building and at its meeting of January 28, 2021, the Agency finds that the proposed design changes do not constitute a substantial change to the overall character of the approved City Center Project, pursuant to Section E of the WPUR-13 Plan.
2. The Agency hereby approves the changes to the exterior of the City Center and the plaza;
3. The Agency hereby directs the Executive Director to forward a copy of this resolution to the Common Council.

Dated: January 25, 2021

Adopted: January 28, 2021

WHITE PLAINS URBAN RENEWAL AGENCY

70 Church Street, White Plains, New York 10601

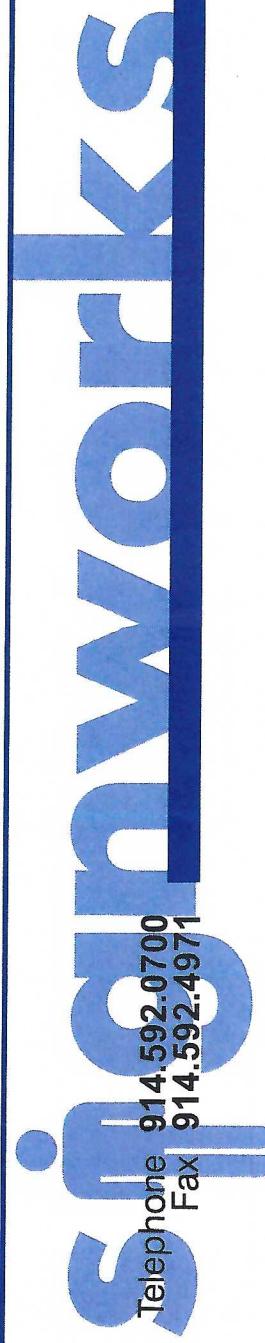
(914) 422-1300 Fax: (914) 422-1301

CERTIFIED COPY

1. I am the duly qualified and acting Assistant Secretary of the White Plains Urban Renewal Agency (the "Agency"). I am the custodian of the minutes of the meetings of the Agency and am authorized to execute this certificate.
2. Attached hereto is a correct copy of Resolution 04-2021, (the "Resolution"), adopted at a meeting of the Agency held on January 28, 2021 (the "Meeting"), which Resolution is now in full force and effect.
3. The Meeting was duly convened and held in accordance with law and the by-laws of the Agency, and proper notice of the Meeting was given. A legal quorum of the Agency was present throughout the Meeting and a legally sufficient number of members of the Agency duly voted for the adoption of the Resolution.
4. The authority delegated to the Chairman and the Resolution has not been altered or revoked in any way.
5. The seal that appears below is the official seal of the Agency and was duly affixed by me at the time I executed this certificate on January 28, 2021.

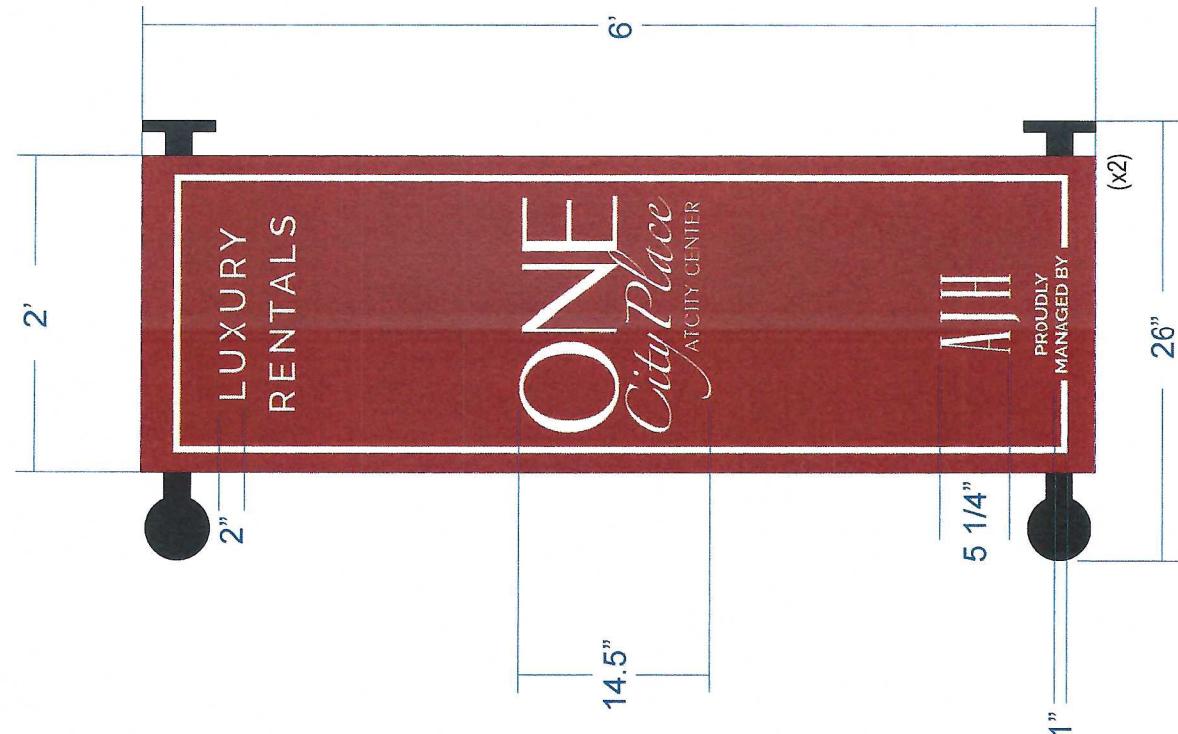


Christopher N. Gomez
Executive Director



Signworks

150 Clearbrook Road, Elmsford, New York 10523

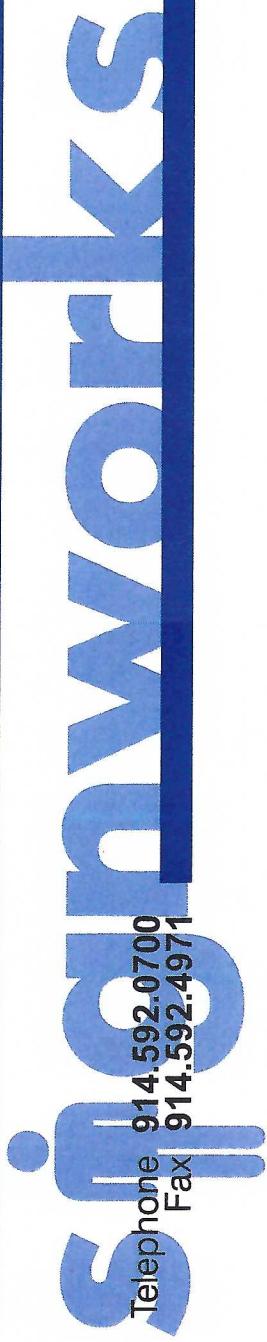


Product:	Banners
Client:	One City Place at City Center
Material:	Sunbrella
Color/Finish:	Burgundy
Graphics:	White Graphics
Font:	Raleway
Mounting:	Steel Textured Black Powder Coated Brackets
File:	WOr#: 0 0 0 0 One City Place.CDR
Created:	7 / 1 / 20
Updated:	11 / 23 / 20
Scale:	(x2)

I have verified the accuracy of all graphics shown with respect to sizes and content. The specifications are correct and represent our order requirements exactly. I authorize release to production according to this approved submittal.

APPROVED BY: _____ DATE: _____ P1

This rendering was prepared by your salesperson:
Bryan@TheSignworks.com



signworks

150 Clearbrook Road, Elmsford, New York 10523

Product:

Banners

Client:

One City Place at City Center

Material:

Sunbrella

Color/Finish:

Burgundy

Graphics:

White Graphics

Font:

Raleway

Mounting:

Steel Textured Black Powder Coated Brackets

WOrk# 0 0 0 0

File:

One City Place.CDR

Created: 8 / 19 / 20

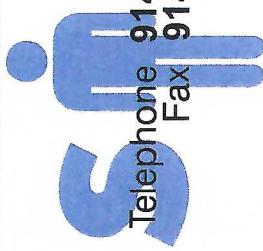
Updated: 11 / 23 / 20

Scale:

I have verified the accuracy of all graphics shown with respect to sizes and content. The specifications are correct and represent our order requirements exactly. I authorize release to production according to this approved submittal.

APPROVED BY: _____
DATE: _____ P2





Telephone 914.592.0700
Fax 914.592.4971

signworks

signworks
150 Clearbrook Road, Elmsford, New York 10523

Product:

Banners

Client:

One City Place at City Center

Material:

Sunbrella

Color/Finish:

Burgundy

Graphics:

White Graphics

Font:

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Mounting:

Steel Textured Black Powder Coated Brackets

WO#: 0 0 0 0

File:

One City Place.CDR

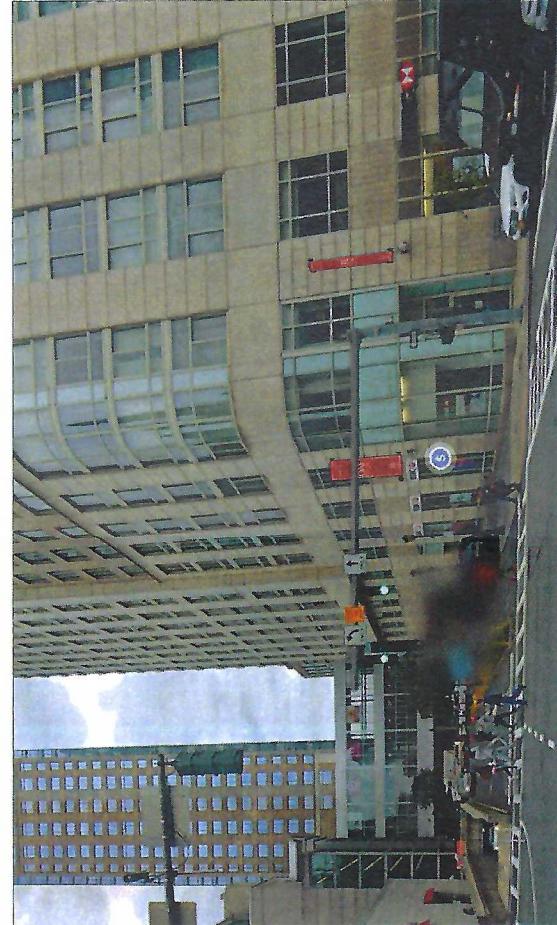
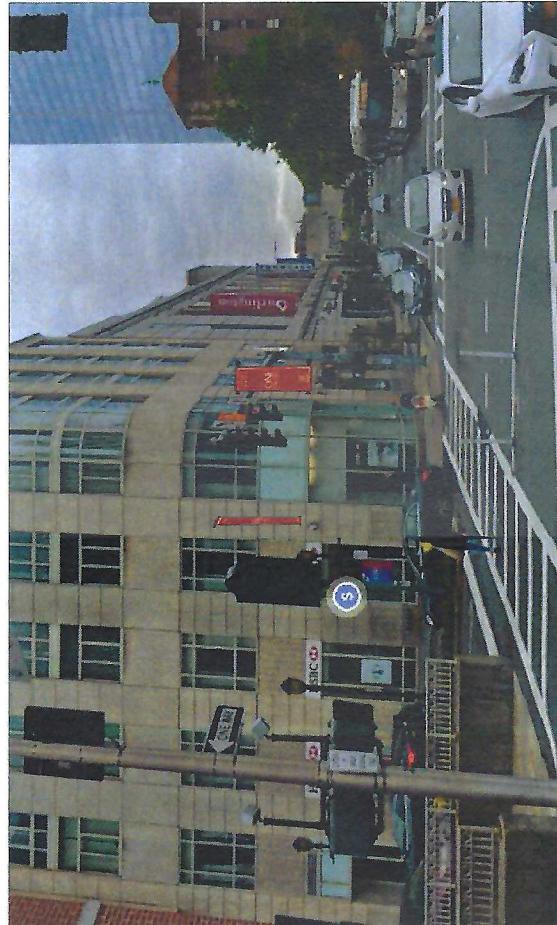
Created: 11 / 24 / 20

Updated:

Scale:

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APPROVED BY: _____
DATE: _____ P3



This rendering was prepared by your salesperson:
Bryan@TheSignworks.com

FRONT VIEW

SIDE VIEW

	Standard Sizes	
Arm Length (L)	20", 26"	32", 38"
Mounting Plate Width (W)	4"	6"

