

WHITE PLAINS URBAN RENEWAL AGENCY

RESOLUTION 02-2016

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:

On January 15, 2016, KRG White Plains City Center, LLC (Applicant) proposed the following changes to the exterior of the City Center Project to improve its vibrancy, functionality and overall aesthetic appearance. The following enhancements are depicted in Applicant's Site Plan Drawings dated January 5, 2015, Site Plan Addendum dated September 22, 2015, and Signage Package dated January 13, 2015.

- Upgrading the pedestrian plaza and courtyard on the east side of City Center with a new fountain, additional plantings, seating, lighting and a stage;
- Implementing a valet in conjunction with pavement, curbing and sidewalk modifications along Mamaroneck Avenue to provide benefits and improved parking and circulation to patrons of the City Center and surround retail and restaurants;
- Modifying the Mamaroneck Avenue entrance to the City Center by installing escalators from a renovated and redesigned lobby area up to the second floor; and,
- Revising and updating certain exterior signage on the City Center and the skyway bridge.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Based on its review of the proposed design changes to the exterior building and plaza at its meeting of February 24, 2016, 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: February 22, 2016

Adopted: February 24, 2016