



# Westchester 2017

What does the future hold for your neighborhood?  
Hop inside our time machine and find out.

*by Jenny Higgons, Ted Mann, and Robert Zeliger*

**F**irst, the bad news: There's no evidence that flying cars will shuttle you over traffic on the Hutch. With that being said, you can expect some major changes to our county over the next 10 years. When historians look back over this time period, it may very well be the single most transformative stage in the county's modern existence. The area is witnessing a population boom that is straining our already over-used transportation systems (see box on page 35) and requiring new kinds of housing options. So begins the period of "Big Buildings." In New Rochelle and White Plains, towers are creeping up higher and higher into the sky—44 floors in White Plains! And Yonkers, the once-written-off city to the south, is seeing a renaissance that will peak in the next decade—hot new restaurants, clubs, and even a professional ballpark are all planned at a cost of at least \$4.5 billion. No matter where you live in Westchester, there are changes coming. What follows is just the beginning.



# Yonkers


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## THE BASES ARE LOADED

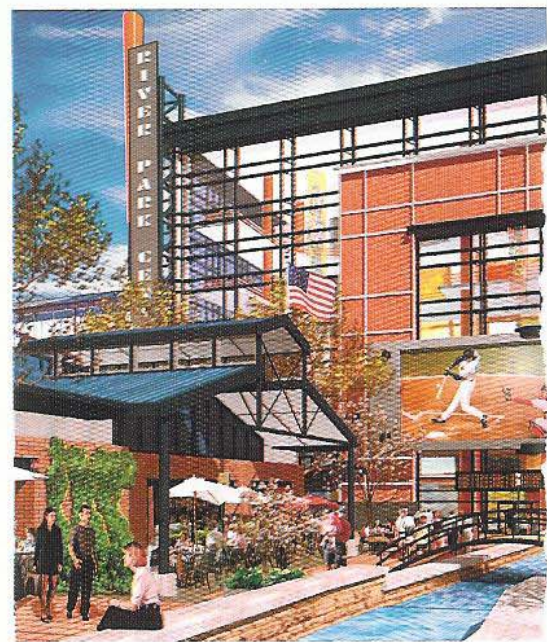
All the key players are in position: mega-developers Struever Bros. and Fidelco Group have teamed with Louis Cappelli. Together, their partnership (which calls itself SFC) has brought a \$3.6 billion Yonkers redevelopment plan to the plate. The only question is, are residents ready to play ball?

If so, the dated industrial city you know today will be almost unrecognizable in 2017. Try to imagine a cross between Baltimore's Camden Yards and Venice. Envision the Saw Mill River, which flows underneath much of the downtown, being unearthed, landscaped, and turned into a canal along Nepperhan Avenue. Then conjure up a 6,500-seat minor-league baseball stadium built atop the old "Chicken Island" all-day lot. Home plate will be at the corner of Nepperhan and New Main, and the actual playing field will be elevated a couple of stories above ground to accommodate an indoor parking structure. The river will wind around

the brick exterior, with cafes, a "River Park City," and—get this—downtown charm.

Sound enticing? We're just getting started. Beyond the outfield, you'll see a development domino effect with stores (465,000 square feet of retail), offices (475,000 square feet), a high-rise hotel, and a 16-screen multiplex, all of which SFC plans to finish as early as 2009. North of School Street, parking structures and retail will force the city's fire station to move to the modern 4.3-acre Cacace Justice Center, which will also house courts, the police department, and other city agencies.

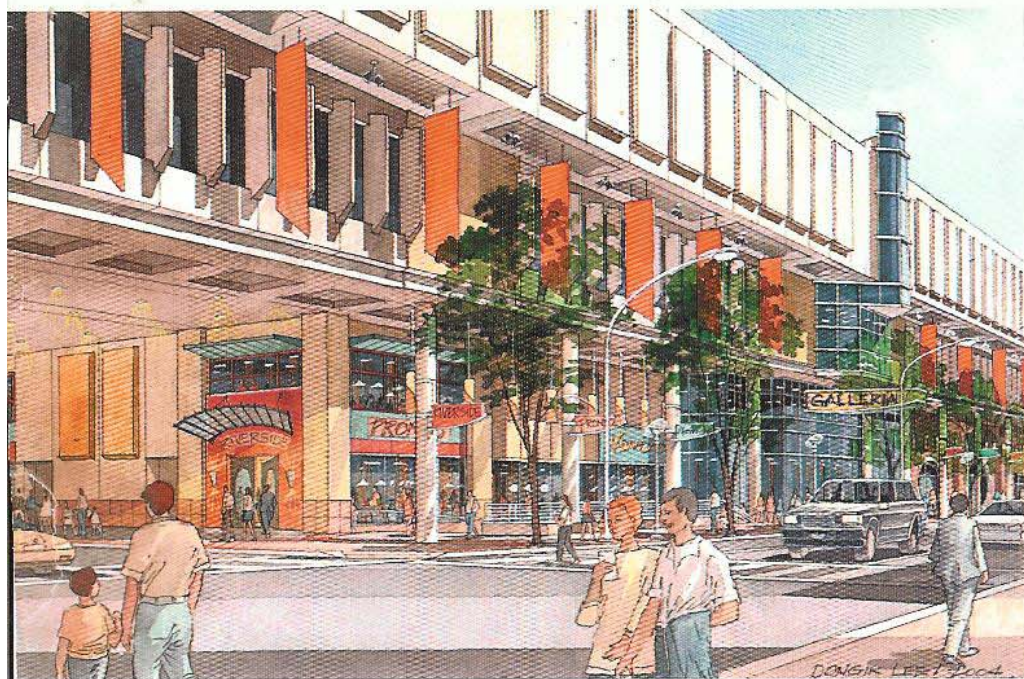
On the waterfront, SFC will also build Palisades Point—two thin, 26-story towers—next to the still-operating Domino sugar factory. And another developer, Homes for America, will have transformed the northern waterfront with a 16-acre network of towers, stores, and parks called Point Street Landing. And that's only the beginning! Read about what else is in store at [sfcyonkers.com](http://sfcyonkers.com).



**TOP:** The proposed River Park City at the corner of Nepperhan Avenue and New Main Street is the crown jewel of SFC's plans.

**ABOVE:** The unearthed Saw Mill River will flow around the new ballpark's exterior.





LEFT: The Galleria Mall will be turned inside-out, with streetfront shops and an exterior facelift. ABOVE: The 44-story Cappelli tower on Main Street will house a Ritz-Carlton.

## THE HEIGHT OF LUXURY

It doesn't take Nostradamus to predict where White Plains is headed in 10 years... just look up. The clangity-clang of steel at the corner of Mamaroneck Avenue and Main Street is only the most prominent example of the trend occurring here. No fewer than a half-dozen projects are being actively considered throughout the city, including a \$200 million, 28-story apartment/retail complex on Main Street.

Louis Cappelli's Renaissance Square, though, will be like nothing seen before in Westchester. For starters, with 44 stories it will officially be the county's tallest building—trumping the nearby Trump tower by almost 10 floors. A 123-room Ritz-Carlton Hotel will occupy the first ten stories, while over 200 luxury apartments will take up the rest. There will also be a 10,000-square-foot spa and fitness center and two high-end restaurants, a two-story winter garden, and a rooftop restaurant with views of the Manhattan skyline.

Further down Main Street, the long-criticized Galleria Mall will get a street-front facelift. Between three and five restaurants will open in the coming years, and most will offer sidewalk dining. The first and only to be announced so far is Bone Fish Grill, a seafood eatery that should open this summer. There will also be an entertainment space of some sort—either a music venue, bar, or comedy club.

South of the mall, the developer who erected Bank Street Commons may give us an encore in the form of another condo tower or hotel on an adjoining two acres.

To travel the newly bustling (and inevitably clogged) downtown streets, the city is considering installing a rubber-wheel trolley-car system. No plans are finalized, but the city is studying its feasibility, with funds from the federal government.

With a newly minted skyline, nighttime hot spots, and luxury residences, the question isn't where White Plains is headed, but rather, is it too much too soon?

## transportation: full steam ahead

In 10 years you'll have more options for getting around Westchester—and we're not talking about hybrids and hydrogen cars. The future is all about the old iron horse. You'll choose from commuter trains that link Suffern to Port Chester's Metro-North station; a line that runs between Westchester and Stewart Airport; an east-west light-rail system that links the Hudson, Harlem, and New Haven Metro-North lines; and lots of commuter ferries into Manhattan. And who knows? If we're lucky, the money, approvals, and plans that are in the works will come through, and we'll be tooling our way across a double-decker Tappan Zee bridge or trans-Hudson tunnel.

# 2017 White Plains



# River Towns

## THE GINSBURG EFFECT

Westchester's River Towns have already begun the transformation from industrial graveyards to waterfront utopias, but by 2017 the metamorphosis should be complete. Sleepy Hollow's Ichabod's Landing—a 3.4-acre site developed by Martin Ginsburg with 44 luxury townhouses, shops, and a park—will already be close to a decade old. Adjoining it will be the Westchester RiverWalk, a county-sponsored 45-mile walking-and-biking path from the Bronx line to Putnam County.

Next door, the eyesore that is the 96-acre General Motors brownfield will have been turned into Lighthouse Landing—including approximately 1,250 residential units, retail space, and a hotel. The town plans to encircle the land with parks, athletic fields, and an ice-skating pond. And if all goes smoothly (although little at the site has up

RIGHT: The residences at Ichabod's Landing sell in the millions. BELOW: Sleepy Hollow's Lighthouse Landing is a joint venture between GM and Roseland Property Company.

to this point), the area may also be home to a concert bandstand and a boathouse.

Ossining also has plans in the form of One Harbor Square—the first joint venture by Martin Ginsburg and Louis Cappelli—a high-rise with 150 condos (cost: \$400,000 to \$1 million), fishing pier, kayak launch, public beach, and 10,000 square feet of retail and restaurant space. The \$78 million venture is set to be done in 2009.

On Tarrytown's docket is Ferry Landings, which should be finished by 2017,

says Mayor Drew Fixell. Once an asphalt plant, concrete plant, oil terminal, and GM storage facility, the 25-acre plot will be transformed into a retail/residential area with 250 condos and townhouses.

Hastings will likely be transformed, too, although the cleanup of the waterfront's 26-acre Superfund site might not be finished until 2012. But once adjoining towns like Yonkers and Tarrytown are completed, Hastings may just be the last frontier of Hudson River redevelopment.



ICHABOD'S LANDING RENDERING COURTESY GINSBURG DEVELOPMENT, LLC; LIGHTHOUSE LANDING RENDERING COURTESY GM AND ROSELAND PROPERTY CO.





LEFT: Louis Cappelli's newest venture, LeCount Square, will consist of three towers adjacent to New Roc City. RIGHT: The 40-story Trump Plaza should be completed this fall.

## LIKE A PHOENIX

If you thought überdeveloper Louis Cappelli was finished with New Rochelle after he built New Roc City, think again. He was just getting started. At present, he's already opened The Lofts at New Roc. And his next project with The Donald, the 40-story Trump Plaza, will be finished this fall. Together, like index and middle fingers, they've given the skyline a kind of peace-sign symmetry. But to envision the skyline of 2017, you'll need to imagine a whole hand of fingers—five digits, at the very least.

The most transformative of these will be LeCount Square, yet another one of Cappelli's bids to help revive a blighted city block. Bounded by North Avenue, LeCount Place, Huguenot Street, and Anderson Street, the project will consist of two towers, 390 and 305 feet tall, and another mid-rise (150 feet). The buildings could accommodate 1,125 workers, 125 hotel rooms, and 183,400 square feet of

office space. And in order to put the development in line with New Street, a corridor created when Cappelli built New Roc City, he intends to shift the entire block 500 feet north.

But Cappelli isn't the only developer determined to revitalize the Sound Shore city. Brothers Frank and Anthony Longitano have plans to construct a third tower in the LeCount Square project, on Anderson Street's south side. A loft-style building, it will have 160,000 square feet, evenly divided between retail and loft spaces. To the south of the outstretched towers, major changes are in store for what could be called the city's palm. Forest City Residential has been tapped to transform 26 acres on Echo Bay from a sewage station wasteland into a \$500 million waterside wonderland. The developer's plans include adding hundreds of homes, plus shops, restaurants, and a waterfront promenade, and they hope to break ground by the year 2010. ▲

## work: freelancer free-for-all

Say good-bye to the watercooler. Heck, say good-bye to the office altogether. According to William Arruda, co-author of the upcoming *Career Distinction*, in 10 years people will regularly be hired on a project-to-project basis. With a smaller workforce, augmented by transitory independent contractors, companies will need less office space. Some, Arruda predicts, will do away with permanent offices altogether and go the rental-and-videoconferencing route. Oh, and remember the Dolly Parton line, "Working 9 to 5"? How quaint! That concept, Arruda says, will be a thing of the past. Instead, people will work when it's most convenient, even if that's 2 a.m.

"It will require being proactive and managing your career," Arruda says. "You have to create a demand for your services." To that end, expect more people to start blogs and websites highlighting their expertise. "The process of looking for jobs will go away. We'll go from hunting for jobs to being hunted." In other words, your Google identity will be your most important reference. It's also likely that, as there's less of a need to be close to the office, property values in the suburbs like Westchester will decline. On the bright side, with Wi-Fi becoming almost globally accessible, working from a mountain top—or on a beach in Waikiki—will be doable!

RENDERINGS COURTESY OF STRALEVER FIDELCO CAPPELLI LLC

2017

# New Rochelle