

New Rochelle's Future: Downtown Plan Approved

By Joyce Newman, Environmental Reporter | December 12, 2015



An artist's rendering of the future downtown New Rochelle development. Image Courtesy RDRXR.

The New Rochelle City Council has given final approval to the long-evolving development plan for downtown New Rochelle. In a speech after the historic bipartisan vote, Mayor Noam Bramson described the final plan as both visionary and a detailed road map:

"It's a vision for sustainable growth that makes our region greener and more competitive it's also a detailed road-map for accomplishing that vision, because it provides developers with the clearest path ever for investing successfully in New Rochelle. Every expectation and requirement is defined up front, the environmental

review is already completed, the zoning provides for flexibility in response to the market, and the approval process places professionalism ahead of politics.”

The master developers RDRXR (a joint venture by Long Island-based RXR Realty and Renaissance Downtowns) are now ready to launch “catalytic projects,” according to the Mayor, who noted “*we’re poised to ignite the local economy right away – giving every other investor the confidence that comes from knowing that our downtown is surging forward as a whole, and that no one is alone in placing bets.*”

The Mayor’s statement was coupled with a list of stages in the evolution of the development plan since January 2014:

Evolution of a Plan:

January 15, 2014 – [TOD Study Presented to Council](#)

May 30, 2014 – [RFQ Released](#)

October 7, 2014 – [RDRXR Response to RFQ](#)

December 16, 2014 – [Selection of Master Developer](#)

April 1, 2015 – [CSPM Process Launches](#)

August 19, 2015 – [RAP Released](#)

September 25, 2015 – [DGEIS Released](#)

October 6, 2015 – [Planning Award](#)

November 9, 2015 – [Downtown Office Opens](#)

November 13, 2015 – [FGEIS Released](#)

December 2, 2015 – [SEQRA Findings Statement](#)