



Community Driven, Transformative Redevelopment

Crowdsourcing Triple Bottom Line Development

Renaissance Downtowns



3 Pipeline
Municipalities
Slated for
2017 Rollout

The Branded Leader in Holistic and Comprehensive Revitalization

Glen Cove, NY

**\$1.5 Billion
Project Under
Development**



1,100+ Residential Units – 75,000 SF Additional Mixed Use

Hempstead, NY



**\$2.5 Billion
Project Under
Development**

3,500 Residential Units – 2.2 Million SF Additional Mixed Use

Nashua, NH

\$500 Million
Project Under
Development



Residential, Retail, Office, Hotel, Restaurants

Huntington, NY

\$1 Billion Project Under Development



Residential, Retail, Office, Hotel, Restaurants

New Rochelle, NY

**\$5 Billion Project
Under
Development**



6,300+ Residential Units – 5 Million SF Additional Mixed Use

Riverside, NY

**\$1.5 Billion Project Fully
Approved Construction
to Commence in Spring
2018**



2,200+ Residential Units – 500,000 SF Additional Mixed Use

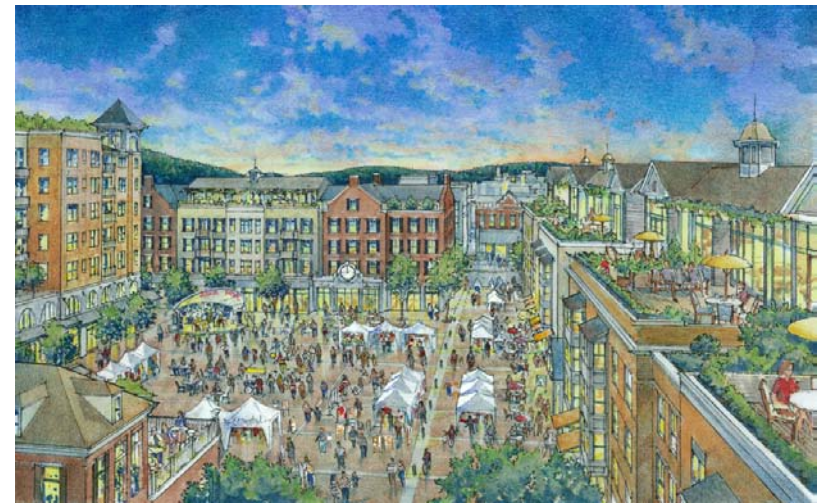
2017 Municipal Pipeline

COMING SOON

3 Master Developer
Designations Expected

Soon to be Announced

COMING SOON



Total development pipeline

23 Million SF Overall

14,000 Residential Units

9 Million SF Additional Mixed Use



Why Downtown Redevelopment?

National trends

80 Million Millennials

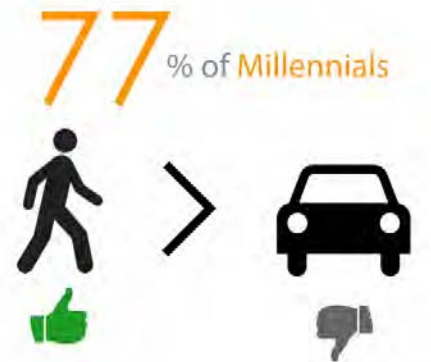
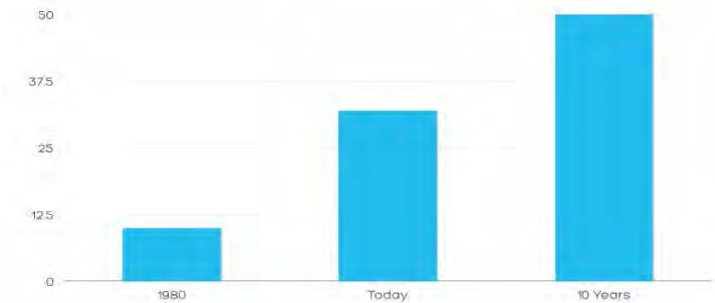
78 Million Boomers

Pedestrian Friendly Walkable Neighborhoods



60%
of 18-34
year olds
still 'live with
their parents'

Rise of the Creative Class



Driverless Cars and Carless People



Driving is down 29% among 18-34 year olds over the past 10 years

The automobile could become an endangered species even with the advent of driverless cars

Housing Preferences Are Shifting...

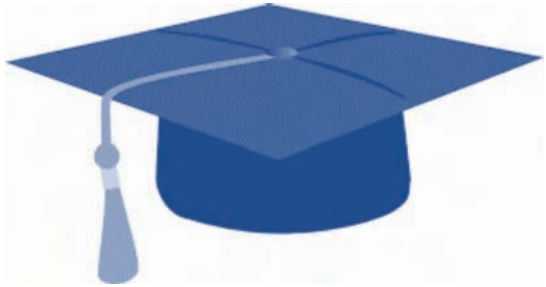


The Dream of A White Pickett Fence is No Longer the Reality...



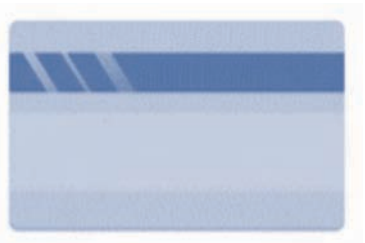
Rental Stock Growing at Nearly 1% per Annum
RESULTING IN
Approximately 1 Million Rental Units per Annum
Added to Inventory

...And Here's Why



Student debt approaching
\$1.5 Trillion

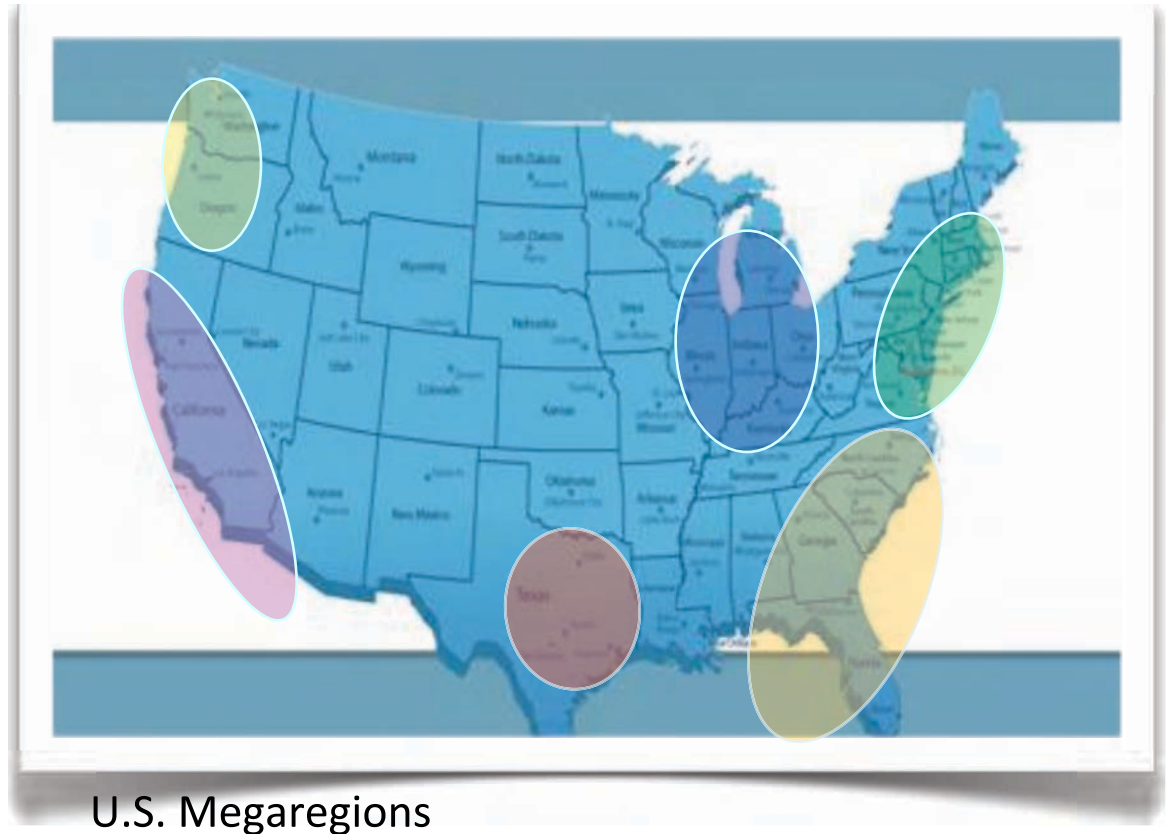
HAS EXCEEDED



Credit card debt

Why Suburban Downtown Redevelopment?

- U.S. Urban Population to DOUBLE (150M to 300M) by 2050
- Two-Thirds of This Demand to be met by Urban Nodes in Suburbia (UniS)
- WHY IN THE SUBURBS?
 - Spatial Constraints
 - Pricing Constraints
 - Preferences



URBAN NODES IN SUBURBIA (UNiS)

Raise Your Hand if You've Bumped into UNiS Lately



Urban Nodes in Suburbia

Social, Environmental And Economic Benefits Of Pedestrian Friendly Walkable Communities



**Triple Bottom
Line Responsible
Development**



Social and Environmental Benefits Of Pedestrian Friendly Walkable Communities

Social Benefits

- Increased Access to Jobs and Services
- Promotes Active Lifestyles
- Greater Social Capital
- Enhanced Quality of Life
- Reduced Travel Times

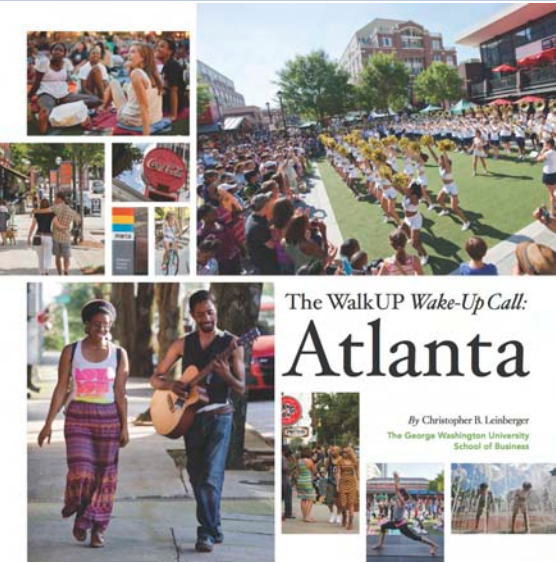


Environmental Benefits

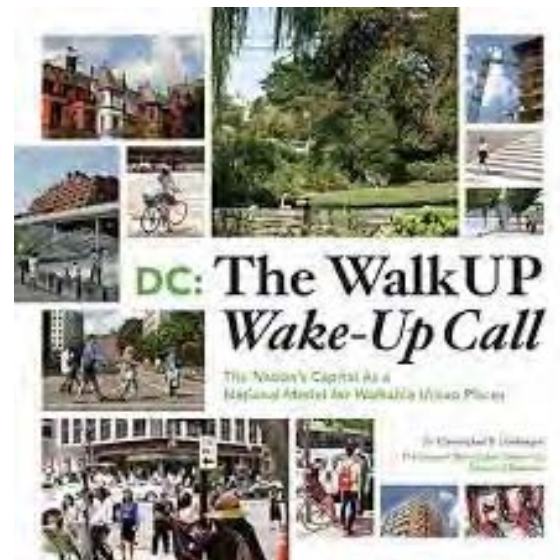
- Walkability Results in Reduced Carbon Footprint
- Open Space Preservation
- Reduced Pollution
- Promotes Efficient Energy Use
- All in Less 2.5% of our Overall Land Mass



WalkUP Wake-Up Call



"Walkable urban places contain most of the region's real estate asset value (53%) and produce 45% of the region's economic GRP...in 2.5% of the land"



Our Toolbox



RFQ vs RFP



Crowdsourced Placemaking (CSPM)



Public Private Partnerships (PPP)



Unified Development Approach (UDA)



Form Based Zoning Code (FBC)

RFQ vs RFP: Process Before Plan



Removes Specificity

Public Private Partnerships (PPP)



Unified Development Approach (UDA)



Partner with Municipality

Partner with Private Property Owners

Partner with Key Community Stakeholders

Partner with Transit Agencies

Crowdsourced Placemaking (CSPM)



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The Centre at Huntington Station...

Like (115) 5



Book Shop, Cafe, and Performance...

Like (55) 12



Fresh Fruit & Veggies Stand

Like (79) 5



Upgraded Train Station

Like (79) 1



Railroad Station Retail Cluster

Like (75) 1



Restaurant Row

Like (75) 5



Apartments/Condos Above Storefronts

Like (75) 3



Community Center - Multi-Function

Like (76) 2

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Form Based Code (FBC)



210. C. 1. STOREFRONT FRONTAGE

FR-1

Storefront Frontage FR-1

PRIVATE FRONTAGE

ACTIVE EDGE REQUIRED - DOOR DISTANCE 50' MAX

ALLOWED FRONTAGE EDGING ELEMENTS

EE-1 EE-2 EE-4 EE-6 EE-7

GLAZING REQUIREMENT

(a) A minimum of 65% of the street-level, street-facing building area located between 3' & 10' above the sidewalk shall provide clear, non-reflective glass.

FUNCTION OF THE BUILD TO ZONE (BTZ)

(a) Allows for entrance alcoves and expanded sidewalk area for outdoor dining.
(b) Allows for facade articulation and inclusion of recessed building elements.
(c) Allows for alignment with existing neighboring buildings.

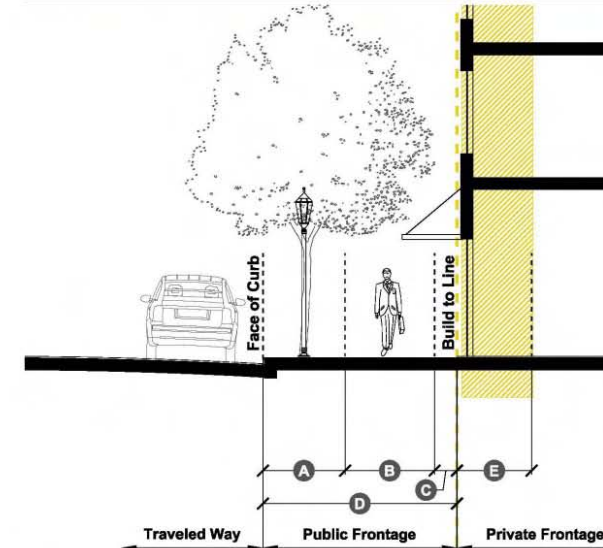


Figure 210-16. Storefront frontage build-to-zone

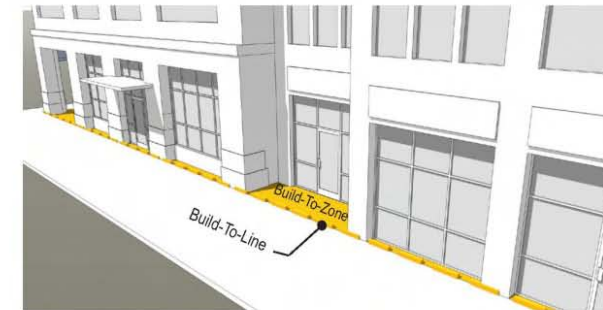


Figure 210-17.

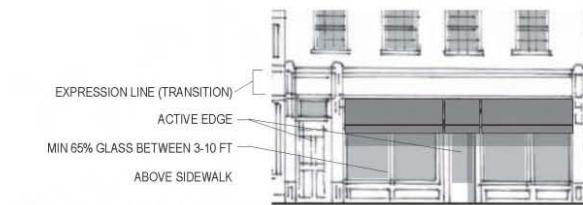


Figure 210-18. Storefront requirements

Infrastructure Funding Solutions

- RRIF – Railroad Rehabilitation & Improvement Financing
- TIFIA – Transportation Infrastructure Finance and Innovation Act
- PIF - Pilot Incremental Financing
- TIF – Tax Incremental Financing
- Infrastructure Banks
- EB-5 International Capital
- Infrastructure Lottery Program
- Re-Patriotization of Offshore \$\$
- New Markets Tax Credits
- State and Federal Grants
- Parking Revenues
- Federal Tax Credit Programs
- FTA Small Starts
- New Starts
- Tiger Grants
- CDBG Grants

Transit Oriented Development

Once a Niche Market, Now the Mainstream Market





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