



January 4, 2024

Village of Mamaroneck – Board of Trustees
Village Hall
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Re: Hunter Tier All-Affordable Housing Development - Village of Mamaroneck

Dear Mayor Torres and the Board of Trustees:

In seeking to develop an affordable housing project at the Hunter Tier site, the Village of Mamaroneck has shown leadership and courage in addressing the myriad and difficult challenges posed by expanding affordable housing in the Village. Washingtonville Housing Alliance (“WHA”), a community-based nonprofit, and its parent organization, Westhab Inc., the leading non-profit affordable housing developer in Westchester County, stand ready to shepherd this effort in partnership with the Village of Mamaroneck, and to create a model for affordable housing development that will become an integral and symbiotic part of the community.

WHA is extremely proud of the Hunter Terrace proposal that our organization submitted on October 23, 2023, including the beautiful and sustainable building design. The proposal demonstrated our uniquely local knowledge of the Village of Mamaroneck, as well as our extensive regional development and management expertise, resources, and financial capacity.

We received feedback from Village Officials during our Presentation to the Board of Trustees on November 15, 2023. The Board of Trustees were extremely complimentary of WHA as an organization and our proposal both during and after the Presentation.

Please find below a few changes to our proposal resulting from the feedback we received during that presentation.

10/23/23 RFP Submission (Original)

Parking - 122 parking spaces

- 1st Floor - 52 parking spaces at grade for public/community use
- Cellar Parking Level – 70 parking spaces for residents

*Per the Village’s Memo issued in 2019 that was provided as part of the RFP, significant emergency repairs are needed at the Hunter Tier parking lot. The parking lot is structurally unsound and a significant number of parking spaces are unusable due to safety concerns. The parking lot has likely deteriorated considerably in the past 4 years since that Memo was prepared, and the cost to repair will have increased significantly as well as a result of further deterioration and construction cost increases over that time.

Acquisition Scenario

- Of the \$5,000,000 acquisition price, the Village of Mamaroneck would keep \$3,528,125 as the purchase price for the property, and reinvest the remaining \$1,471,875 into the Project to fund the construction of the community parking deck.*

1/4/24 RFP Submission (Revised)

After receiving feedback, we are prepared to add an entire additional level of parking for public use to meet the community's needs.

Parking – 170 parking spaces

- **103** parking spaces for public/community use (an additional 51 spaces)
 - o 1st Floor - 52 parking spaces at grade for public/community use
 - o Cellar Parking Level – 51 parking spaces for public/community use and 3 parking spaces for resident use.
- Sub-Cellar Parking Level - 67 parking spaces for residents

Acquisition Scenario

- Of the \$5,000,000 acquisition price, the Village of Mamaroneck would keep \$437,225 as the purchase price for the property, and reinvest the remaining \$4,562,775 into the Project to fund the construction of the community parking levels.
 - o The cost to build the sub-cellar parking level is significantly more expensive than the other two levels because the construction will likely require significant rock excavation and support of excavation (SOE), as well as building the interior parking ramp, a fire suppression system, and a mechanical exhaust system.
 - o The Village will maintain all proceeds from the public/community parking, without the burden of maintaining the lot, which will now be done by WHA.

By creating an additional, subterranean parking level, Hunter Terrace can deliver the additional parking that is requested, while maintaining the beautiful and contextual aesthetic proposed, and all of the green and sustainable features that will make this development an incredible addition to our community.

Fire Department - Following our presentation at the Fire Council Meeting on December 27, 2023, WHA received a letter from the Village of Mamaroneck Fire Department dated January 3, 2024 listing the Council's official comments/concerns. While the comments were not necessarily specific to our proposal, we reviewed the comments with our Architect, and feel that many, if not all, of these concerns can be addressed during the entitlements, approvals, and State Environmental Quality Review Act (SEQR) processes should our team be designated as the Village's Developer. We look forward to working with the Fire Council throughout the design and construction process once the project gets underway.

Sincerely,



Richard Nightingale
President & CEO
Washingtonville Housing Alliance, Inc.
c/o Westhab, Inc.

Zoning Analysis and Calculations

ZONING REFERENCE	ZONING ITEMS	ALLOWABLE/REQUIRED	PROPOSED	COMPLIANCE
USE				
342-50 (A)(4) 342-50 (B)(3)	USE	COMMERICAL/ RESIDENTIAL WITH SPECIAL PERMIT	MULTIFAMILY WITH COMMERICAL	COMPLIES WITH SPECIAL PERMIT
DENSITY				
342-50 (B)(6) 342-103(A)	AFFORDABLE HOUSING	5-10 UNITS 0 1 FAHU 11-20 - 2 FAHU 21 or more units: 10% of units rounded up to the nearest whole number	100%	COMPLIES
342-50 (F)(3) 342-103(A) 342-103(B)	FAR W/ AFFORDABLE UNIT BONUS	2.50 40,030*2.50=1000,75	2.13 85,260 GSF	COMPLIES
342-50 (F)(1)	SITE AREA	UP TO 60,000 if per Article XV of Section 342	40,030	COMPLIES
342-50 (F)(2)	Min unit count	5	77	COMPLIES
342-104(B)	MIN GROSS AREA/UNIT	1) Efficiency: 450 sqft. (2) One bed: 650 sqft. (3) Two bed: 850 sqft. (4) Three bed: 1,100 sqft. +1 1/2 baths.	1) Efficiency: 450 sqft. (2) One bed: 650 sqft. (3) Two bed: 850 sqft. (4) Three bed: 1,100 sqft. +1 1/2 baths.	COMPLIES

BUILDING HEIGHT AND BULK				
342-50 (4) 342-103(B)	MAX STORIES	6 if per Article XV of Section 342	6	COMPLIES
342-50 (4) 342-103(B)	MAX HEIGHT	6 if per Article XV of Section 342	60' To top of roof	COMPLIES

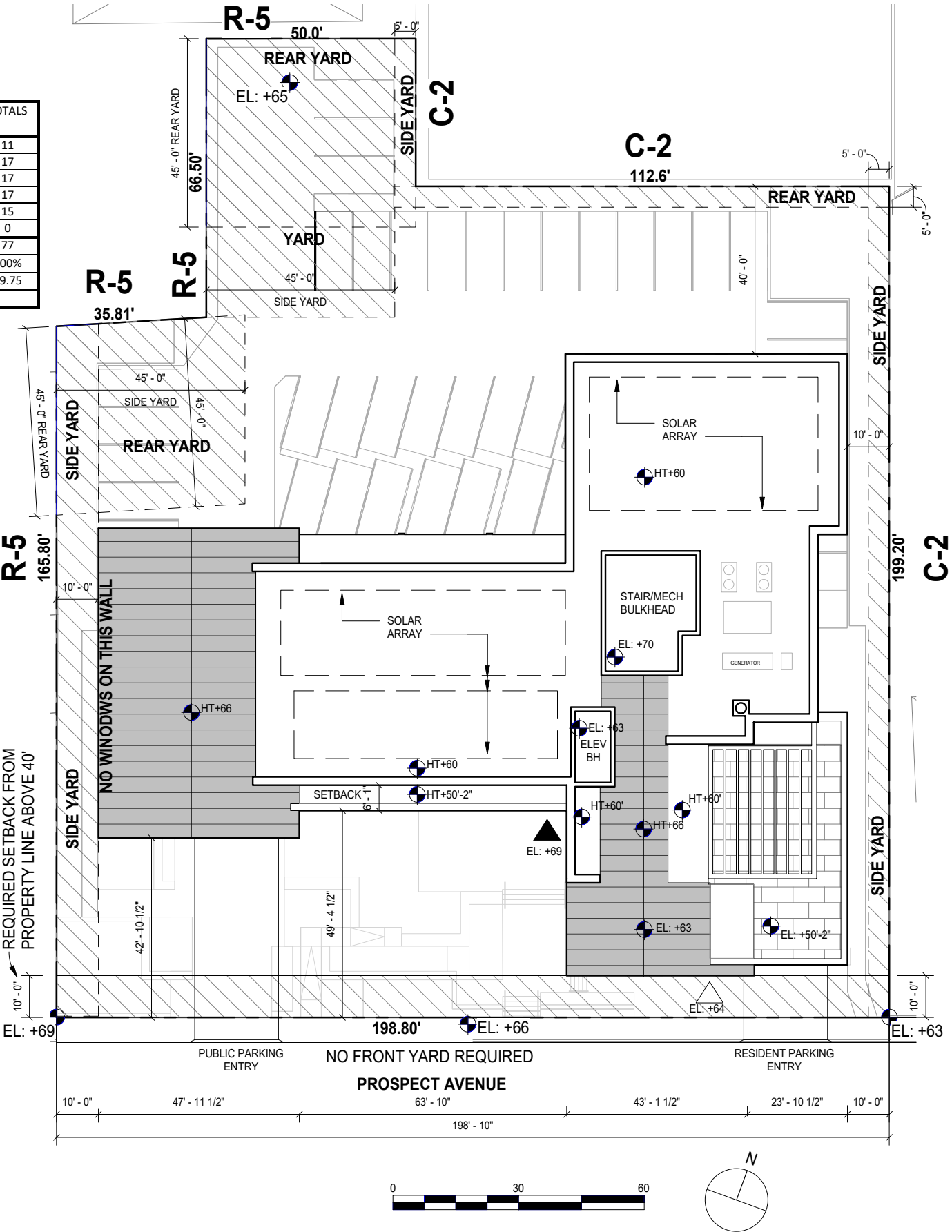
YARDS AND SETBACKS				
ADD SECTION	REQ YARDS: FRONT	NONE	10'	COMPLIES
342 Attachment 3	REQ YARDS: MIN REAR	5'(OR 45' IF COINCIDES WITH RESIDENTIAL DISTRICT)	VARIES SEE PLAN	COMPLIES
342 Attachment 3	REQ YARDS: MIN SIDE(EACH)	5'(OR 45' IF COINCIDES WITH RESIDENTIAL DISTRICT)	YARD REDUCED TO TO LESS THAN 10', PROVIDE THERE ARE NO OPENINGS IN ALL WALL FACING ADJOINING RESIDENTIAL DISTRICT	COMPLIES
342 Attachment 3	INITIAL SETBACK	THE PORTION OF THE BUILDING ABOVE 40' MUST BE SETBACK 10' MIN FROM FRONT LOT LINE	BUILDING SETBACK 10'	COMPLIES
	MIN 50' SETBACK TO MEAN HIGH WATER LINE OF LONG ISLAND SOUND	50'	~575'	COMPLIES
	PROPERTY IS NOT WITH THE TOD OVERLAY	RESTRICTIONS PER TOD REQ.	PROPERTY IS NOT WITH THE TOD OVERLAY	COMPLIES

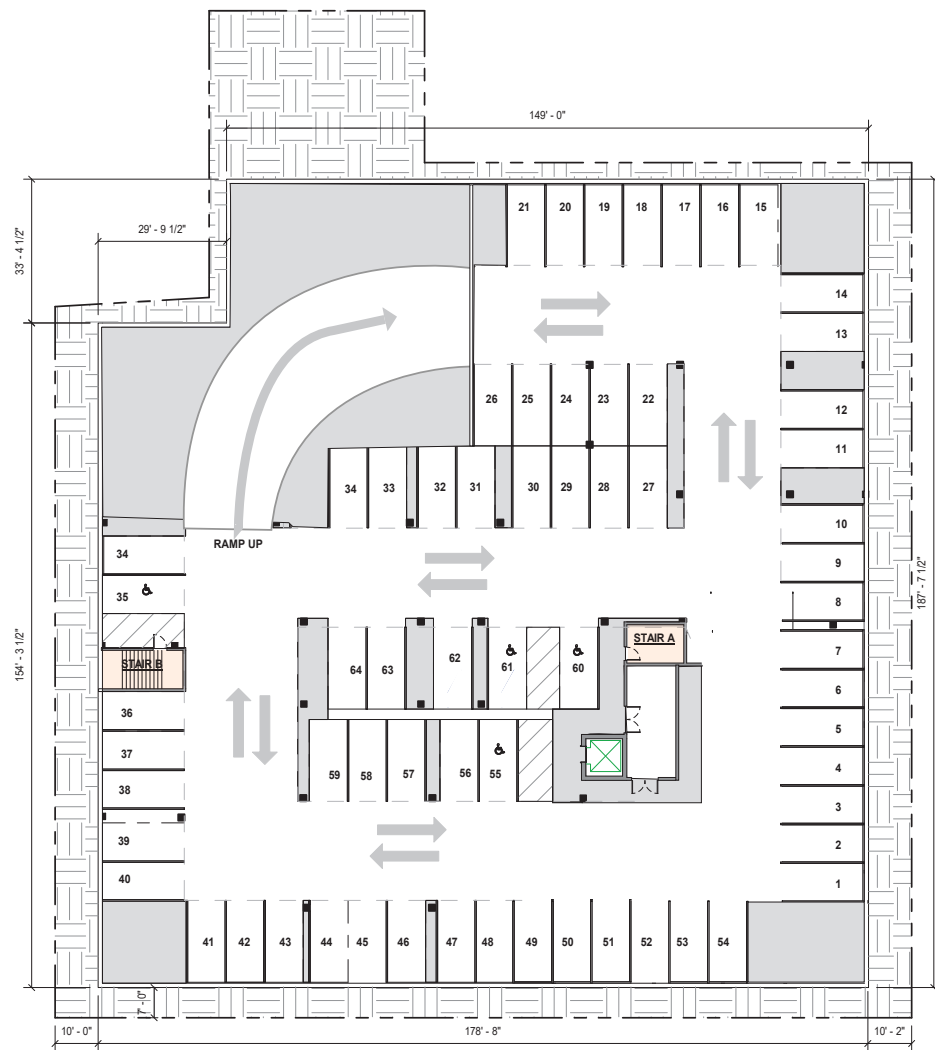
OFFSTREET PARKING					
342-56(A)	PARKING RESIDENTIAL UNITS				
	UNIT TYPE	RATIO	UNIT COUNT	REQUIRED	PROPOSED
	STUDIO	.75 SPACE PER DU	11	8.25	
	1 BEDROOM	.75 SPACE PER DU	26	19.5	
	2 BEDROOM	.75 SPACE PER DU + 1/4" SPACE PER ADDITIONAL BEDROOM	32	32	
	3 BEDROOM	.75 SPACE PER DU + 1/4" SPACE PER ADDITIONAL BEDROOM	8	10	
		TOTAL SPACES	77	69.75	70
	OFFICE	1 PER 250SF BELOW 3,500	2370 /250 =	9.48	10
	PUBLIC USE	N/A			90
			TOTAL SPACES PROVIDED		170
342-57	OFFSTREET LOADING	OFFICE: 1 for the first 10,000 square feet of gross floor area, ..., except that no berths are required for buildings of less than 5,000 square feet of gross floor area	NONE PROVIDED COMMERICAL AREA 2370 < 5,000		COMPLIES

BLDG HT	PARKING			GSF AREA		FAR
	ABOVE GRADE	BELOW BLDG	BELOW GRADE	RESIDENTIAL GSF	COMMERICAL GSF	
RF	60.0'					
*6TH FLOOR	50.0'			12,950		0.32
5TH FLOOR	40.2'			15,810		0.40
4TH FLOOR	30.4'			16,810		0.42
3RD FLOOR	20.6'			16,810		0.42
2ND FLOOR	10.8'			16,810		0.42
*1ST FLOOR	0.0'	13,100	10,350	2,600	2,370	0.12
CELLAR	-11		30,909	1,100		
SUBCELLAR	-20		30,909			
TOTALS		85,268		82,890	2,370	2.13
		GSF PROPOSED		85,260		
		FA PROPOSED		2.13		
				GSF PERMITTED		100,075
				FA PERMITTED		2.5

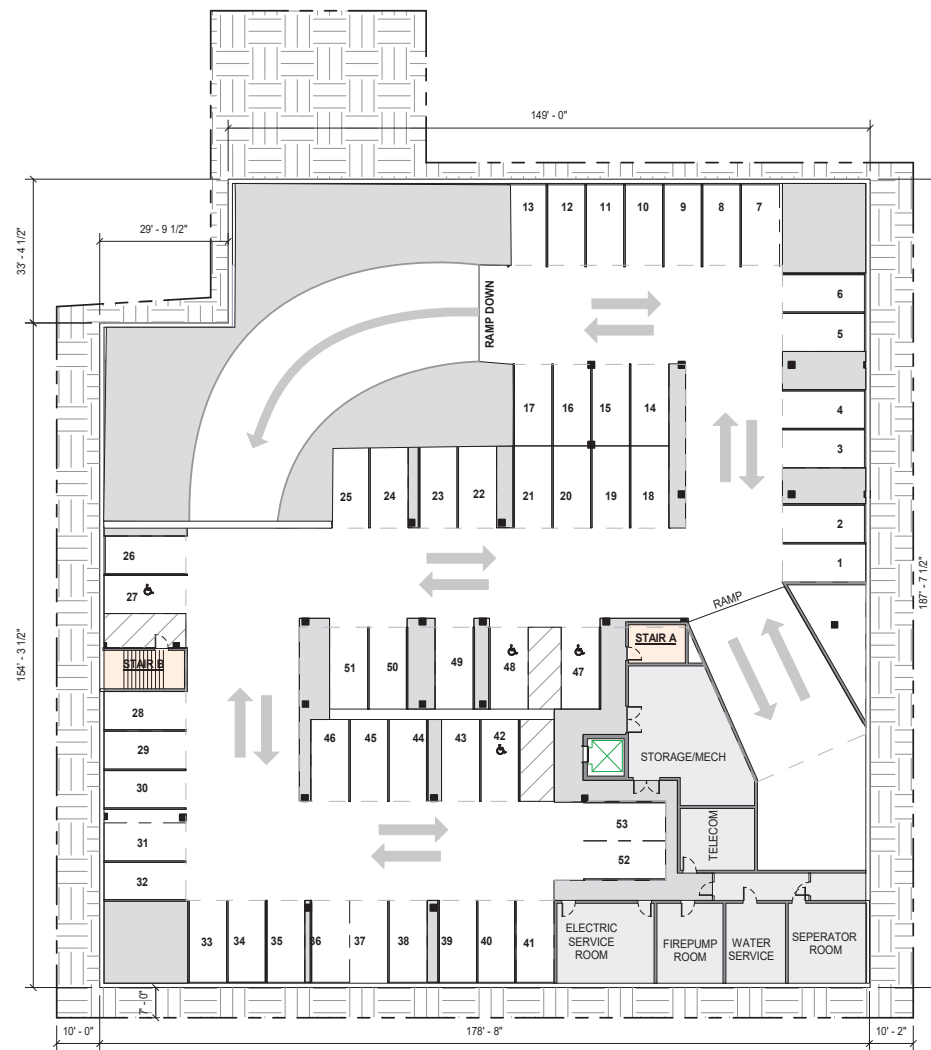
ZONING DATA	
ZONE	C-2
SECTION	9
BLOCK	7
LOT	281
LOT AREA	40,030

LEVEL	UNIT TYPE				TOTALS
	0 BED	1 BED	2 BED	3 BED	
6TH FLOOR	2	3	5	1	11
5TH FLOOR	4	4	8	1	17
4TH FLOOR	2	6	7	2	17
3RD FLOOR	2	6	7	2	17
2ND FLOOR	1	7	5	2	15
1ST FLOOR	0	0	0	0	0
TOTAL	11	26	32	8	77
UNIT PERCENTAGE:	14%	34%	42%	10%	100%
REQ PARKING	8.25	19.5	32	10	69.75
AVERAGE UNIT SIZE	450	650	875	1100	

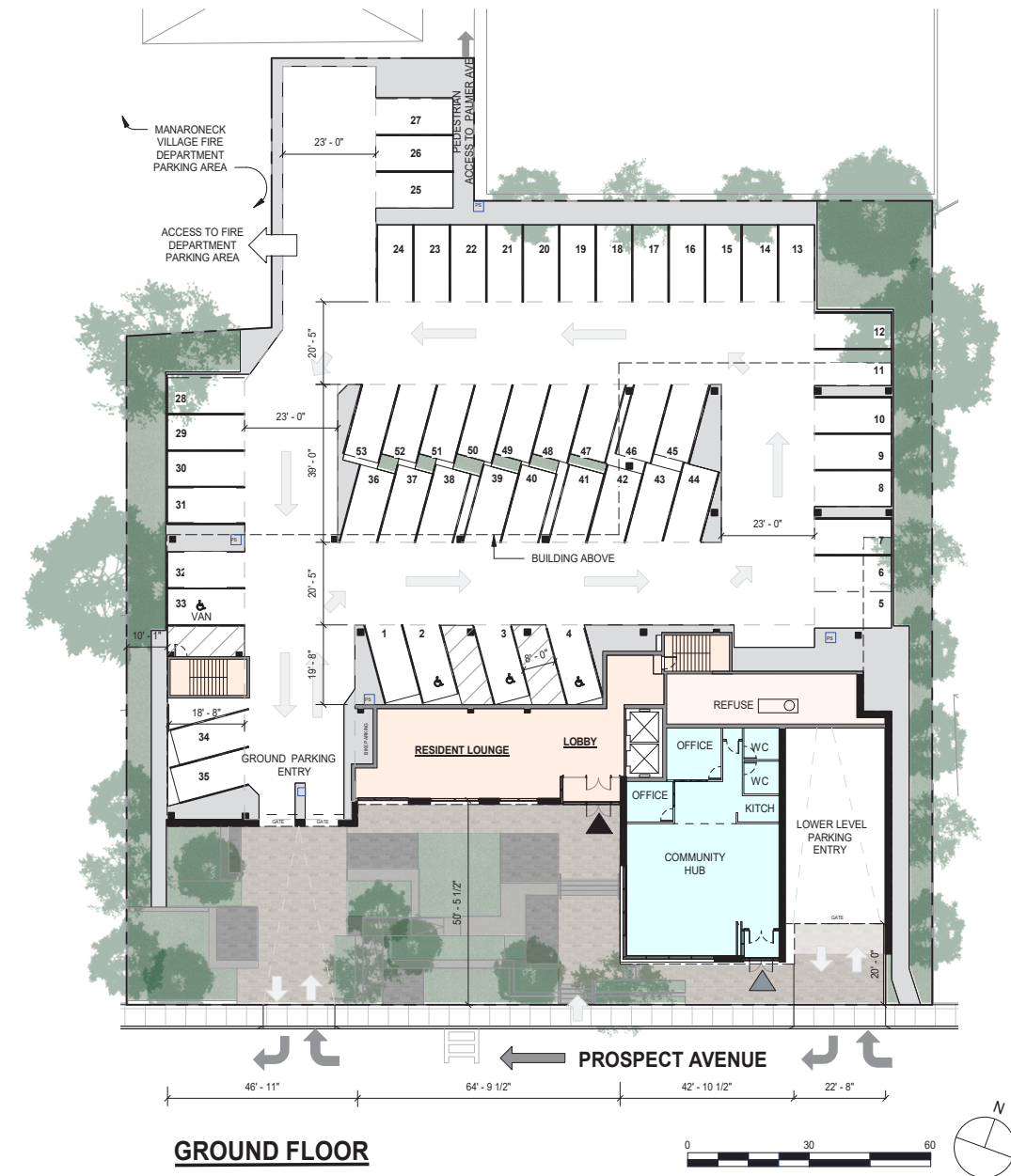




PARKING SUBCELLAR LEVEL
64 SPACES



PARKING CELLAR LEVEL
53 SPACES



GROUND FLOOR
53 SPACES

TOTAL AVAILABLE PARKING
53 SPACES - GROUND FLOOR
53 SPACES - CELLAR
64 SPACES - SUBCELLAR
170 SPACES

