



# HUNTER TERRACE

January 19, 2024

Hunter Tier All-Affordable Mixed-Use Development Village of Mamaroneck

WASHINGTONVILLE HOUSING ALLIANCE | WESTHAB | MARVEL



## MEETING THE MOMENT



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### Creating an all-affordable housing development that will:

- Rebuild the parking lot at no cost to the Village.
- Address the goals of the Village's Comprehensive Plan to support a sustainable, multi-cultural, multigenerational, mixed-income community.
- Be a model for resilient housing.
- Create high quality, attractive housing that meets the needs of our local workforce.

## DEVELOPMENT TEAM



*Winning combination of WHA's deep local knowledge and Westhab's substantial development expertise, resources, and financial capacity*

### Washingtonville Housing Alliance, Inc. (WHA)

- Only housing non-profit focused solely on the Village of Mamaroneck.
- Mission to preserve and enhance the quality of life for low- and moderate-income residents of the Village.

### Westhab, Inc.

- Largest non-profit affordable housing developer in Westchester County.
- Built, rehabbed, or financed approx. 1,500 units of affordable, supportive and transitional housing with a total investment of over \$458 Million.
- Formed alliance with WHA in 2014 to promote and sustain diverse, multi-generational, mixed-income communities.



## DEVELOPMENT TEAM

**Marvel** – Project Architect and Landscape Architect

**Community Resource Center** – Co-Operator of the Community Hub

**Bright Power** – Sustainability Consultant

**Lasberg Construction Associates (LCA)** - General Contractor

**JMC Site Development Consultants** - Civil Engineer

**Cityscape Engineers** - Structural Engineer

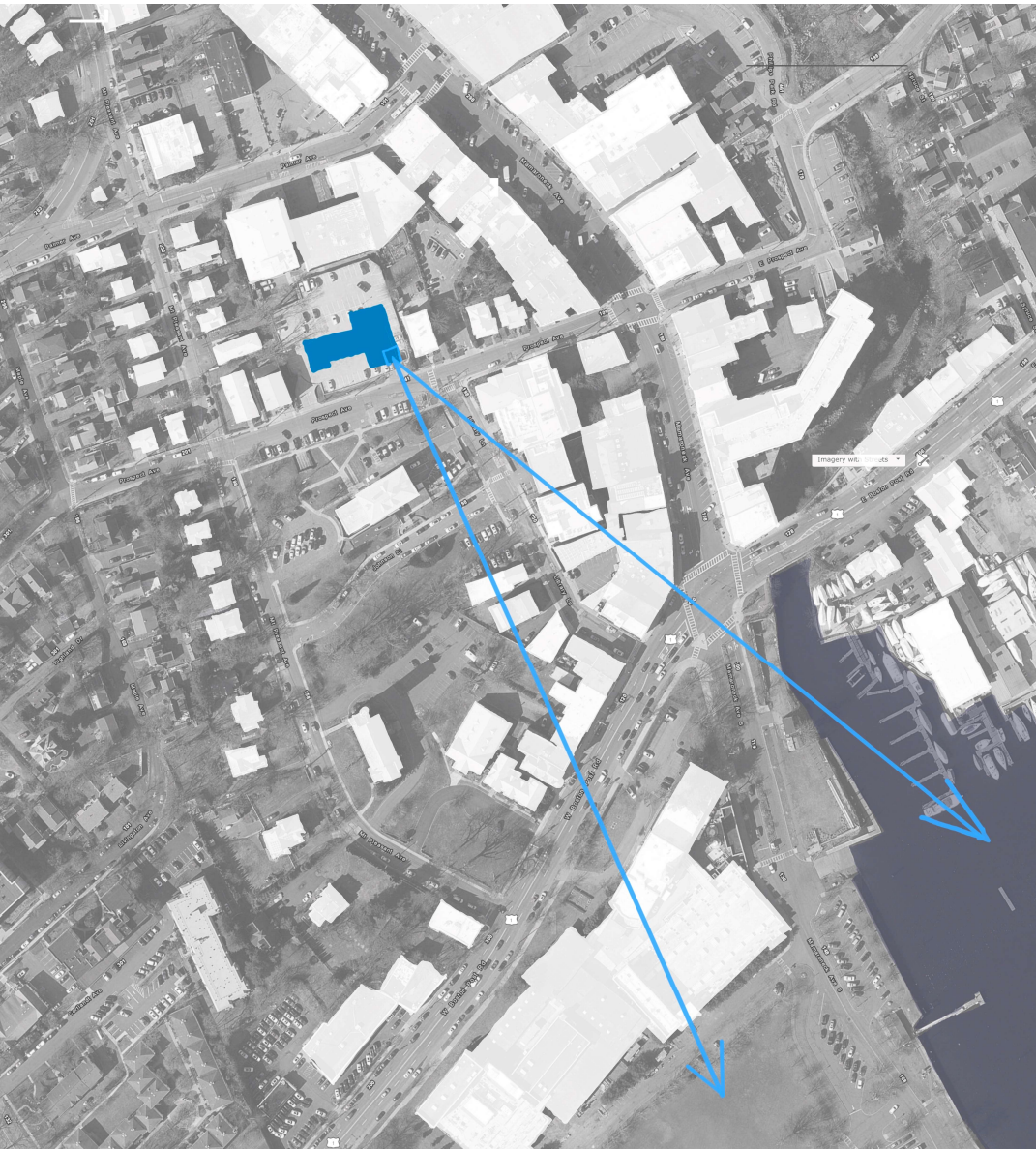
**VHB** – Environmental Engineer

**Nixon Peabody** – Real Estate Transaction Counsel

**Karoff Consulting** - Project Advisor





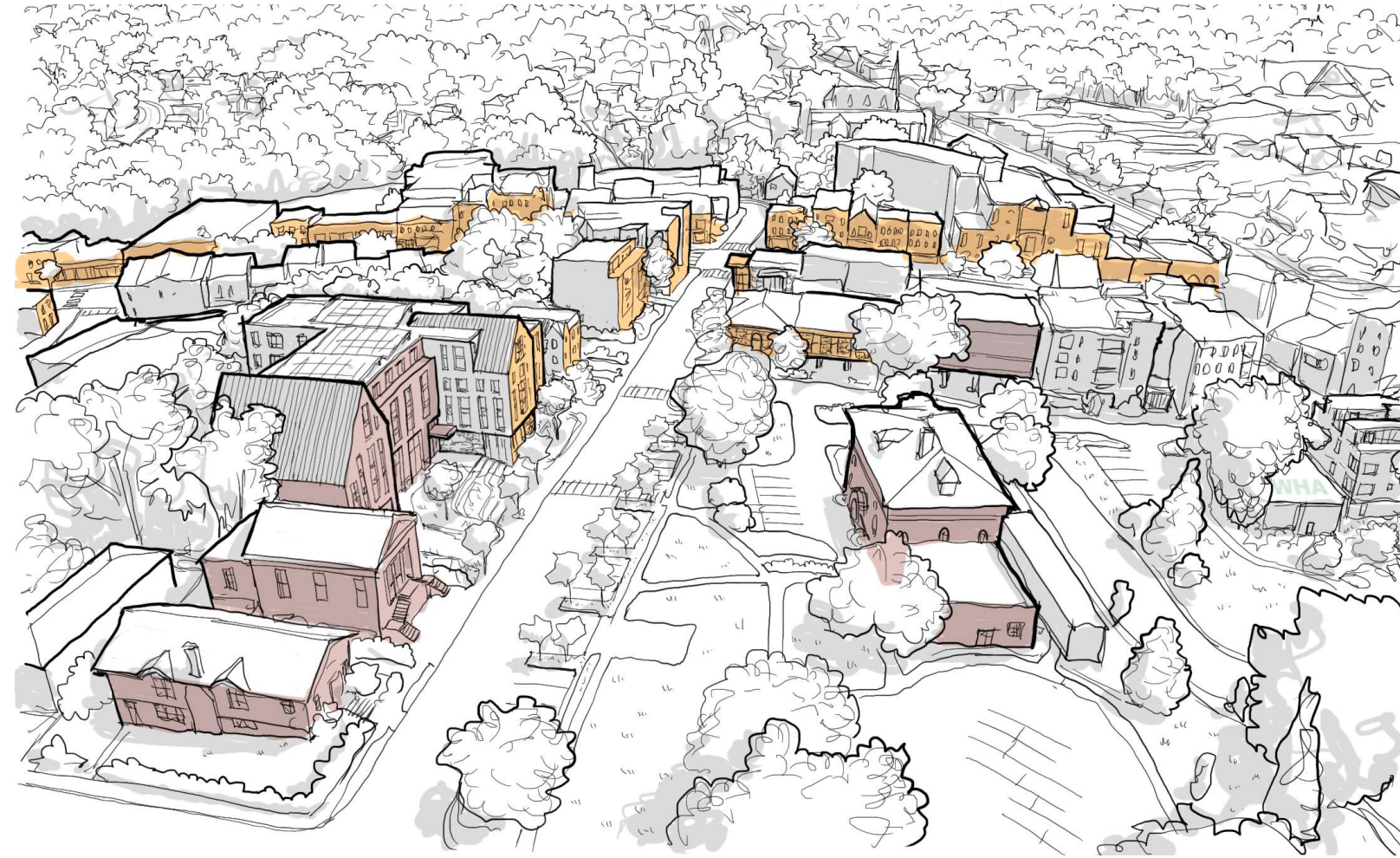


## SITE





## SITE/FABRIC



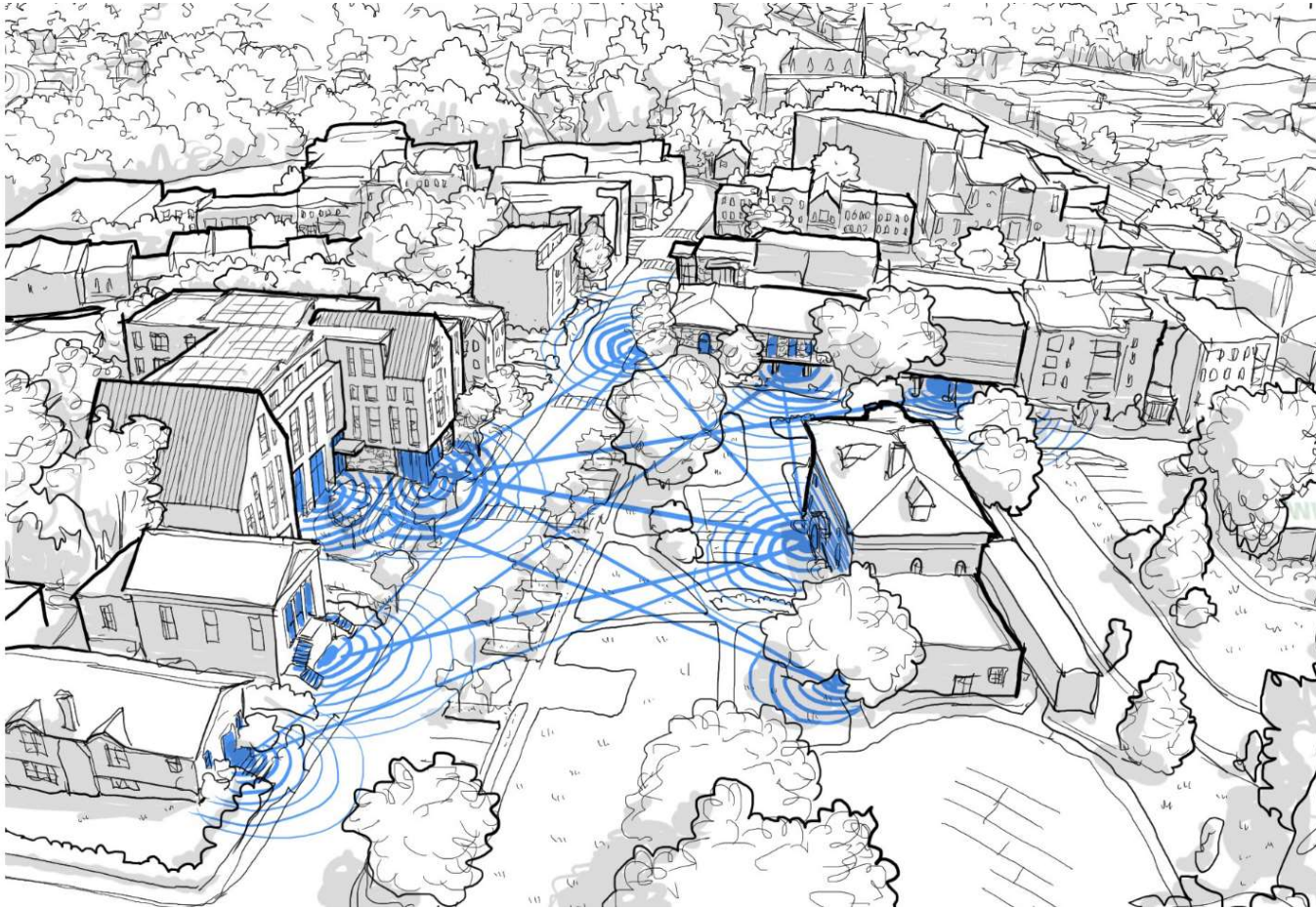


## VILLAGE GREEN





## CONNECTIVITY



Mamaroneck Library



Mamaroneck Municipal Building



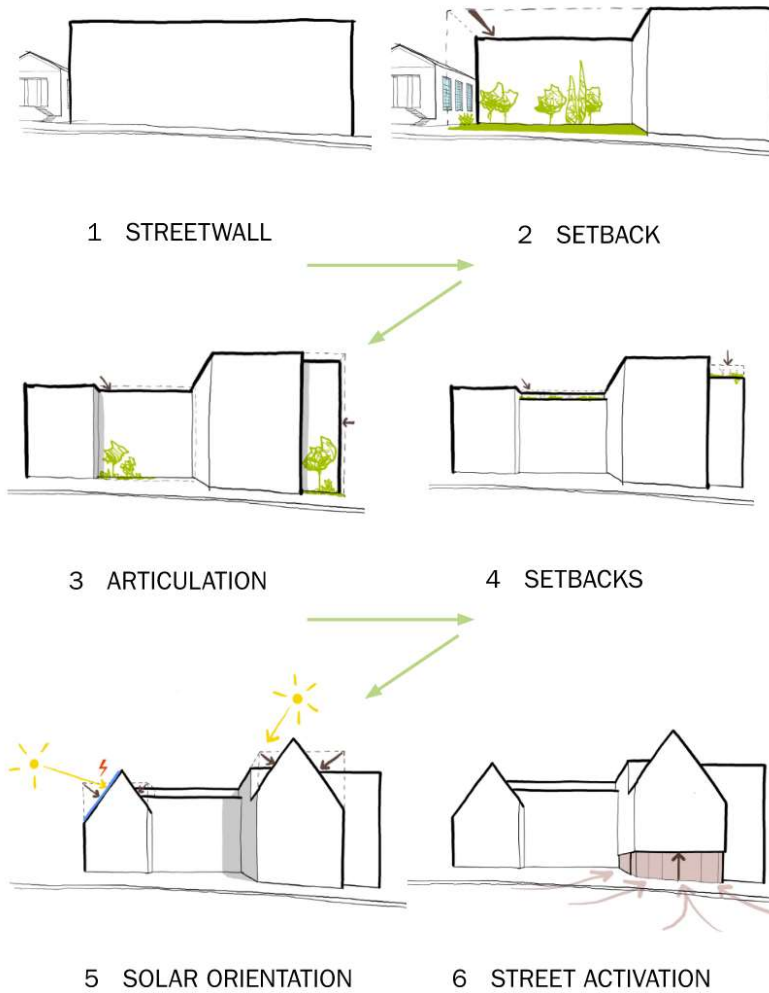
Historic Town Hall,  
American Legion Station 93



Emilin Theater



## SCALE AND ARTICULATION



## MATERIAL PALETTE





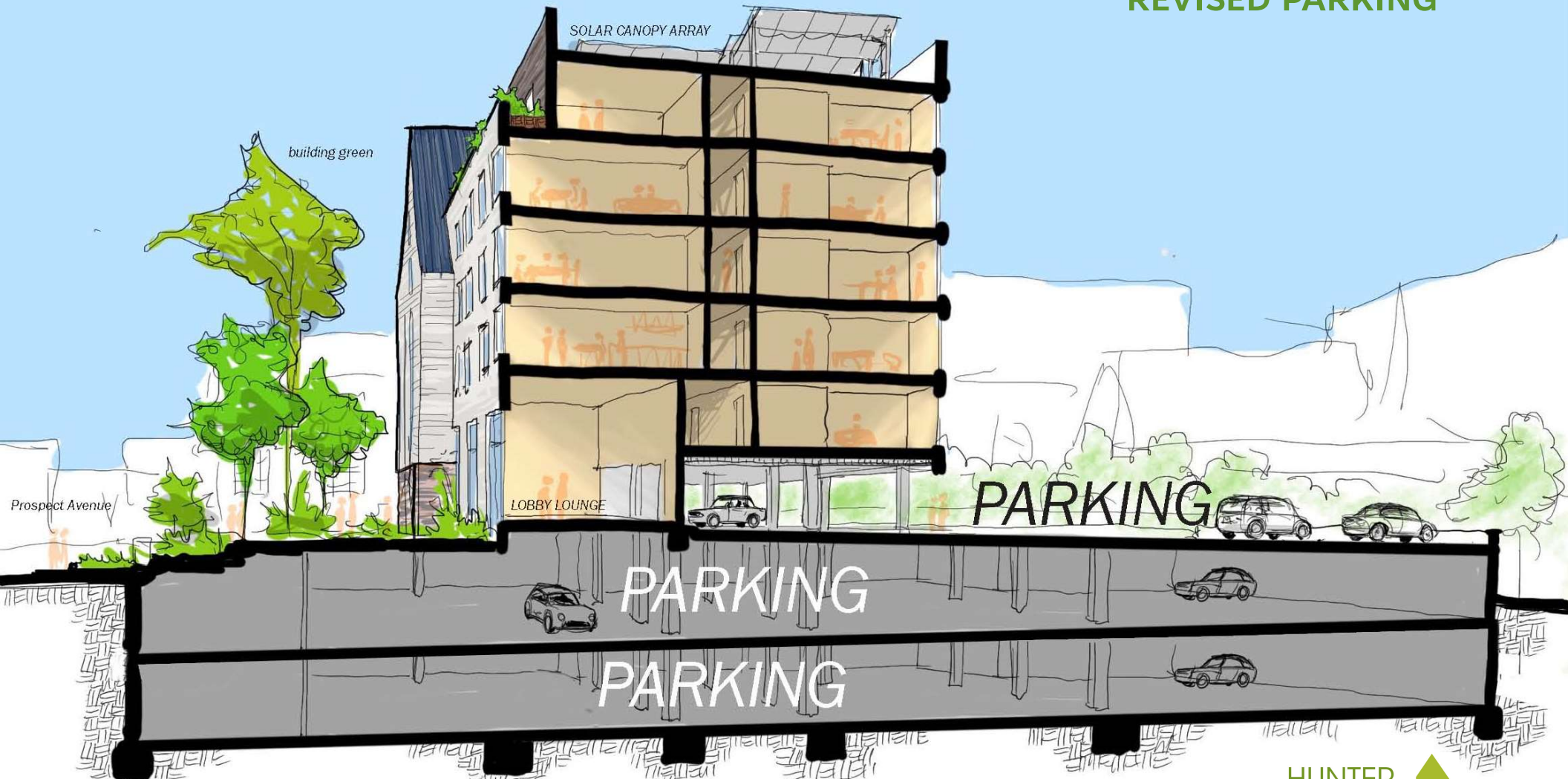


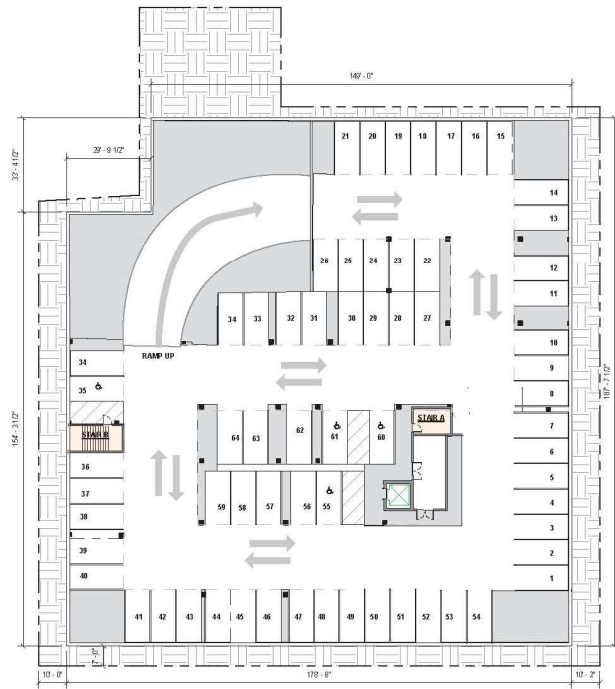


## ORIGINAL PARKING

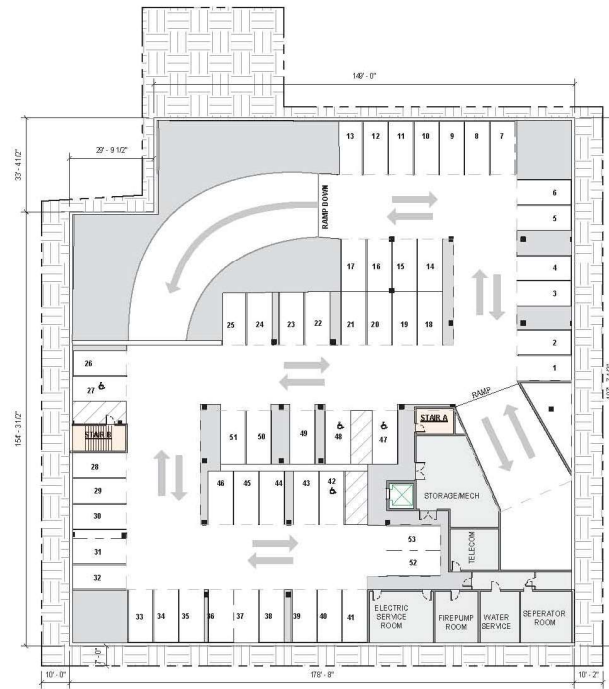


## REVISED PARKING

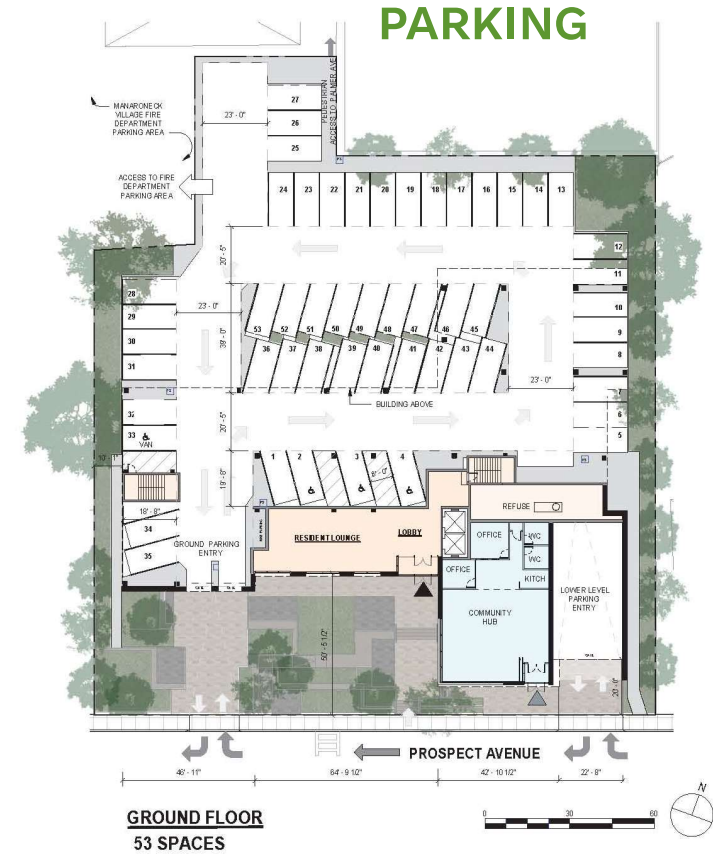




**PARKING SUBCELLAR LEVEL**  
64 SPACES



**PARKING CELLAR LEVEL**  
53 SPACES



**GROUND FLOOR**  
53 SPACES

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



## SUSTAINABILITY GOALS



Sustainable  
Energy  
Consumption



Robust  
Building  
Envelope



Low  
Flow  
Fixture



Reduce  
Storm Water  
Runoff



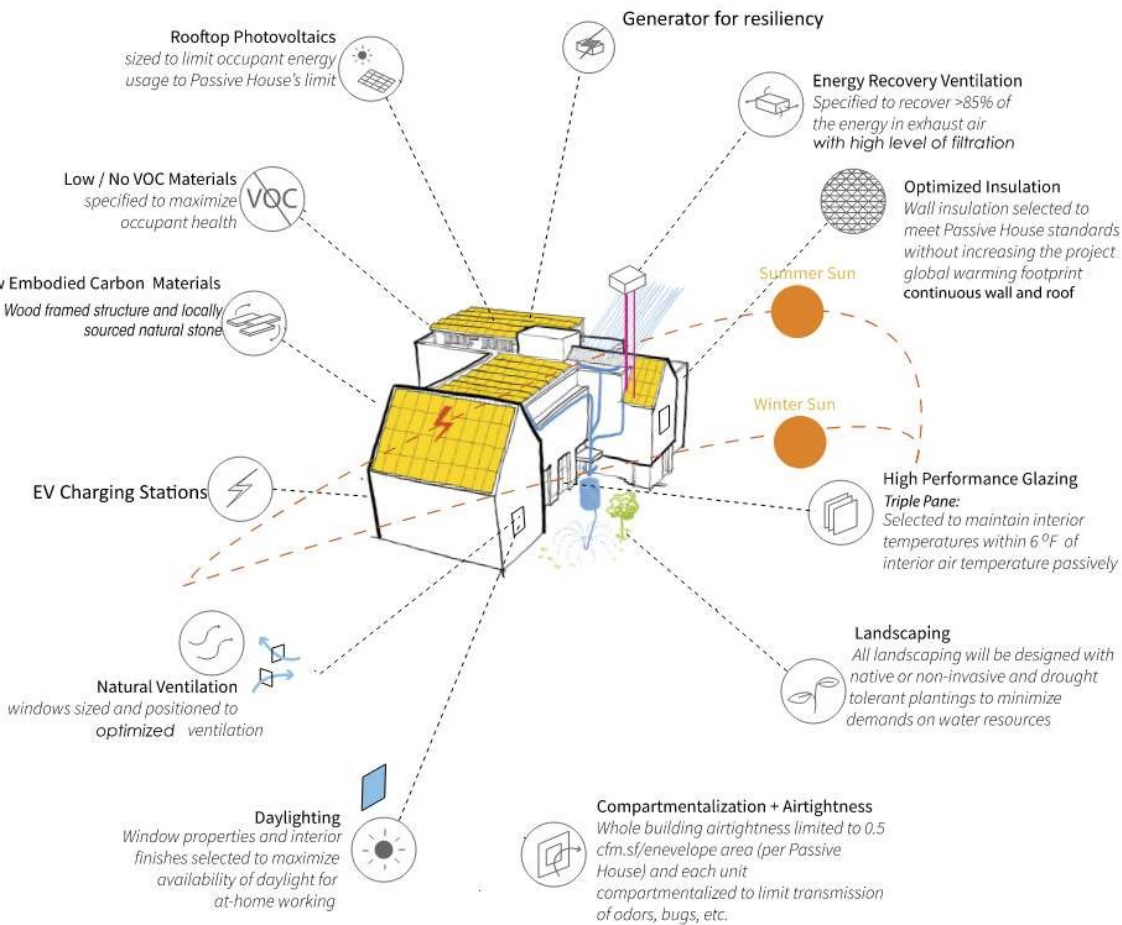
Solar Panel  
Installation



Vehicle  
Charging  
Stations



## SUSTAINABLE ELEMENTS









## UNITS AND PROGRAM

### UNIT MIX (77 UNITS)

STUDIOS	14% (11 UNITS)
1 BEDROOMS	34% (26 UNITS)
2 BEDROOMS	42% (32 UNITS)
3 BEDROOMS	10% (8 UNITS)



MEDICAL ASSISTANT

Northwell Health

\$39,290 / year  
40% of AMI



ADMINISTRATIVE  
ASSISTANT

Westchester Day School

\$55,000 / year  
60% of AMI



ASST. BUILDING  
INSPECTOR

Mamaroneck Building  
Dept

\$77,265 / year  
80% of AMI

### Units at AMI level

UNIT SIZE Unit Count	30% AMI 16 units	40% AMI 6 units	50% AMI 6 units	60% AMI 32 units	80% AMI 16 units
Studio	\$771	\$1,028	\$1,285	\$1,542	\$2,056
1BR	\$825	\$1,101	\$1,376	\$1,651	\$2,202
2BR	\$991	\$1,322	\$1,652	\$1,983	\$2,644
3BR	\$1,145	\$1,527	\$1,908	\$2,290	\$3,054

\* plus 1 Super Unit



## COMMUNITY HUB



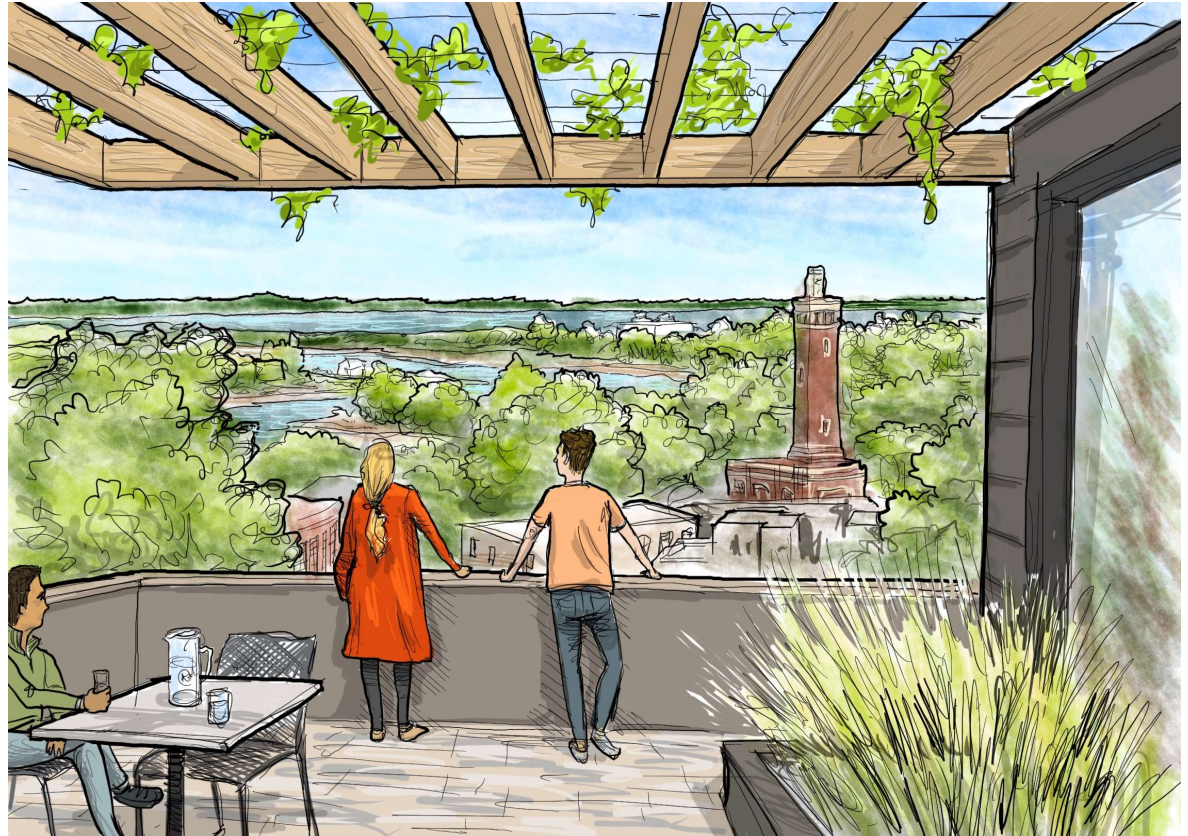
**COMMUNITY  
RESOURCE  
CENTER**



- Community Services programming to be provided by CRC and WHA
- Centrally located meeting space for community programs, services, events.
- Available to building residents and the community.
- Fully powered by generator for heat and cooling.
- Community HUB can serve as refuge for community during flooding or other emergency events.

## AMENITIES

- ROOFTOP INDOOR/ OUTDOOR SPACE
- GROUND FLOOR RESIDENT MULTIPURPOSE SPACE
- ON-FLOOR LAUNDRY ROOMS
- FREE WIFI ACCESS THROUGH OUT BUILDING
- BIKE PARKING FOR THE RESIDENTS AND COMMUNITY
- ONSITE PARKING







## BENEFITS TO THE VILLAGE – PROGRAM

- 77 high-quality, energy efficient, affordable apartments
- New multi-purpose Community Hub operated by WHA and the Community Resource Center (CRC)
- ***UPDATED: 170 parking spaces*** – 103 public parking spaces and 67 residential spaces.
- Designed to achieve Passive House standards, creating a highly sustainable and eco-friendly building.
- Expansive landscaped terrace for front yard to welcome residents and visitors to the building



## BENEFITS TO THE VILLAGE – FINANCIAL

- The Village will receive an acquisition price, which will be partially re-invested for the cost of building the public parking.
- Metered public parking will generate revenue for the Village without the cost of having to maintain or insure the parking lot.
- Project will generate new annual revenue for the Village in the form of property taxes.
- Benefit for local small businesses and the overall economic impact of workforce housing.





## BENEFITS TO THE VILLAGE – LEADING BY EXAMPLE

### Creating an all-affordable housing model that will:

- Address the affordable housing crisis in Westchester County and across NY State.
- Set the standard for affordable and resilient housing.
- Create an investment in the future that the Village can be proud of.







**THANK YOU**