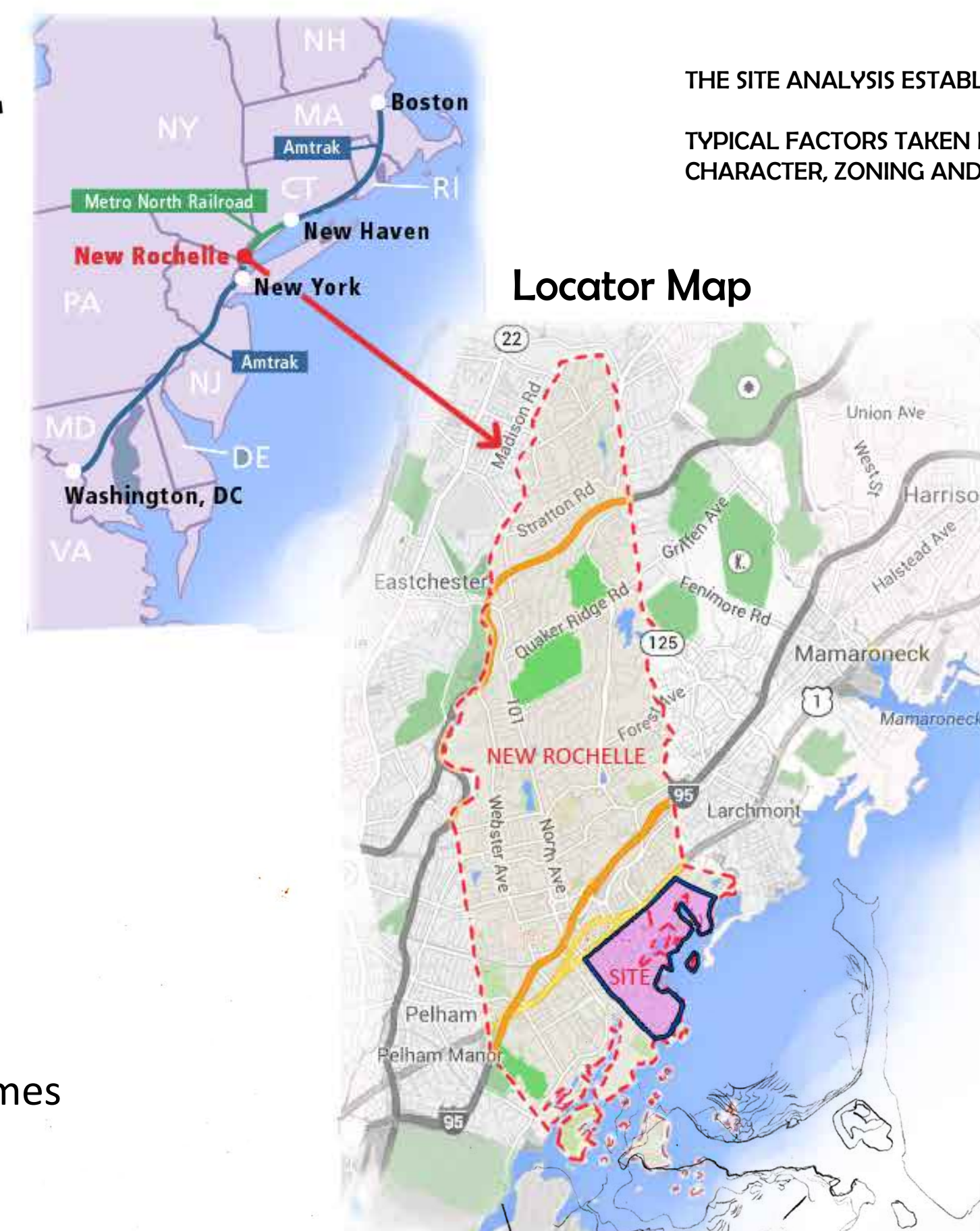


# URBAN RENEWAL | NEW ROCHELLE, NEW YORK

## Site Analysis & Inventory

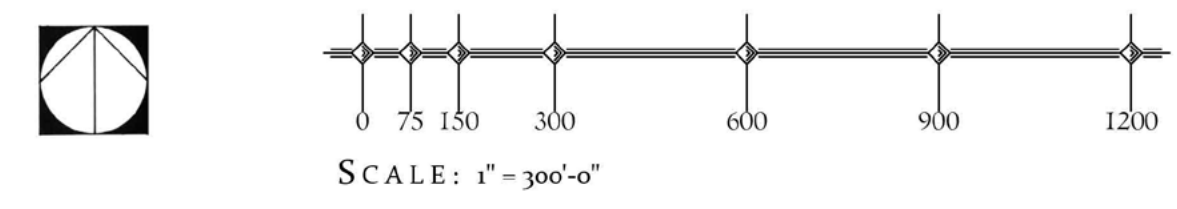
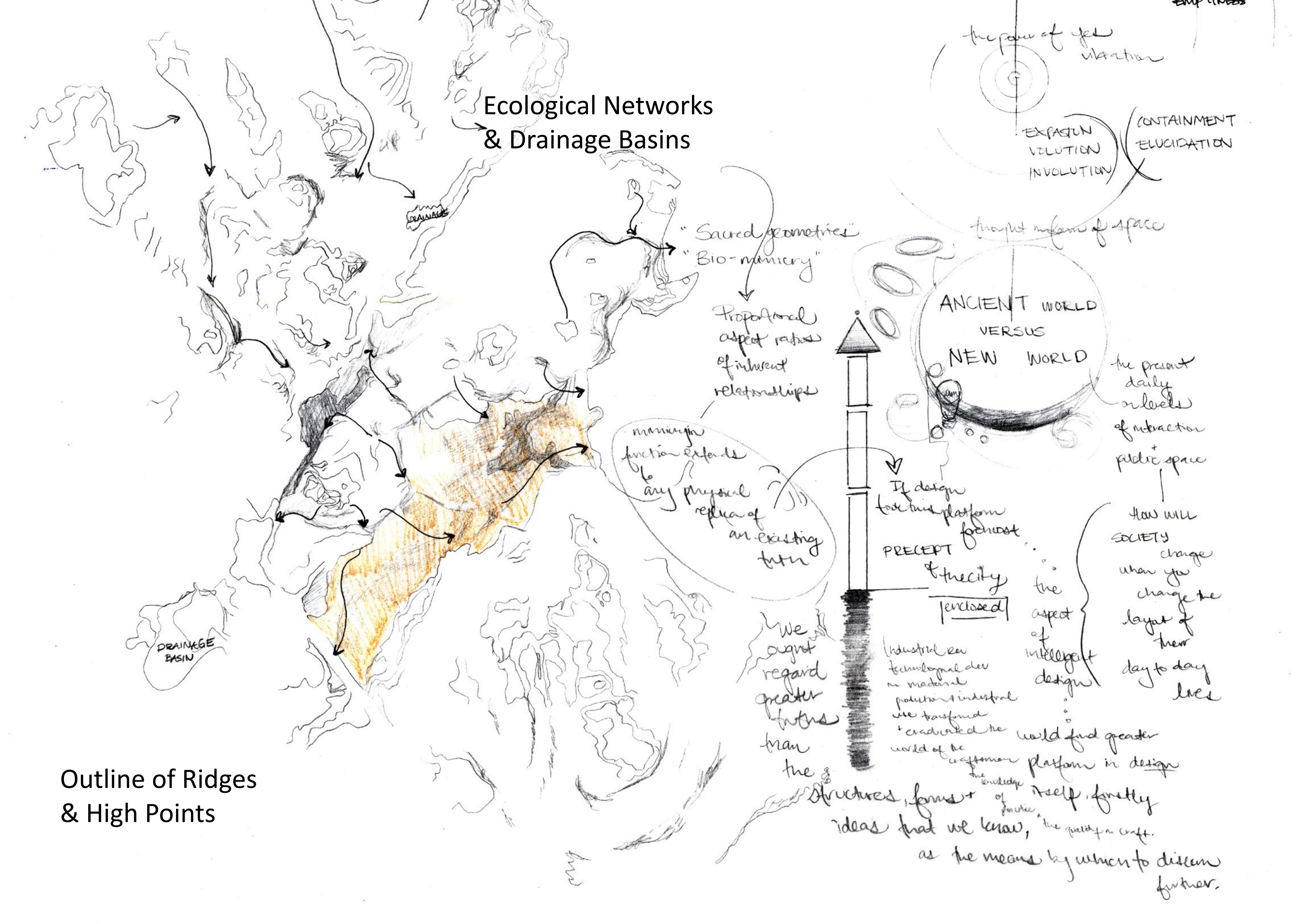


THE SITE ANALYSIS ESTABLISHED THE EVENTUAL DERIVATION OF THE DESIGN IN ITS FORM AND ITS FUNCTION.  
TYPICAL FACTORS TAKEN INTO ACCOUNT WERE: EXISTING ARCHITECTURAL ELEMENTS, OVERALL SURVEY OF BUILDING CHARACTER, ZONING AND BUILDING USAGES, AND ROAD HIERARCHY.

FACTORS TAKEN INTO ACCOUNT THAT WERE OF PARTICULAR RELEVANCE WERE: AREAS OF ECOLOGICAL IMPORTANCE AND/OR SENSITIVITY, ESTIMATED HYDROLOGIC FLOWS, DRAINAGE AREAS, RIDGELINE TOPOGRAPHY, ECOLOGICAL NETWORK PATHWAYS, & BEACH-FRONTAGE.

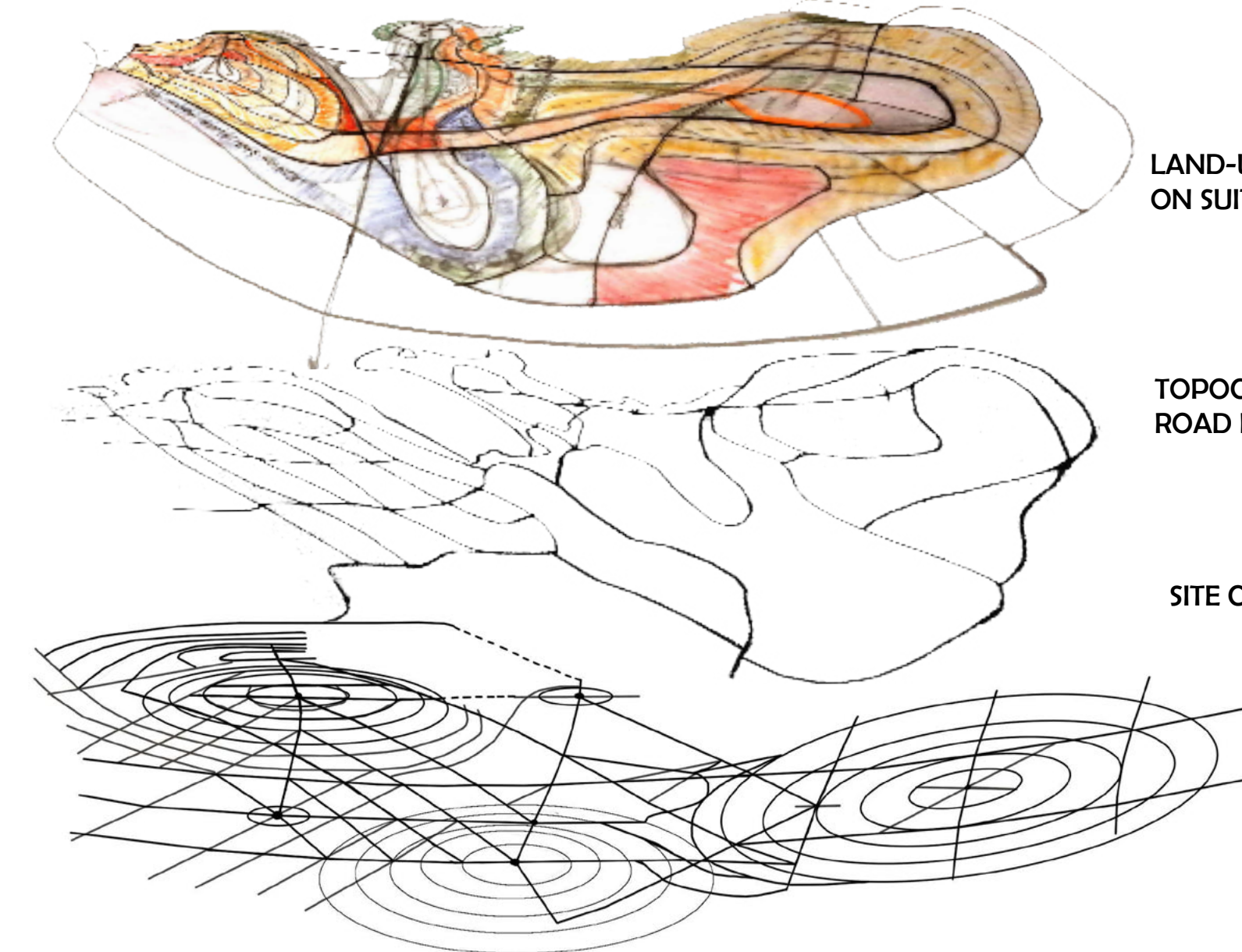
THE PREMISE FOR THE DESIGN IN THIS EARLY ANALYSIS PHASE WAS TO GAIN AN OVERALL UNDERSTANDING OF THE SITE AND HOW ITS UNDERLYING ENVIRONMENT FUNCTIONS. IN THIS WAY, THE PROSPECT OF A NEW DESIGN FOR THE NEW ROCHELLE WATERFRONT CAN FOLLOW THE EXISTING ECOLOGIC AND HYDROLOGIC NETWORKS ALREADY ENGRAINED IN THE LAND. THIS ENSURES THE ESSENTIAL 'SUITABILITY' OF APPLIED DESIGN, WITH THE OVERARCHING GOAL OF SUPPORTING SUSTAINABILITY.

IN THE EARLY CONCEPTS THAT CAME WITH THE SITE ANALYSIS STAGE, MANY CONJECTURES WERE FORMED AROUND THE QUESTION OF URBAN PLANNING IN THE SCOPE OF HISTORY AND HUMAN DEVELOPMENT. THOUGH SUCH QUESTIONS COULD NEVER BE ANSWERED DIRECTLY, THEY FORMED A FOCUS OF UNDERSTANDING OF THE BUILT ENVIRONMENT THAT BECAME A LENS WITH WHICH TO ENVISION ITS DESIGN. WITH THE FUNCTION OF THE LAND AND THE LIVELIHOOD OF THE PEOPLE SIMULTANEOUSLY SUPPORTING EACH OTHER, THERE IS UNITY IN THE CITY.



# URBAN RENEWAL | NEW ROCHELLE, NEW YORK

## Master Plan & Concept for Design



LAND-USE ORGANIZATION BASED ON SUITABILITY ANALYSIS  
 TOPOGRAPHICALLY-ORIENTATED ROAD LAYOUT  
 SITE GEOMETRIES



PEDESTRIAN BRIDGE INTERIOR

THE USE OF SUSTAINABLE ENVIRONMENTAL SYSTEMS IN DESIGNS FOR URBAN REGENERATION AND IN CITY DEVELOPMENT STRATEGY IS WHAT INSPIRES THIS DESIGN. THE CONCEPT OF THE ECHO BAY WATERFRONT URBAN RENEWAL AT NEW ROCHELLE IS TO CREATE A MIXED-USE, HIGH-DENSITY CORE THAT IS INTEGRATED WITH THE FUNCTIONS OF THE NATURAL LAND SYSTEMS AND PROMOTES CIVIC UNITY. **THUS THE OVERALL CONCEPT IS THAT OF TOTAL UNITY, PEOPLE TO PEOPLE AND PEOPLE TO LAND.**

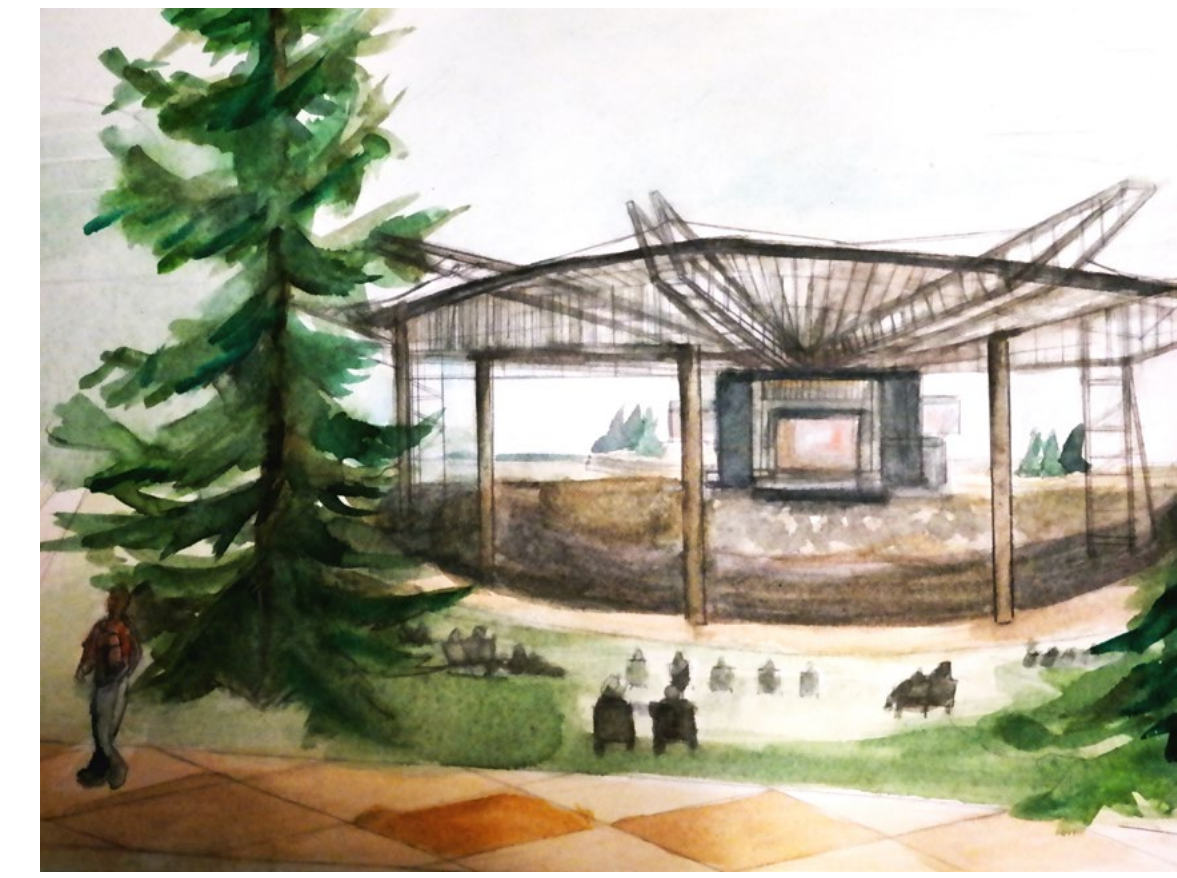
**CREATING UNITY BETWEEN PEOPLE AND LAND:**  
 THIS DESIGN PROPOSAL INCORPORATES SITE PLANNING STRATEGY TO MAXIMIZE RESOURCE-USE WITH MINIMAL ENERGY EXPENDITURE AND COST. THE ROAD AND BUILDING LAYOUT FACILITATES A WHOLE-SYSTEM APPROACH TO WATER MANAGEMENT THAT FOLLOWS THE EXISTING TOPOGRAPHICAL STRUCTURE AND ITS ESTIMATED HYDROLOGIC FLOWS. THE SYSTEM STORES WATER IN A LARGE-SCALE CISTERN PLACED AT THE FIRST POINT OF MAXIMUM VOLUME RUN-OFF IN THE ESTIMATED FLOW. THE CITY WOULD USE THE WETLANDS PRESERVE AS A NECESSARY ECOLOGICAL HABITAT PRESERVE AND A FUNCTIONING WATER TREATMENT SYSTEM FOR GREY WASTEWATER AND RUN-OFF. PUMPING MECHANISMS DRIVE WATER UP-SITE FROM THE CISTERN TO THE CITY AGRICULTURE PLOTS. THE DESIGN OPTIMIZES THE IDEA OF ECOSYSTEM SERVICES VIA LARGE-SCALE AGRICULTURAL PLOTS. ONE IS FOR CITY-WIDE DISPERSAL AND THE OTHER, SMALLER PLOT IS FOR THE RESIDING COMMUNITY AROUND CIRCLE COURT.

**CREATING CIVIC UNITY BETWEEN PEOPLE AND PEOPLE:**  
 ESTABLISHING EQUAL ACCESS TO ALL CITIZENS IN TERMS OF THEIR FOOD SUPPLY, THEIR JOB OPPORTUNITY, THEIR EDUCATION ACCESS, AND THEIR MOBILITY IS PARAMOUNT. THE LOCALIZED FOOD SUPPLY SYSTEM IS A RADICAL MOVE TO GREATER SUSTAINABILITY AND FOSTERING A STRONG NETWORK OF COMMUNITY INVOLVEMENT AND BONDING. MOBILITY BY FOOT AND BY BIKE IS PROVIDED THROUGHOUT THE RENEWED CITY-SCAPE WHICH IS LINED ENTIRELY WITH SIDEWALKS AND CORRESPONDING CROSS-WALKS. THE GREEN CORRIDORS THAT LINK THE CIRCLE COURT COMMUNITY TO THE CIVIC CORE AND, SIMILARLY, THAT LINK THE DOWNTOWN RESIDENTS TO CITY PARK AND THE WATERFRONT SHOPS CREATE A NETWORK OF ACCESSIBLE, AND PLEASANT WALKING AREAS FOR EVERYONE. THESE GREEN CORRIDORS NOT ONLY PROVIDE EASE OF MOBILITY BUT THEY ALSO SERVE AS AREAS FOR REST AND ACTIVE RECREATION. ALSO IMPORTANT, IS THAT THE GREEN CORRIDORS SERVE AS VITAL ECOLOGICAL CORRIDORS THAT CONNECT FRAGMENTED HABITAT FOR WILDLIFE TO USE AND SURVIVE.

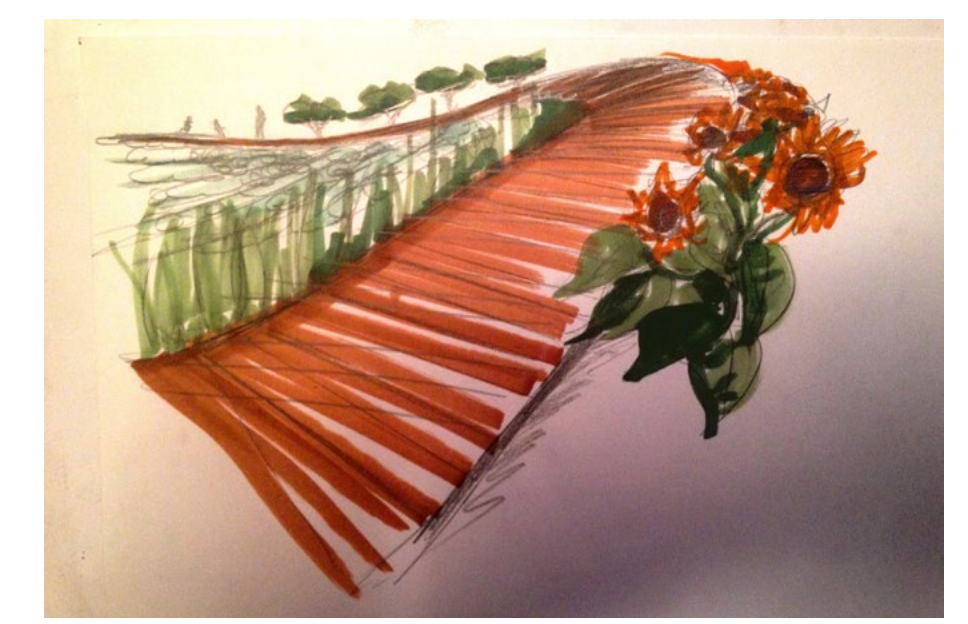
FURTHER, THE RENEWAL PLAN INCLUDES AN EXCITING EXTENSION OF THE HISTORIC ARMORY INTO A LARGE-SCALE, MULTI-USE PARK. ARMORY PARK PRESERVES VALUABLE COASTLAND HABITAT AND PROVIDES THE RESIDENTS OF NEW ROCHELLE A PLACE TO RELAX OR BE ACTIVE OUTSIDE. AMENITIES TO THE PARK INCLUDE THREE FULL-SIZED SOCCER FIELDS, AN EXTENSIVE WOODEN BOARDWALK, PUBLIC PLAZAS, AND AN AMPITHEATER FOR MUSIC CONCERTS AND PERFORMANCES.



VIEW OF CIVIC PLAZA



VIEW OF AMPITHEATER



VIEW OF BOARDWALK



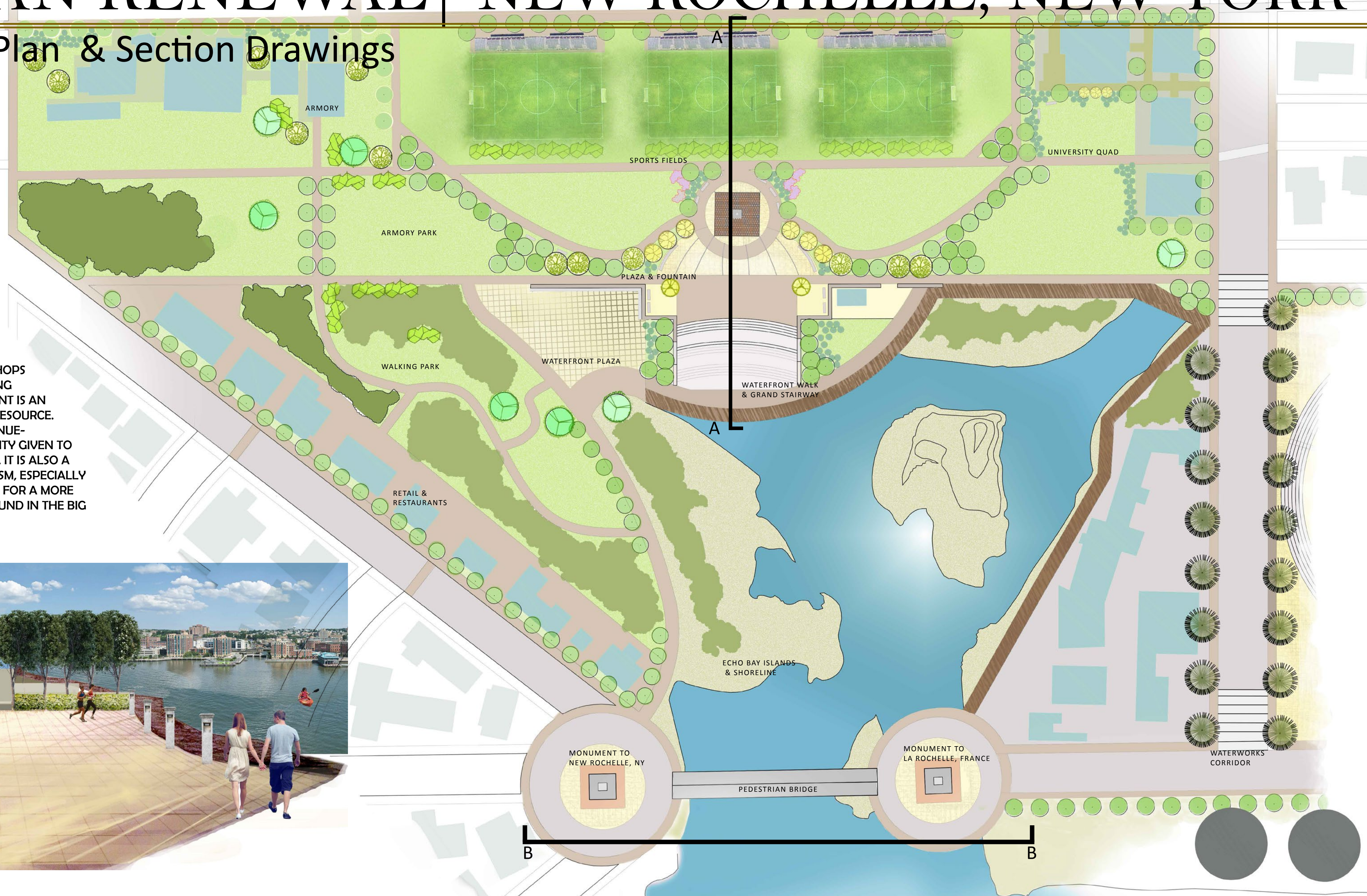
CIVIC PLAZA MONUMENT DETAIL

# URBAN RENEWAL | NEW ROCHELLE, NEW YORK

## Site Plan & Section Drawings

THE EXTENSIVE RETAIL SHOPS AND RESTAURANTS ALONG THE REVIVED WATERFRONT IS AN AMENITY AS WELL AS A RESOURCE. IT IS A SIGNIFICANT REVENUE-GENERATOR WITH PRIORITY GIVEN TO LOCAL BUSINESS-OWNERS. IT IS ALSO A LARGE DRAW FOR TOURISM, ESPECIALLY FROM NEARBY, LOOKING FOR A MORE RELAXED PACE THAN FOUND IN THE BIG CITIES.

VIEW OF WATERFRONT PLAZA



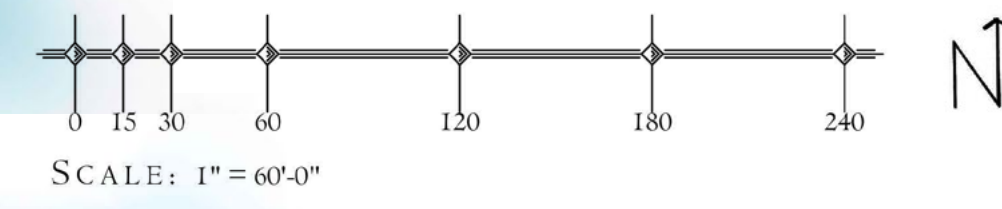
VIEW OF WATERFRONT BOARDWALK



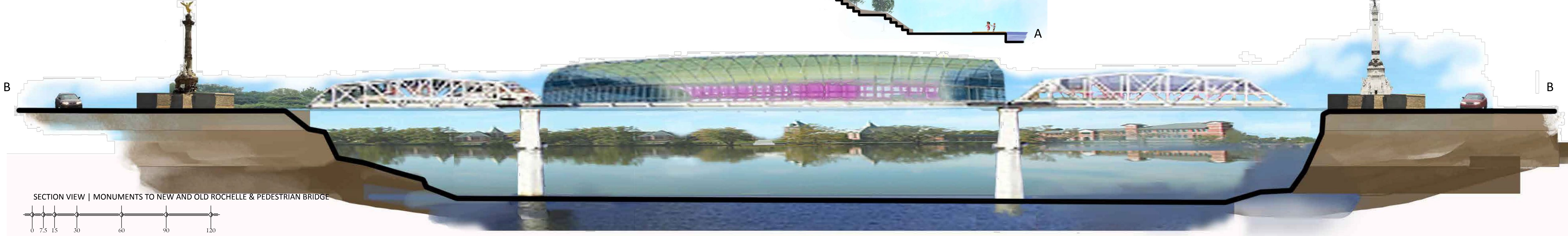
VIEW OF ARMORY PARK FOUNTAIN

THE ECHO BAY WATERFRONT, BEING THE FOCUS OF THE URBAN REGENERATION, BECOMES THE PUBLIC SPACE THAT CONNECTS THE CITY. THE PEDESTRIAN BRIDGE THAT SPANS FROM THE WATERFRONT SHOPS ON THE WEST-SIDE TO THE WATERWORKS INDUSTRIAL CORRIDOR ON THE EAST-SIDE IS SYMBOLIC OF JOURNEY AND CONNECTION. THESE ARE TWO INTRINSIC QUALITIES TO THE HUMAN EXPERIENCE THAT CREATES A SHARED SPACE FOR PEOPLE OF ALL BACKGROUNDS.

THE EXTENSIVE SIZE OF ARMORY PARK, WITH ALL OF ITS AMENITIES, MEANS THE CREATION OF A NEW PUBLIC DOMAIN OUTSIDE THE EXTENTS OF CONCRETIZED CORPORATISM. IT PROVIDES A MEETING GROUND WHERE PEOPLE CAN LEAVE THEIR ROLES AS EMPLOYER AND EMPLOYEE AND COME TOGETHER AS PEOPLE.



SECTION VIEW | THE ARMORY PARK SPORTS FIELDS & GRAND STEPS



SECTION VIEW | MONUMENTS TO NEW AND OLD ROCHELLE & PEDESTRIAN BRIDGE