



# Develop Major Vacant Properties

- **Monroe College  
Construction of new Dormitories  
and Academic Buildings**



25,000 sq. feet, vacant for 3 years

# Next Development Project



- 546/548 Main Street: CCC Computer Center Project



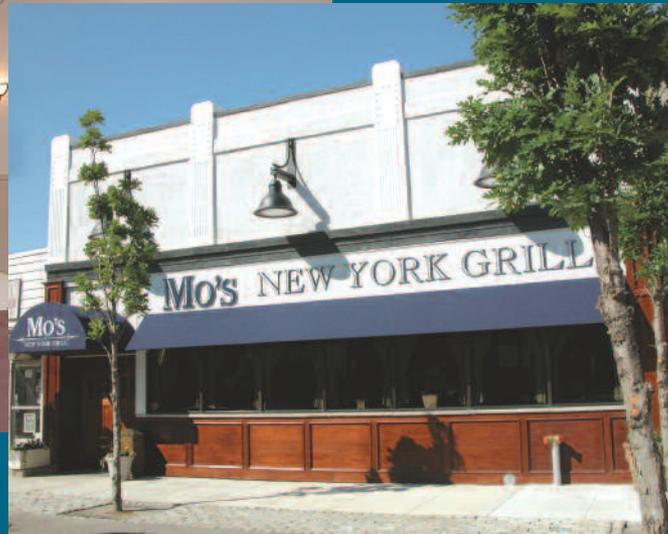




# Building Development Program

## Restaurant Expansion.

- Technical Assistance.
- Development Loan.





# Code Enforcement Initiative

- Establish "BID Downtown Code Enforcement Initiative".



# Obtain Grant Funding



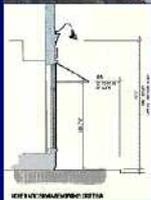
## 2004 NYS Main Street Grant Request New Rochelle BID MAIN STREET FAÇADE RENOVATION PROGRAM

September 16, 2004

**Submitted by:**  
NYS Real Estate Trust Fund Corporation  
35-40 State Street  
Riverside Plaza - 8th Floor  
Albany, New York 12247

**Submitted to:**  
New Rochelle Downtown Business  
Improvement District (DIB)  
529 Main Street  
New Rochelle, New York 10801

**The Community Preservation  
Corporation**  
Hudson Valley Regional Office  
245 Saw Mill River Road  
Hawthorne, New York 10532



**Contact:**  
New Rochelle BID  
Marc Jastrab  
Chairman, New Rochelle BID  
914.652.3410  
mj@nrbid.com or marc@nrbid.com

**Ralph DiBart**  
Executive Director, New Rochelle BID  
914.652.3410 ext. 2-300-4101  
rd@nrbid.com

**The Community Preservation Corporation**  
Sonia M. Kovacs  
Secretary, Regional Office, Hudson  
Valley  
914.652.2795 ext. 27  
SMK@hvccpc.com



**Grant Request**  
New Rochelle Business Improvement District



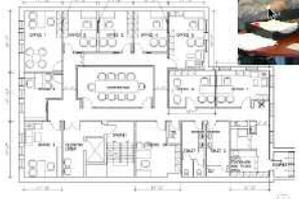
**2004 Wired Building Program  
BID Virtual Incubator  
BID Wireless Network (WIN)**

June 29, 2004




**Submitted to:**  
**Dennis A. Graham**  
Empire State Development Corporation (ESDC)  
30 S. Pearl Street, Suite 730  
Albany, New York 12245

**Submitted by:**  
**New Rochelle  
Downtown Business Improvement District (BID)**  
529 Main Street  
New Rochelle, New York 10801

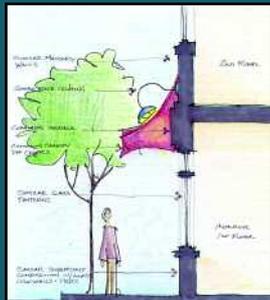


**Grant Request**  
New Rochelle  
Business Improvement District



**MODEL BLOCK  
DEVELOPMENT PROJECT**

November 2003



Project intent is to aesthetically upgrade the Main Street Facades, Focusing Particularly On The Retail Storefronts. The Improvements Will be Introduced With Careless Elements Providing A Coordinated Downtown Environment.

**Submitted to:**  
**Empire State Development Corporation (ESDC)**  
707 Westchester Avenue  
Suite 213  
White Plains, New York 10604

**Submitted by:**  
**New Rochelle  
Downtown Business Improvement District (BID)**  
529 Main Street  
New Rochelle, New York 10801

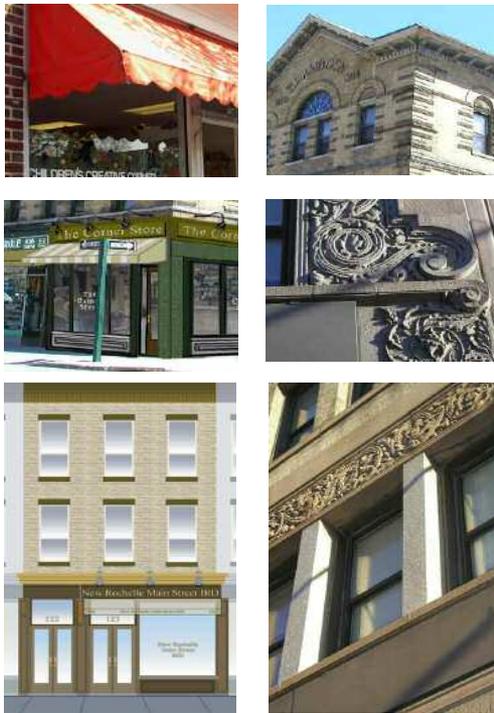




# BID Facade Design Study



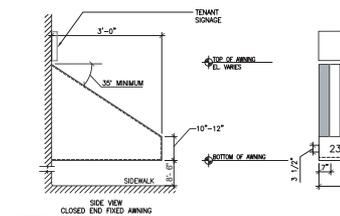
## Facade Renovation Design Standards



Susan Doban Architect, P.C.

### FIXED AWNING: DESIGN SKETCHES

#### CLOSED END FIXED AWNING

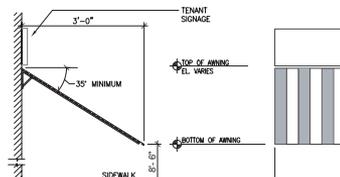


#### NOTES:

1. DIMENSIONS: A - As per frontage of storefront.
2. AWNING FABRIC MATERIAL: Solution dyed acrylic fabrics treated with a fluorocarbon.
3. AWNING FABRIC COLOR AND PATTERN:
4. LETTERING SIZE: Lettering to be 3 1/2" high in white colors.
5. FONT STYLE: Times New Roman, Courier New, Century Gothic.
6. TEXT TO READ: Name of Business centered on awning. Side panels shall not have valance styles.
7. VALENCE STYLES: See the illustrations below for the approved valance styles.



#### OPEN END FIXED AWNING



### AWNINGS : GENERAL GUIDELINES

Objective: To provide sun protection for display windows and a sign panel for businesses along Main Street while enhancing the historic feel of downtown New Rochelle.

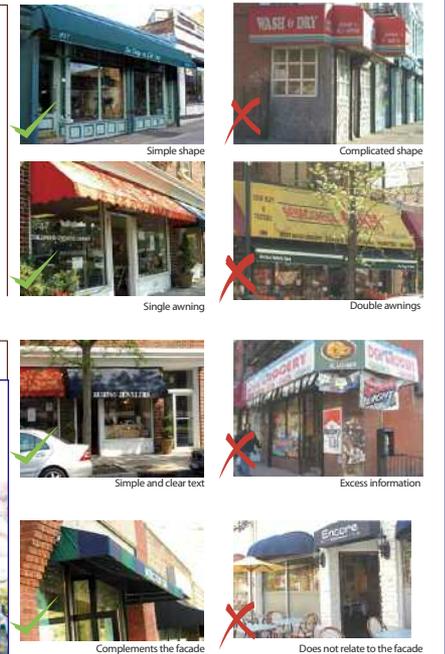
#### SIMPLE STRUCTURE AND

**SHAPE**  
A relatively simple awning design which announces the name of your business and enhances the appearance of your storefront is encouraged.

A single awning framed by a cornice or a signage band above is preferable to double tiers of awnings.

#### CLEARTEXT

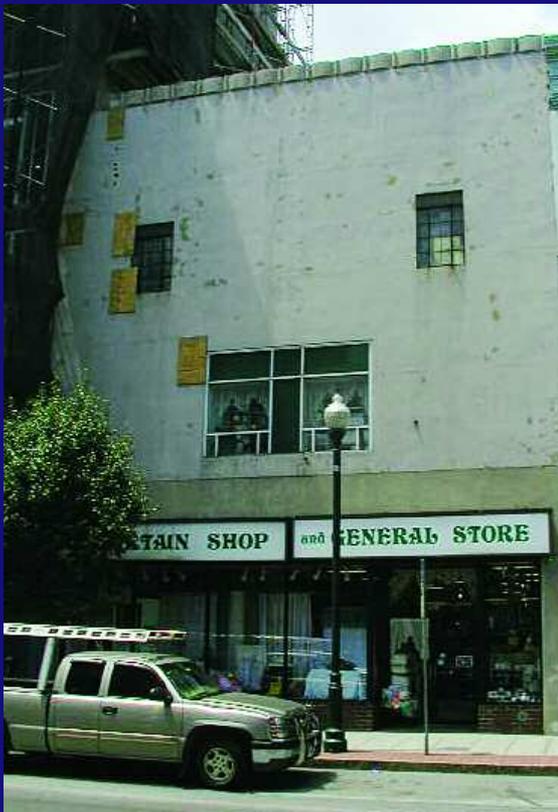
Lettering should be clear and no higher than 12" and should indicate the name.





# BID Facade Improvement Program BID Second Mortgage Program

## Curtain Shop





# BID Facade Improvement Program

## Talner Jewelers





# BID Facade Improvement Program

## Fresh Taco





# BID Facade Improvement Program

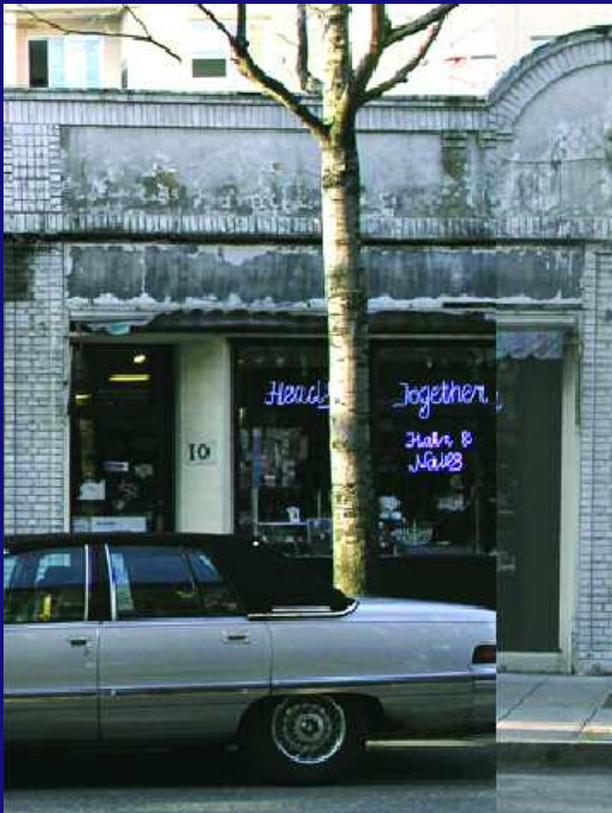
## Happy Luncheonette





# BID Facade Improvement Program

## Heads Together





# BID Facade Improvement Program

## Kaffeine





# BID Facade Improvement Program

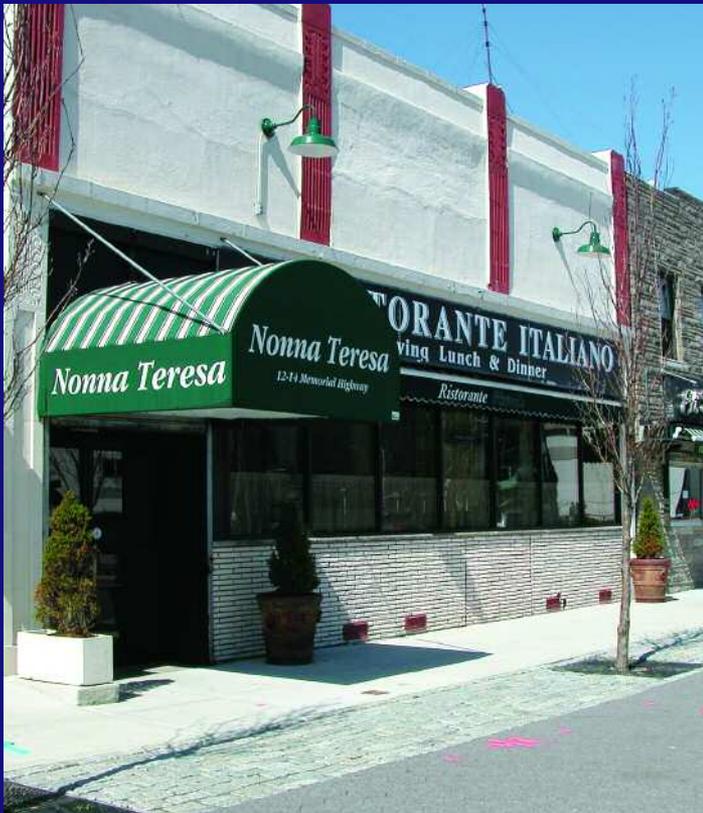
## Jack Russo Real Estate





# BID Facade Improvement Program

## Mo's New York Grill





# BID Small Building Case Study

## Diamond Glass Before & After Loft

- Technical Assistance
- Development Loan





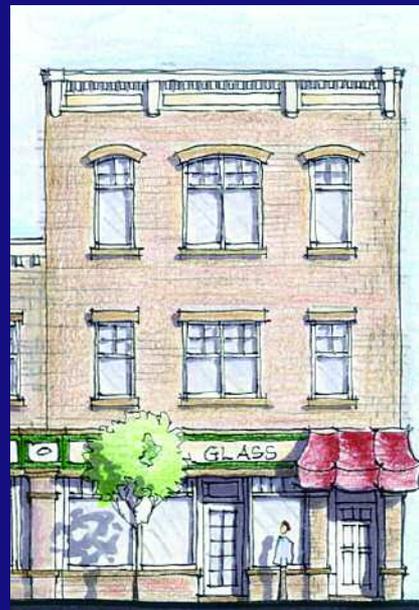
# BID Small Building Case Study

## Diamond Glass Facade

- Code Enforcement
- Design Standards
- Matching Grant
- Low Interest Facade Loan



Before



Elevation



Restoration Under Way

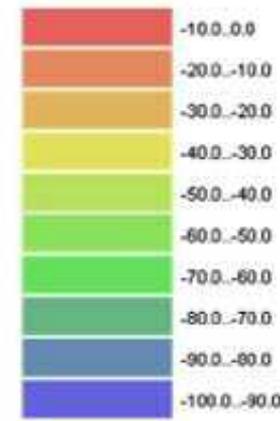


Completed Facade Renovation

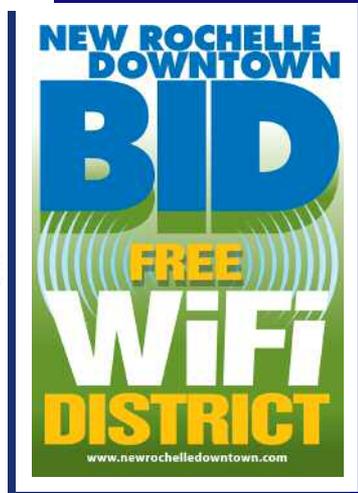


# BID Wifi District

- Provide enhanced affordable technology infrastructure downtown



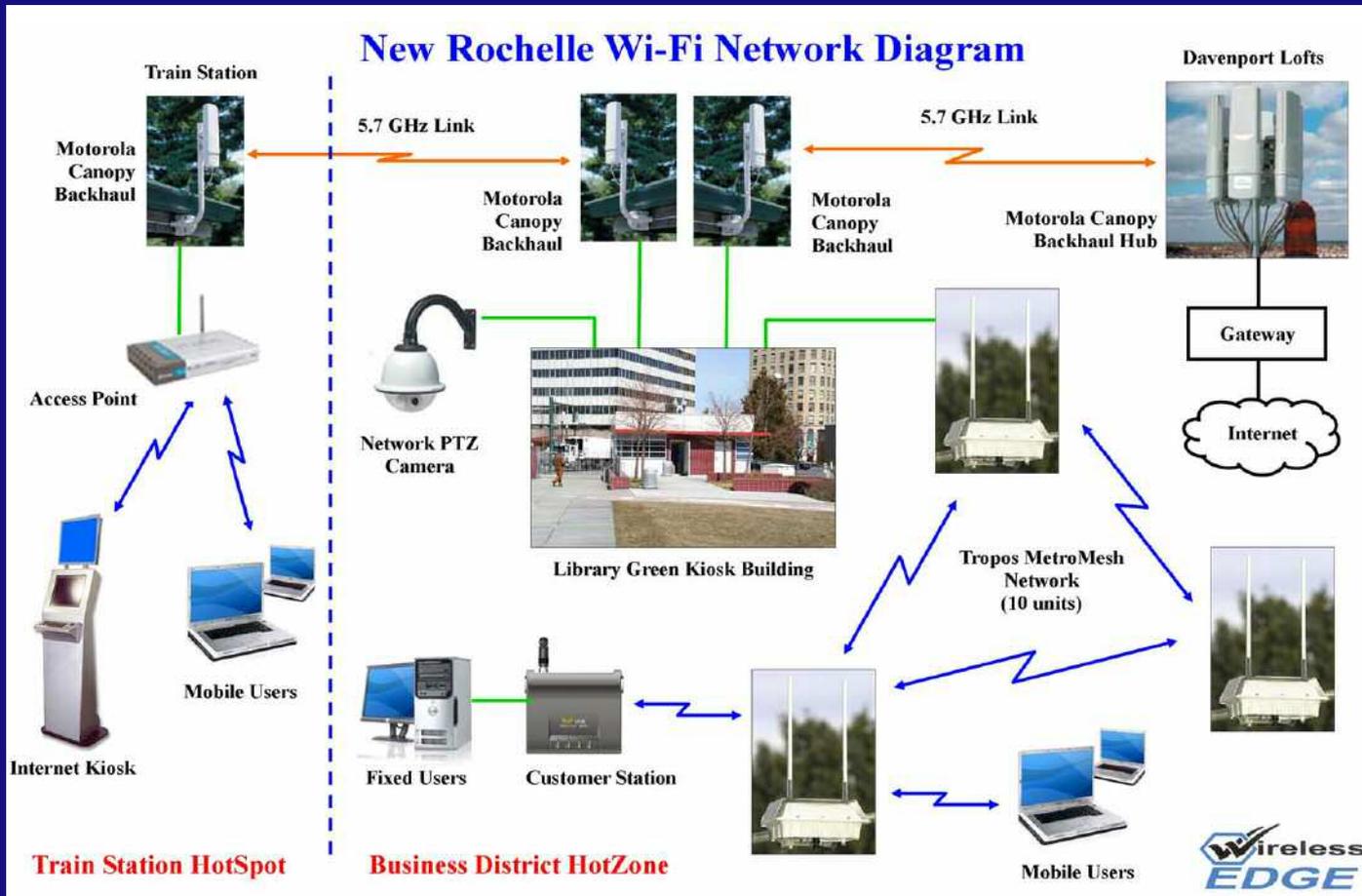
 Areas of additional study (shown in other plots)





# BID Wifi District

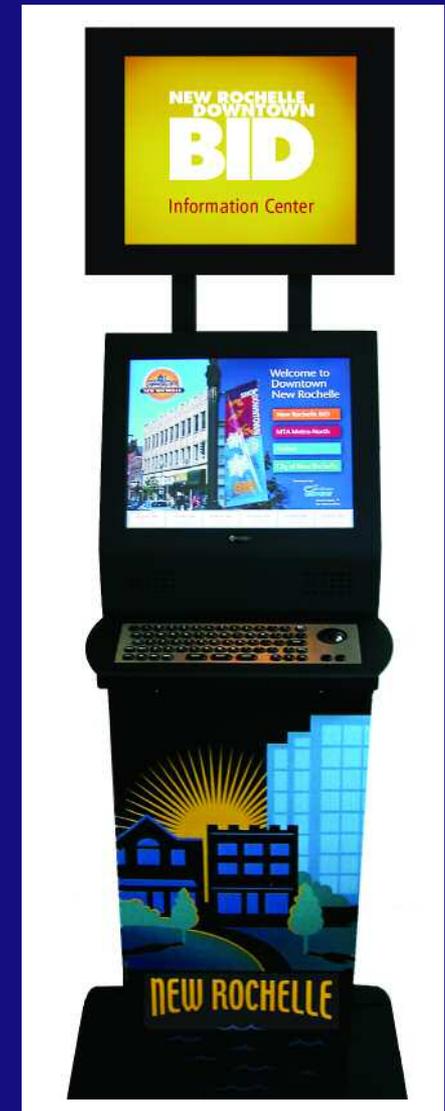
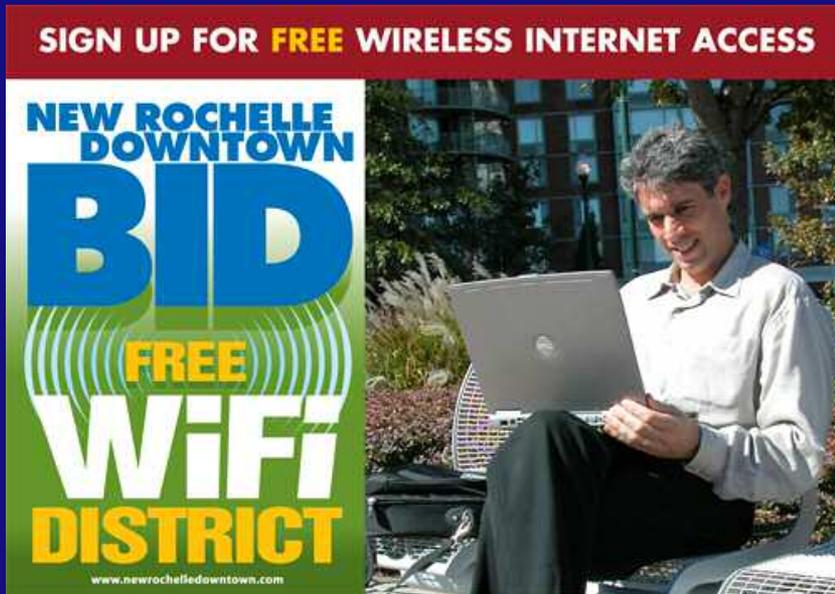
## New Rochelle Wi-Fi Network Diagram





# BID Wifi District

- Train Station Kiosk and Screen





**NEW ROCHELLE  
DOWNTOWN  
BID**

*Putting Downtown New Rochelle on the Map!*





**"Downtown New Rochelle is an urban center with a small hometown feel and personality.  
And in today's world, that's special."**

*Another*  
**NEW ROCHELLE**  
**BID**  
*Production*

