

Donna Conkling

From: Mayor
Sent: Friday, January 18, 2019 12:27 PM
To: Donna Conkling
Subject: Fw: Frieghtway Site Redevelopment - Opinion

From: Christian Callaghan <christian.callaghan@wework.com>
Sent: Monday, January 14, 2019 4:18 PM
To: Mayor
Subject: Frieghtway Site Redevelopment - Opinion

Dear Mayor Hochvert,

I am writing to you regarding the recent RFEI for the Frieghtway Site Redevelopment. Admittedly I have not been following the issue as closely as I would have liked however I have reviewed the responses to the RFEI and feel compelled to offer my opinion. I'm sure my father has already mentioned me so I'll spare you a few sentences about who I am and cut right to the point.

The Frieghtway Site Redevelopment is a tremendous opportunity to not only enhance the quality of life for our residents but to also serve as a model for the future development of villages like ours. We cannot squander this opportunity. Just as we take great pride in our educational system, we should be able to take great pride in the vibrant community in which we live.

This is why I feel strongly that the vision presented by East End Capital should advance to the RFP stage. LCOR's is a distant second and the others miss the mark completely...

In an effort to keep this email brief I will refrain from providing commentary on all of the proposals. However I would be happy to discuss them with you in more detail at a later date.

Simply put Scarsdale deserves what East End Capital is proposing. Of all the proposals it is the most complementary to the village aesthetic, scale, and permeability. More importantly it provides a thoughtful response to enhance the quality of life for our residents. A purpose built performing arts center (no matter how small) can provide year round activity for all residents. And already having a partner in Hoff-Barthelson all but guarantees it's success. This is a unique feature that will contribute to the vibrancy of our village and make a lasting impact on our community. The sensitivity to limiting retail in the new development to allow for the village propoer to thrive is admirable (although they may be hedging...).

Again for brevity I will not continue to praise my pick but also offer some suggestions on the RFP process. There are a few key items I would like to see incorporated in the RFP.

1. Physical Models - DEMAND physical models of the proposed developments. Scale is critical in this development and the only way for most to understand this issue is through physical models (these cost money but if the developer wants the job they will make it).
2. Materials - Request sample boards with physical samples of the proposed materials. Every printer/projector/screen is different and there's nothing better than the real thing.
3. Waste Management - The increased density will have an impact on all things waste. We need to understand how this will be handled.
4. Universal Access - Scarsdale is a community for everyone and we need to know that our new development is designed to provide access for all.
5. Sustainability - Going green is a forgone conclusion. What are we doing to have a positive measured impact on our community?
6. Co-location of the design team and community engagement - This is a big ask but I would request the winning team (all consultants) be working out of the same office within the Village of Scarsdale. This would provide transparency as well as an opportunity for the residents to see progress.

I cannot stress how great the opportunity (and responsibility) is to create something truly amazing for our village. This will be a long process and it needs to be built on a strong foundation. This is why I recommend East End Capital to advance.

Best,

PS In May I will have been a resident (as an adult) for two years and am looking forward to participating in the continued success of this village.

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