



FREE



@ExaminerMedia

Serving White Plains. Also coverage inside from across the region.

December 5 - December 11, 2023

SMALL NEWS IS BIG NEWS

Volume 13, Issue 642

Plans for \$2.5B Redevelopment of Galleria Site Presented

By Rick Pezzullo

Area realtors and business leaders received an in-depth presentation last week of the ambitious \$2.5 billion plans for an ambitious mixed-use project on the former site of The Galleria mall in White Plains.

After being the centerpiece of downtown White Plains for 42 years, The Galleria officially closed its doors on Mar. 31, 2023. However, for seven years prior, the Cappelli Organization, Pacific Retail and SL Green Realty Corp. were conducting a thorough review of what could be done on the 11-acre parcel, which encompasses Main and Court streets and Lexington and Martine avenues.

What came out of all the studies and time at the drawing board was an "urban oasis" with 3,200 residential units in seven buildings, 230,000 square feet of retail, 3,400 parking spaces, an entertainment plaza, food hall and other possibilities in what is being called The District Galleria.

"It will connect the city in a way it hasn't

been connected in the last 50 years," Bruce Berg, CEO of the Cappelli Organization, told about 150 interested onlookers at a Nov. 30 meeting at the offices of the Hudson Gateway Association of Realtors (HGAR). "It's a tremendous opportunity for the entire community."

Berg acknowledged the sentimental value The Galleria had to White Plains, which drew 2.5 million visitors annually.

"We know how important The Galleria was to the community," he said.

MacKenzie Forsberg, vice chair of HGAR's Commercial Investment Division, recalled her first date with her husband being in The Galleria's food court.

"This is not just a Westchester thing. It holds a special place in everyone's heart," she said. "It is a shiny example of what business there is to be had here."

Berg explained the seven 350- to 450-foot-high towers will allow The District Galleria to have 46 percent public accessible

continued from page 1

open space. A pedestrian bridge is planned to extend from the lots that were the two anchor stores at The Galleria - Sears and Macy's.

Of the 3,200 residential units, 384 will be marketed at so-called affordable rates under a regional formula. Berg said discussions will take place with the White Plains Common Council regarding the possible need for "working class" housing.

"We will be studying this in greater detail," Berg said. "This project has a lot of different components to it. It hasn't been fully determined."

In early November, the applicants



Rendering of The District Galleria planned in downtown White Plains.

submitted a zoning petition to the city for a new transit-oriented district. It is anticipated the Common Council will declare itself the lead agency on the project and a positive declaration under the state Environmental Quality Review Act (SEQRA) will be made. A positive declaration will kick off an anticipated 12- to 15-month period of study and environmental review.

Berg said the project, which is expected to generate about 500 construction jobs per building, will be built in phases, if approved.

"We've been underdeveloped for 15 years. We think there is a demand for this type of product," he said.