



VERPLANCK QUARRY MASTER PLAN
PROJECT DEVELOPMENT PROPOSAL

Presented by Team Leads, Fabio Nieto & Miguel Quismondo

Mission

- 1

Community Center

Create a community center with leading agricultural, culinary, hospitality, entertainment, technology, media, sports, and energy industry jobs & education programs that elevate our community, retain our youth and young families, and attract talent.
- 2

Economic Engine

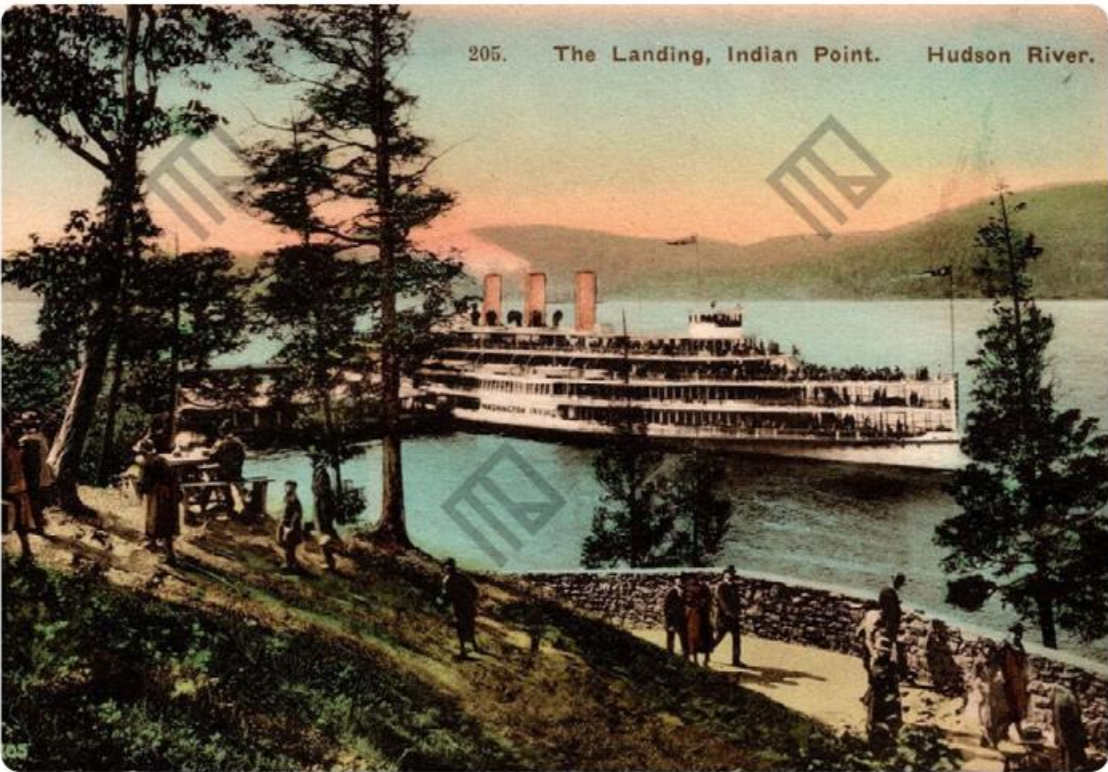
Generate revenue, alleviate tax impact to residents, and become an economic engine to drive momentum behind the development and equitable growth of the Town of Cortlandt.
- 3

Honor History

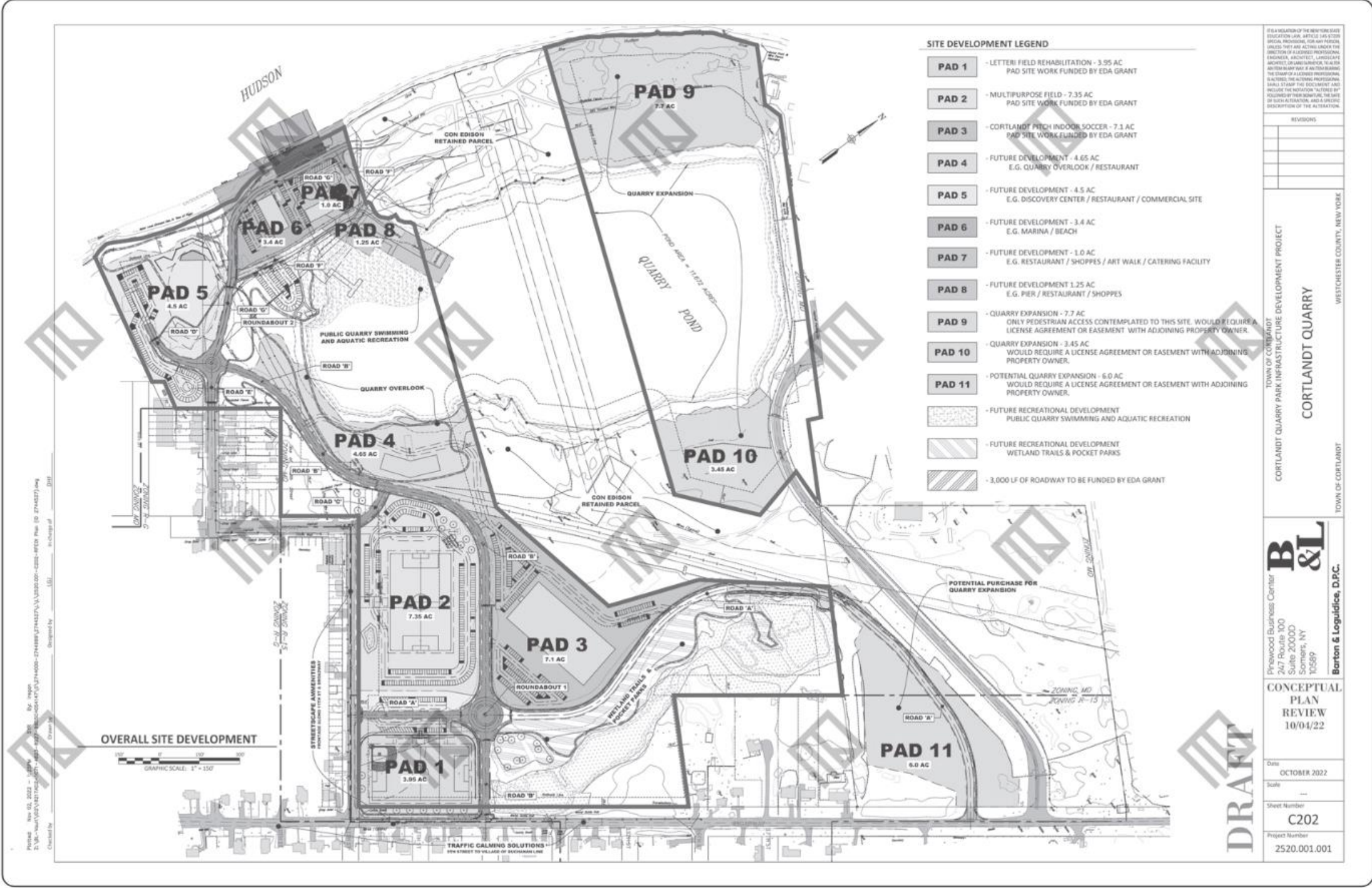
Establish a one-of-a-kind experience centered around exploration, connection, learning, and enjoyment for visitors and artists alike to emphasize the grandeur of our Quarry while preserving the history, landscape, tranquility, and time-honored traditions of this historic site.



Book for Half Month or Two Weeks														Ending					
NAME	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	No. of Hours	Rate Per Hour	AMOUNT OF WAGES	AMOUNT PAID
1. <i>Carl Gussow</i>	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	✓
2. <i>Agapito</i>	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	✓
3. <i>Beulah</i>	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	✓
4. <i>John</i>	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	✓
5. <i>Zoe</i>	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	✓
6. <i>Agapito</i>	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	✓
7. <i>Carl Gussow</i>	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	✓



Current Site Development

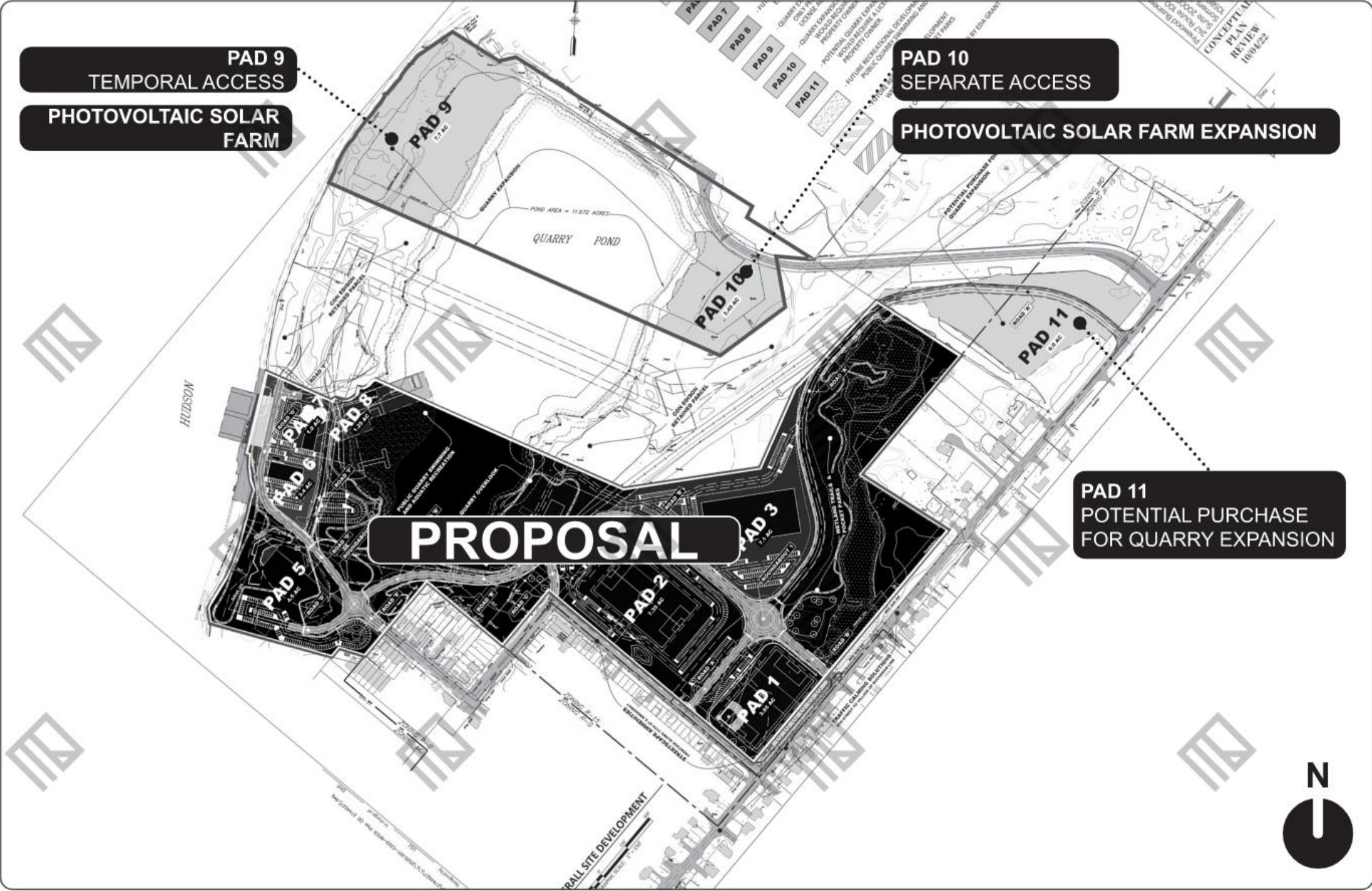


This is the existing site with the **proposed development the Town has been working on.**

We have interpreted it and introduced substantial changes. We understand the strengths from your proposal but with our team's approach, **our goal is to guarantee the financial viability of the project and its ability to sustain itself over time.**



Current Site Development



We developed a **new proposal** that maintains all the elements and uses from the original proposal, adding new uses for the community and revenues to enhance the masterplan.

In this presentation for illustrative purposes, we are orienting the plans to the real North. Let us clarify some considerations regarding

Pad 9 Due to the parcel retained by ConEdison, Pad 9 currently lacks access from our site. To address this and with the intention of generating revenue for the city, we are exploring the possibility of securing limited access to install a Solar Farm.

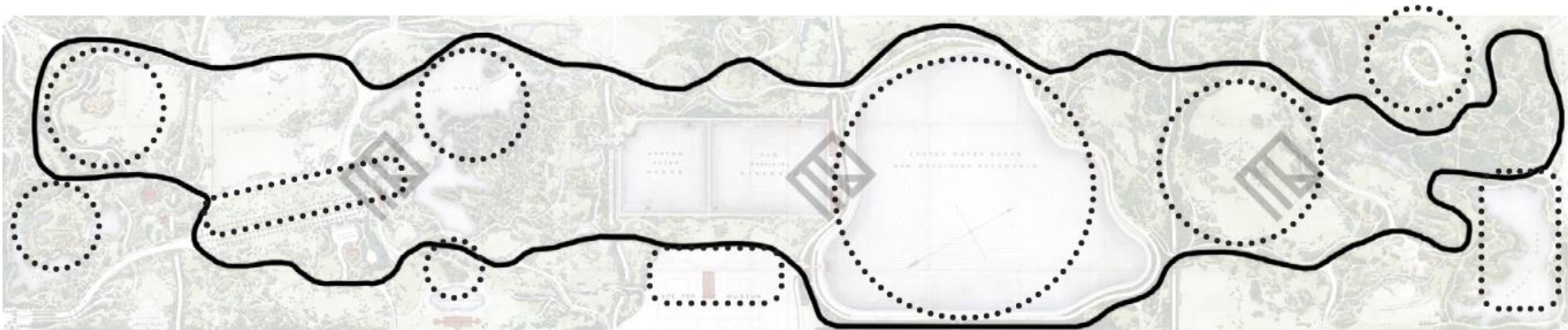
Pad 10 has a separate access. Like Pad 9, we are considering expanding the solar Farm to this lot on a second phase.

Pad 11 holds the potential to be added to our project. This means using it as a secondary access from Broadway, serving as potential overflow parking during some events that require them, or receiving shuttle buses from the station



References - Central Park

Inspiration



We have chosen **Central Park** as a reference because of its design rather than its scale or location. (778 acres vs 100 acres of our site).

The main element is the **continuous path along the park**. This path (THE DRIVE) is design to incorporate a variety experiences, scenes and landscape to the visitor—a concept we aim to **replicate in our new Development**.

References - Storm King Art Center

Inspiration



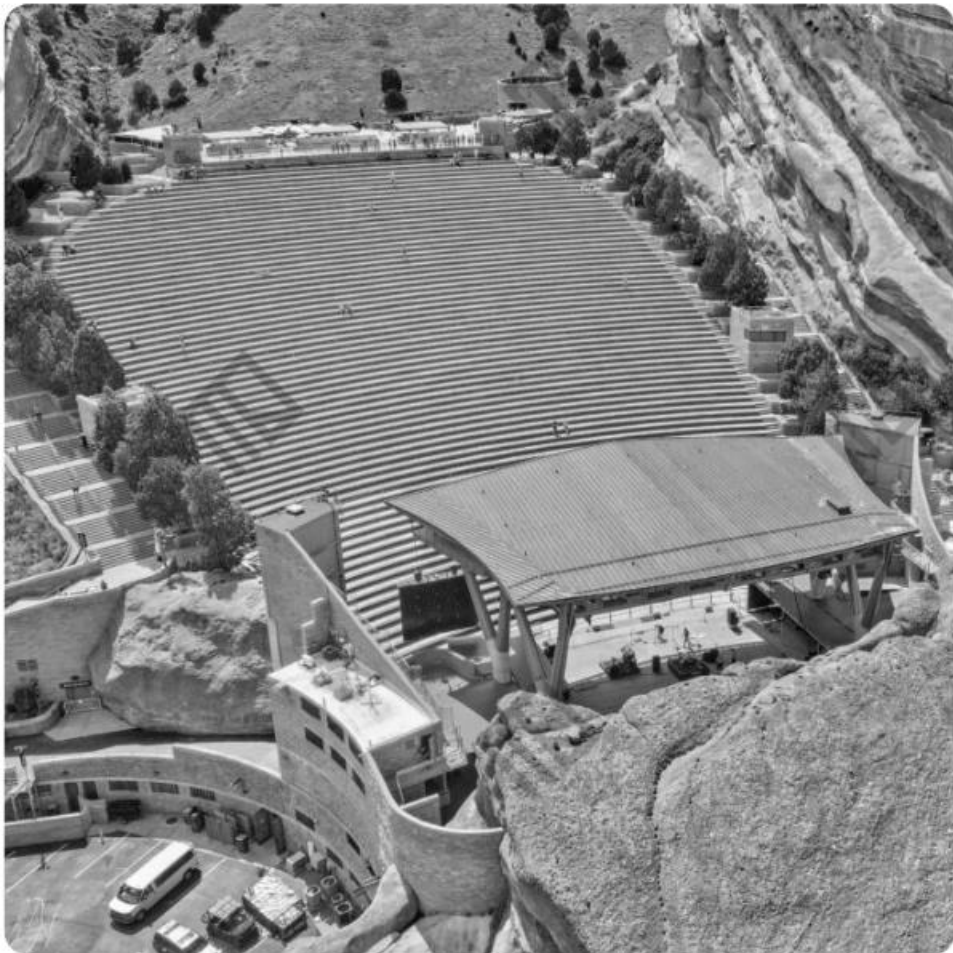
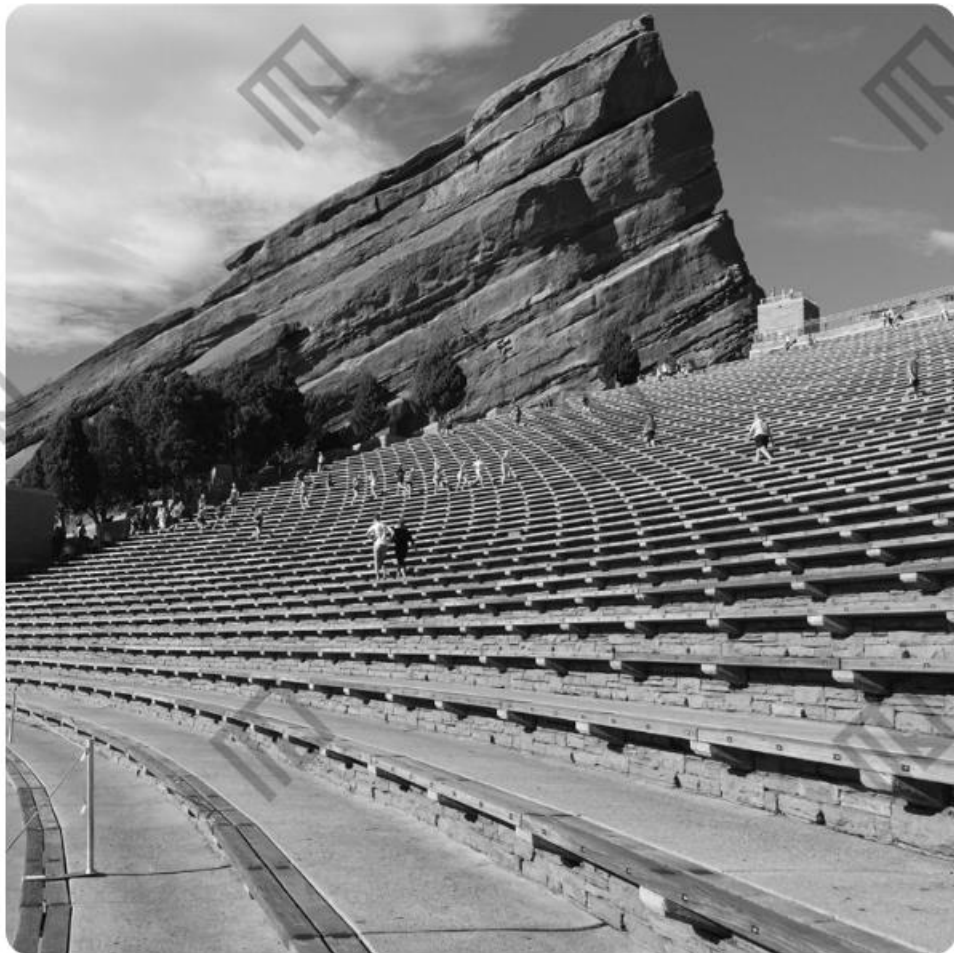
We drew inspiration from the Storm King Art Center, a 500-acre park in Hudson Valley. This site is well known because of the **integration of large-scale sculptures along a path** within the natural landscape.

This commitment ensures a pleasant experience for the neighbors of the community and the visitors who can walk, run, or ride a bike and discover all of these art pieces scattered throughout the site in a **2 mile path**.



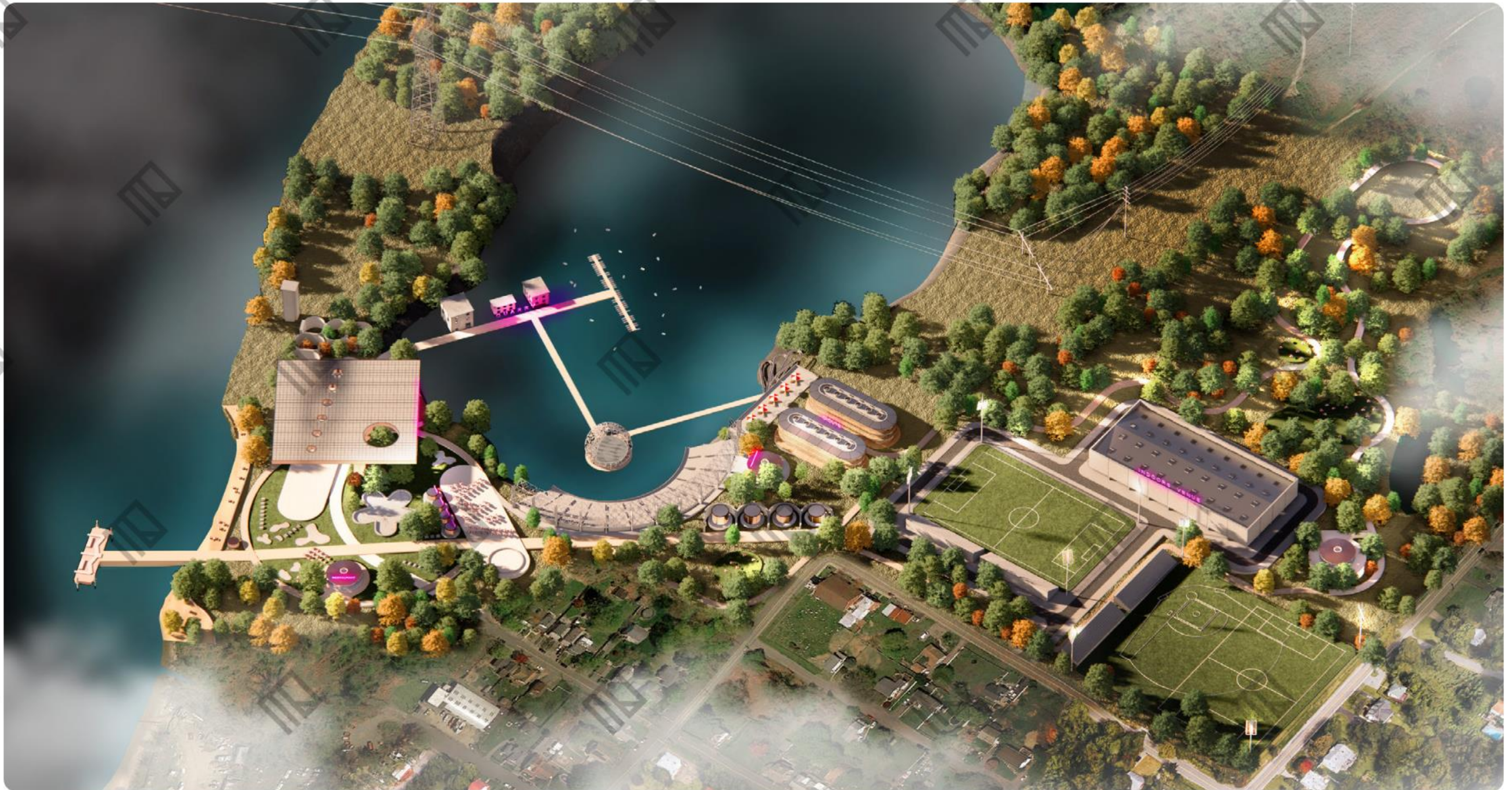
References - Red Rocks Amphitheater

Inspiration



Finally, the last inspiration is the Red Rocks Amphitheater located in Colorado. We aim to bring a similar sense of **natural integration to our proposed amphitheater** nested in one of the corners of the quarry. We aim to blend seamlessly the amphitheater into the man-made landscape of the quarry.





MQA - VERPLANCK QUARRY PROPOSAL



1st Challenge

Water

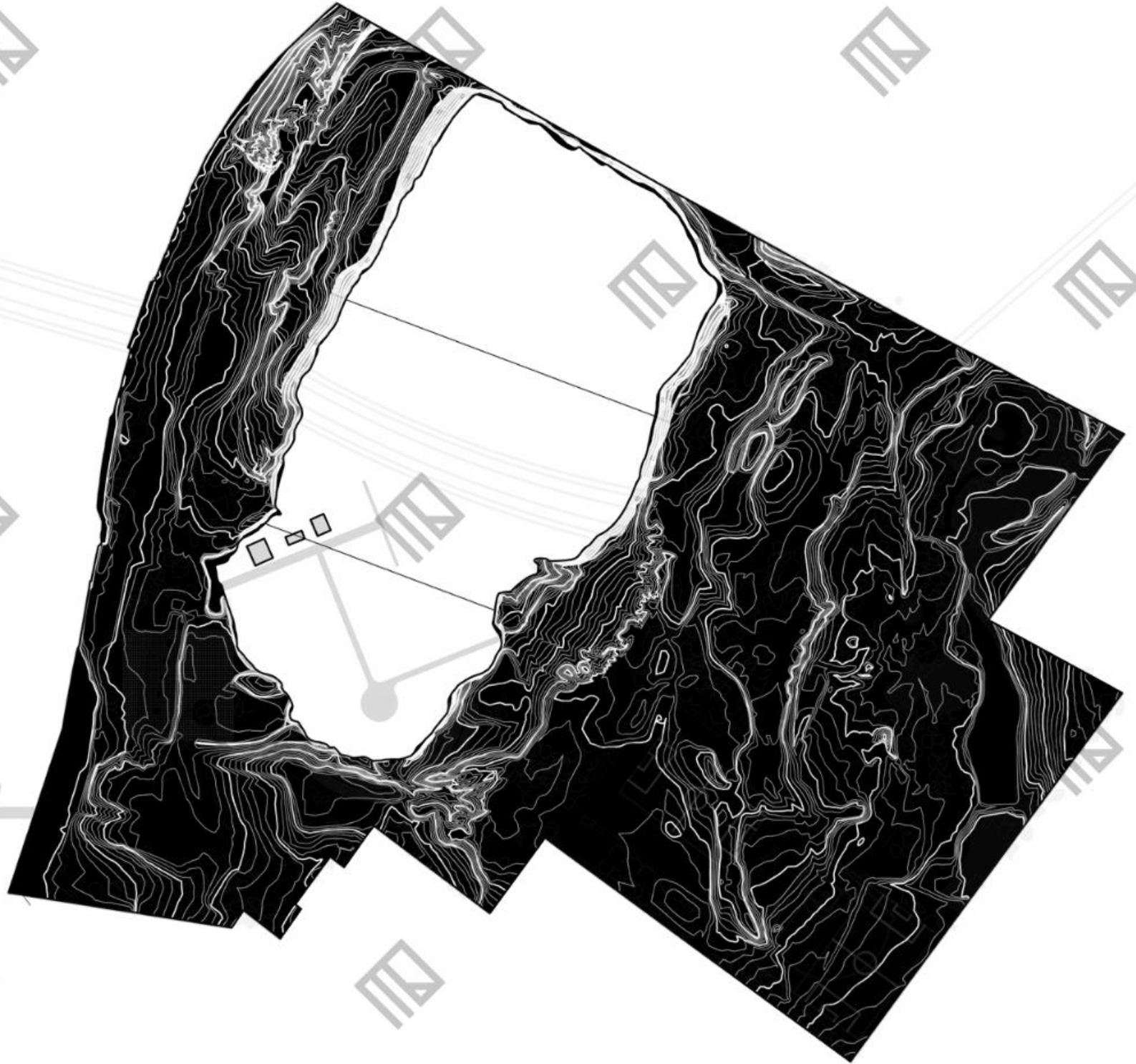
Our first challenge appears with the integration of the 3 main water elements: the Hudson River in the west, the Quarry Pond in the middle, and the Wetlands on the west. **The tree elements will be protagonists in our continuous route.**



2nd Challenge

Topography

Our second challenge is the topography. The conditions close to the quarry are much more sloped than in the rest of the site. There is a **difference of 80 feet** between the shore and the high points of the quarry. Given these conditions, **we determined the best placement of new buildings and landscape as well as the outdoors amphitheater**. This careful consideration will reduce the cost of excavations and earth-work required.



3rd Challenge

Vegetation

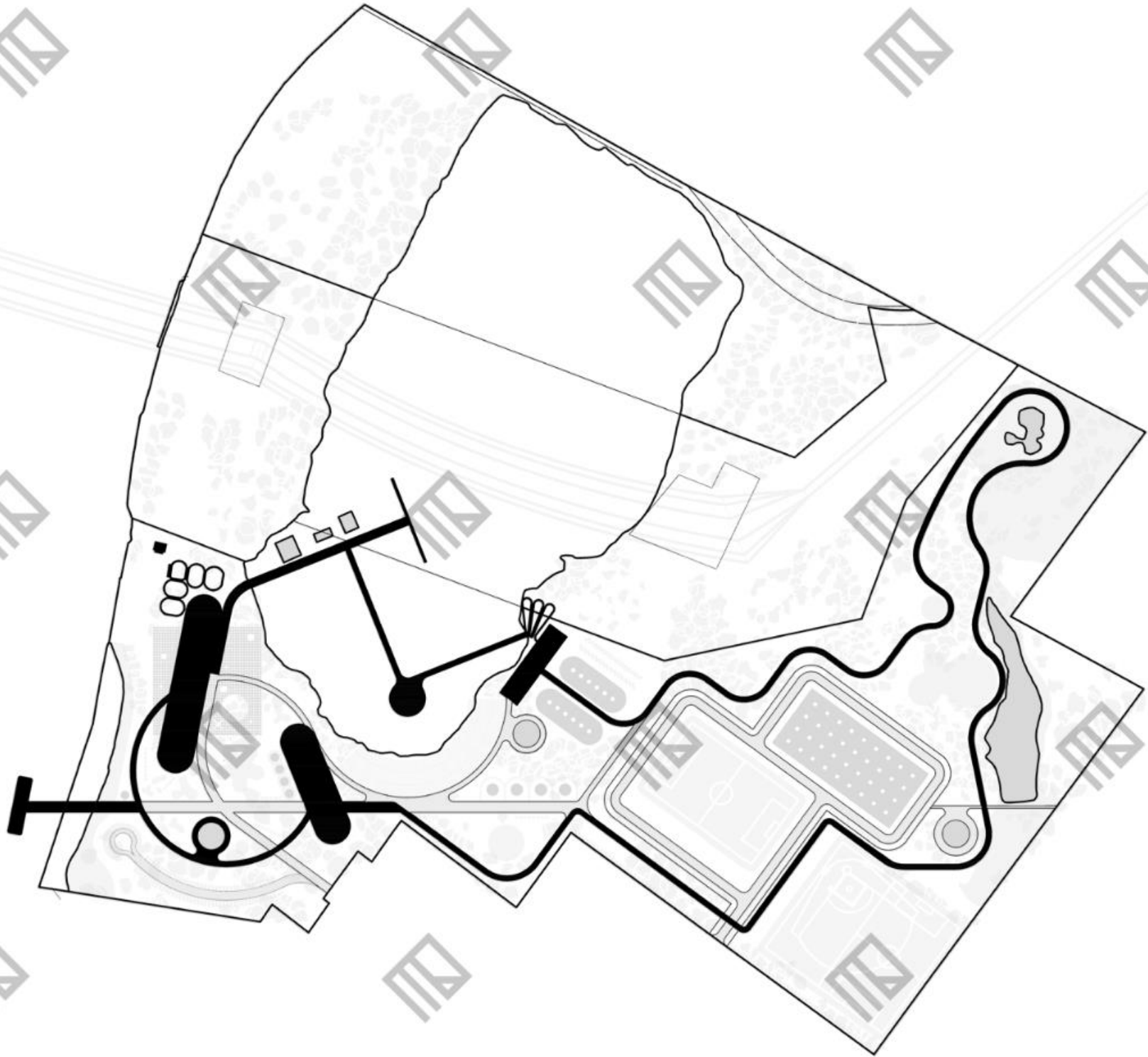


The third challenge involves the **preservation** of the existing vegetation as much as possible. We shape our layout based on the existing vegetation, keeping as many trees as possible. This commitment not only respects the existing ecosystem but also contributes to the overall sustainability of the proposal.



Proposal

Verplanck Quarry Route



Our proposal explores a **continuous path throughout our site** connecting a range of architectural and landscape elements to the 3 water elements: the river, the pond and the wetlands. This continuous loop **allows neighbors and visitors to walk, run or bike around the whole site, connecting indoors and outdoors venues, existing concrete structures, open lawns, sculptural elements, and ancillary facilities.**



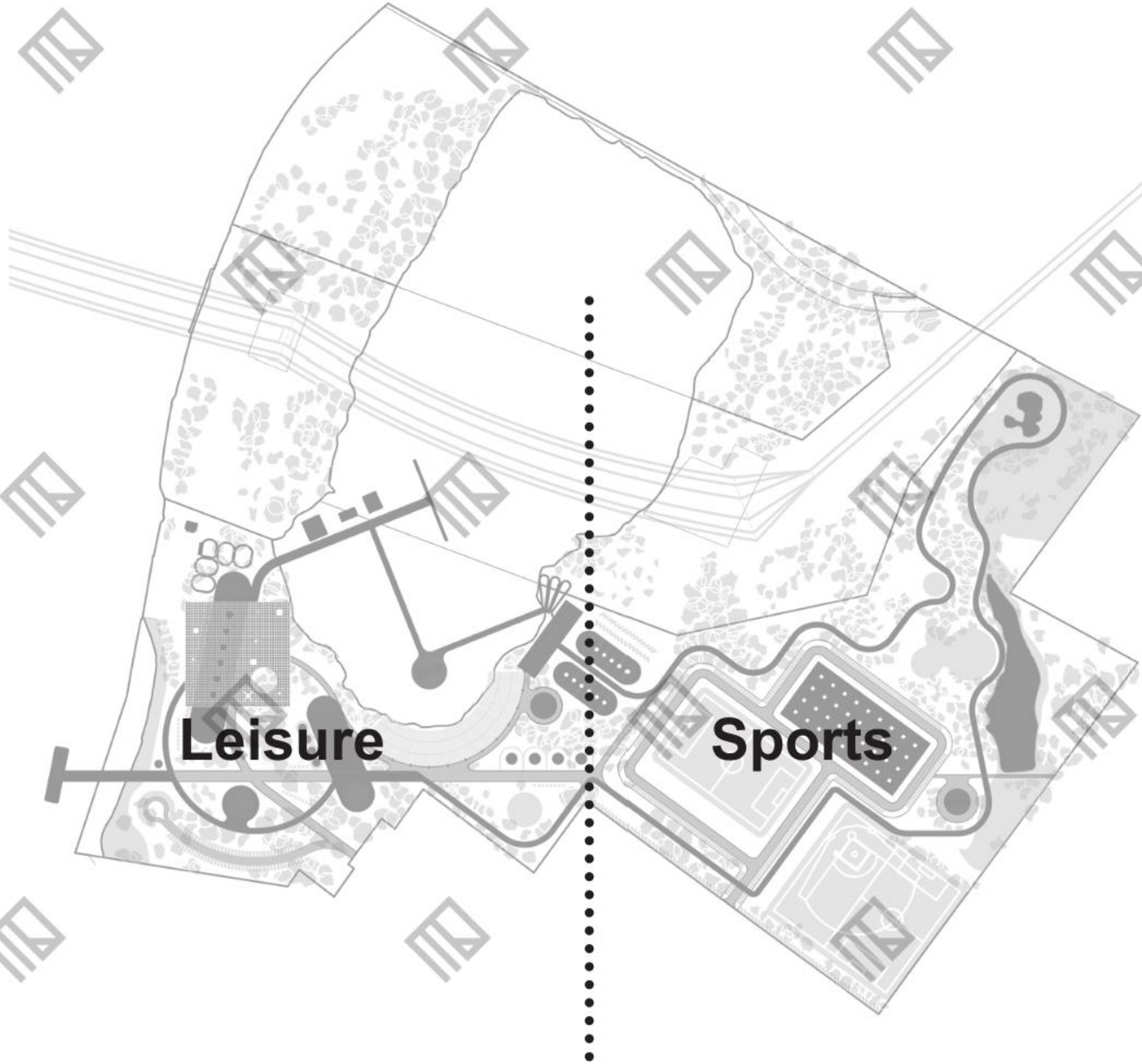
Proposal

Verplanck Quarry Route

The existing conditions (water, vegetation, topography) and the integration with the urban fabric, makes a **natural division of the site into two areas.**

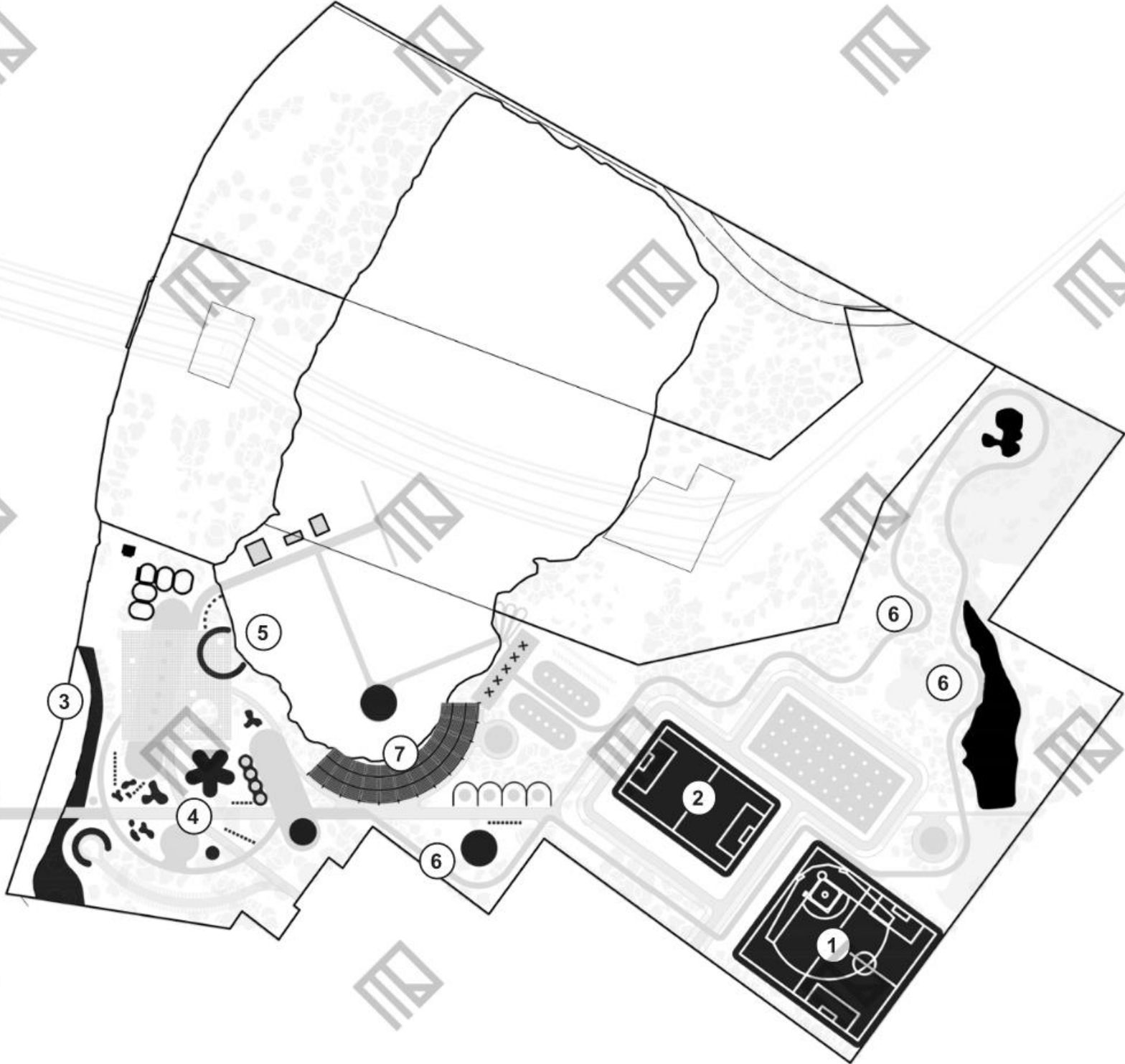
On the **West**, the space between the river and the pond is assigned to **leisure**: It has a lower elevation and takes advantage of the view to create a serene, relaxing, and recreational environment connected with the river and the pond.

On the **East**, the area between the pond and the wetlands is on a higher elevation and connected with the urban fabric. Situating the **sports facilities** in this zone ensures that the space is well-connected to the surrounding community, making it easily accessible for the neighborhood.



Proposal

Landscape and outdoors elements



- 1. Letteri field (with addition) + bleachers
- 2. New outdoor field + bleachers
- 3. New artificial sand beach on the Hudson shore.
- 4. Water features and walkable fountains.
- 5. Seating and picnic areas all around the path
- 6. Open Lawns for recreation and relaxation.
- 7. A new Amphitheater with 4500 seats expandable to 7000.



Proposal

Architectural Elements, Buildings, Structures



- 1. Indoor Sports Venue.
- 2. Three leasable spaces and restaurants.
- 3. A Canopy Venue serving as a covered square for the community
- 4. Restoration and reconversion of the existing concrete structures.
- 5. Stage, studios and backstage buildings.
- 6. Ancillary Spaces and bathrooms.
- 7. A new ferry dock.



Proposal

Parking Spaces and Urban Connections

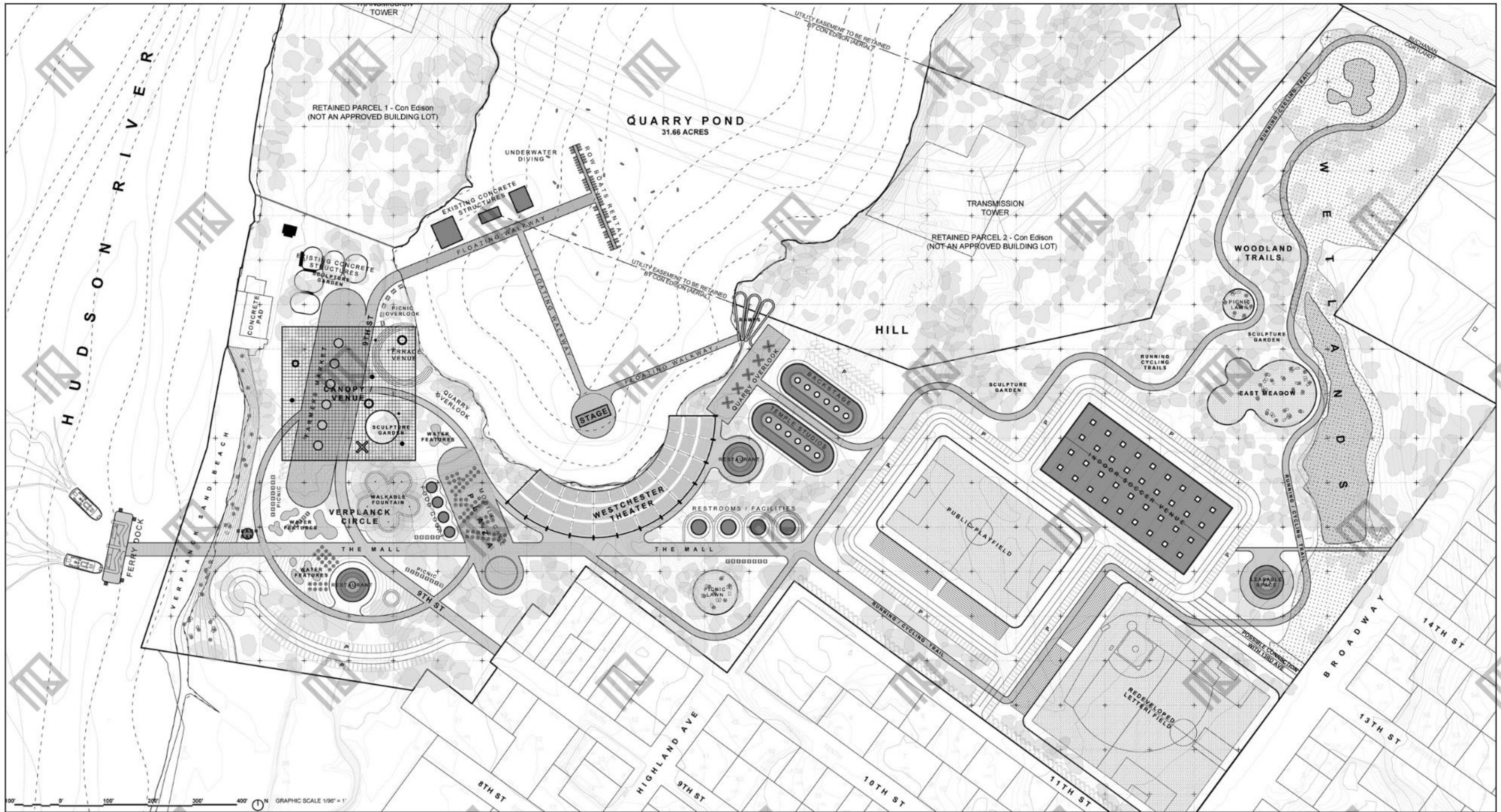
This slide focuses on parking spaces and urban connections.

We propose to **separate pedestrian and vehicular traffic** minimizing visual impact of the roads and vehicles, hiding them with the vegetation.

We are aware of your concerns regarding the potential congestion of traffic in the site and surroundings. For this reason, **we propose to limit the number of parking spots only for the community.** For large events, we will mitigate traffic impact by:

- Limited on site parking
- Adding shuttle buses from the train station
- A boat service and ferry arriving to the new dock
- A potential expansion of pad 11 would serve as an overflow parking.





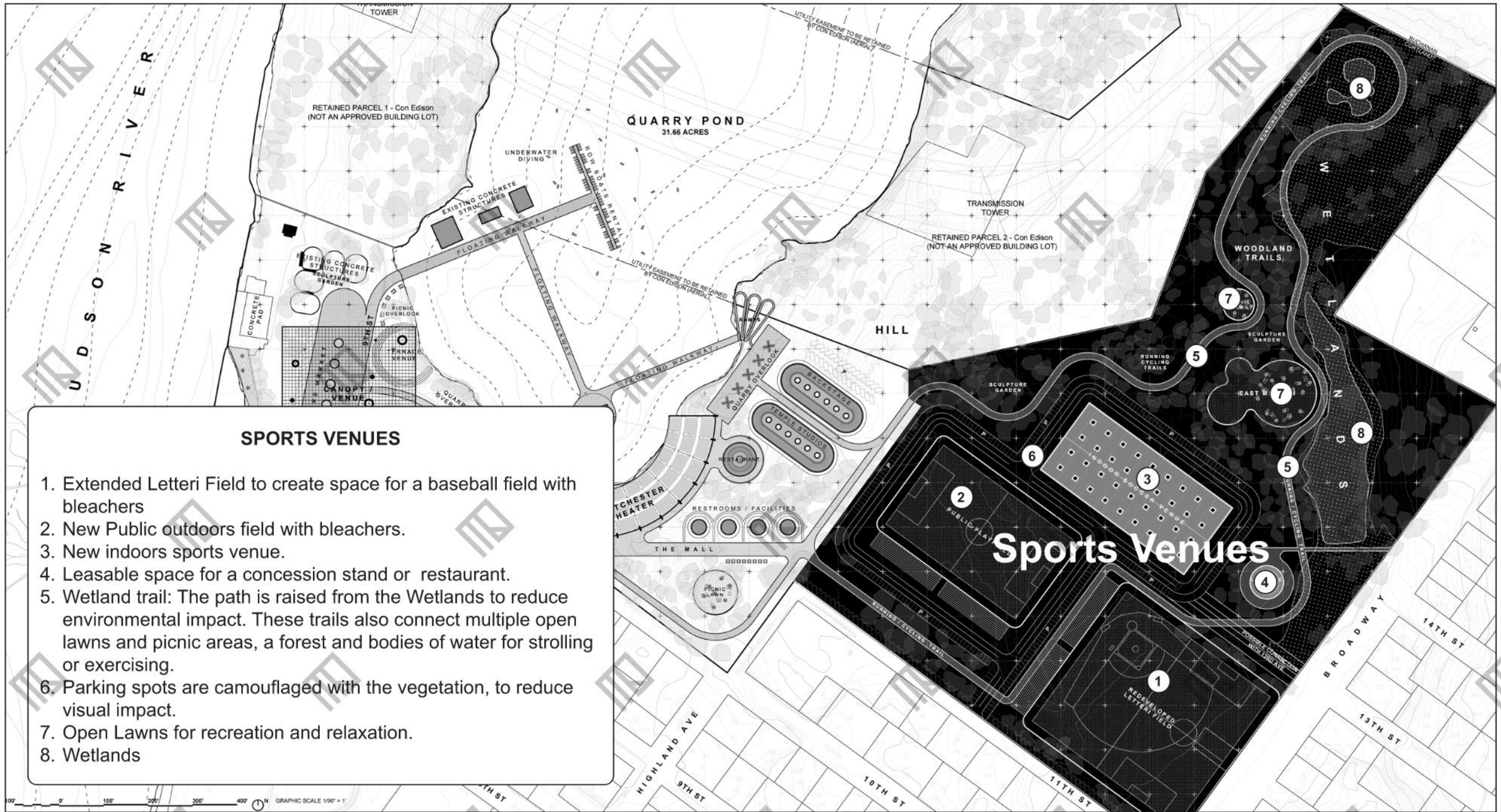
Verplanck Quarry
 Verplanck, NY
 10596 - New York

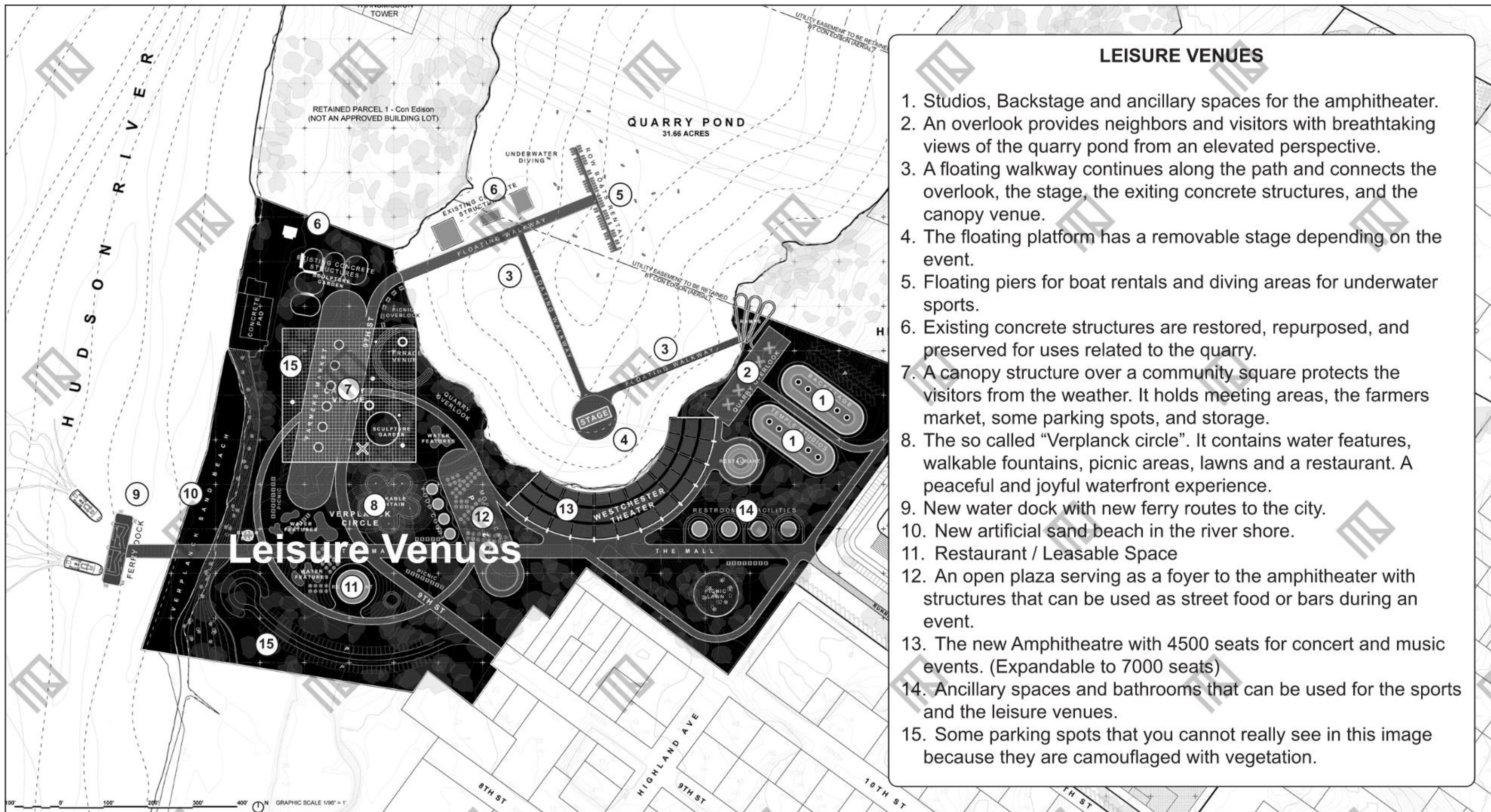


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Project No. 2023-12
 Schematic Design Phase

11.28.2023







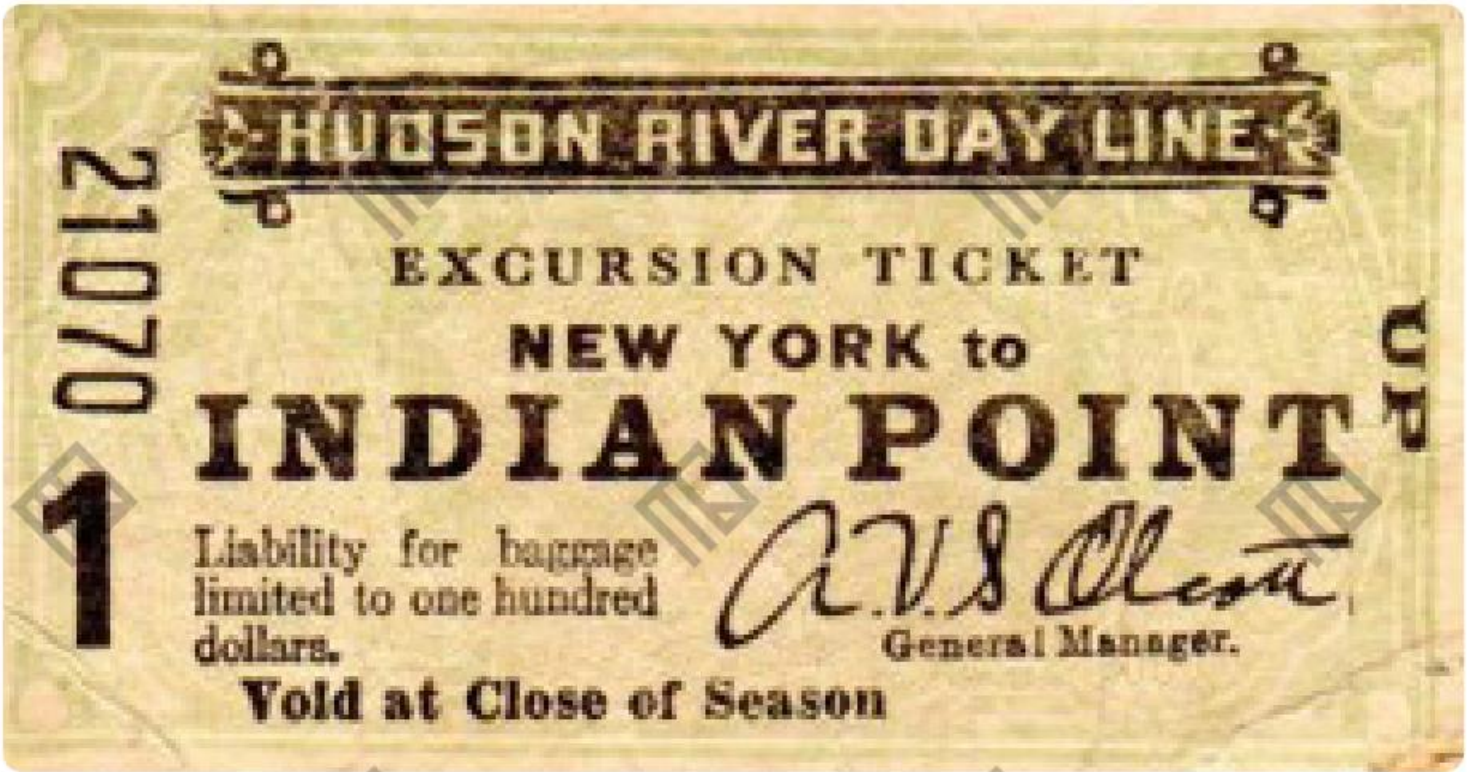
QUARRY POND



Community Impact

Community Impact - Transportation impact

- **Ferry service** via reactivation of Hudson River Day Line
- **Train service** via MTA North line with shuttle service from Peekskill station
- **Auto off-site parking** with shuttle service



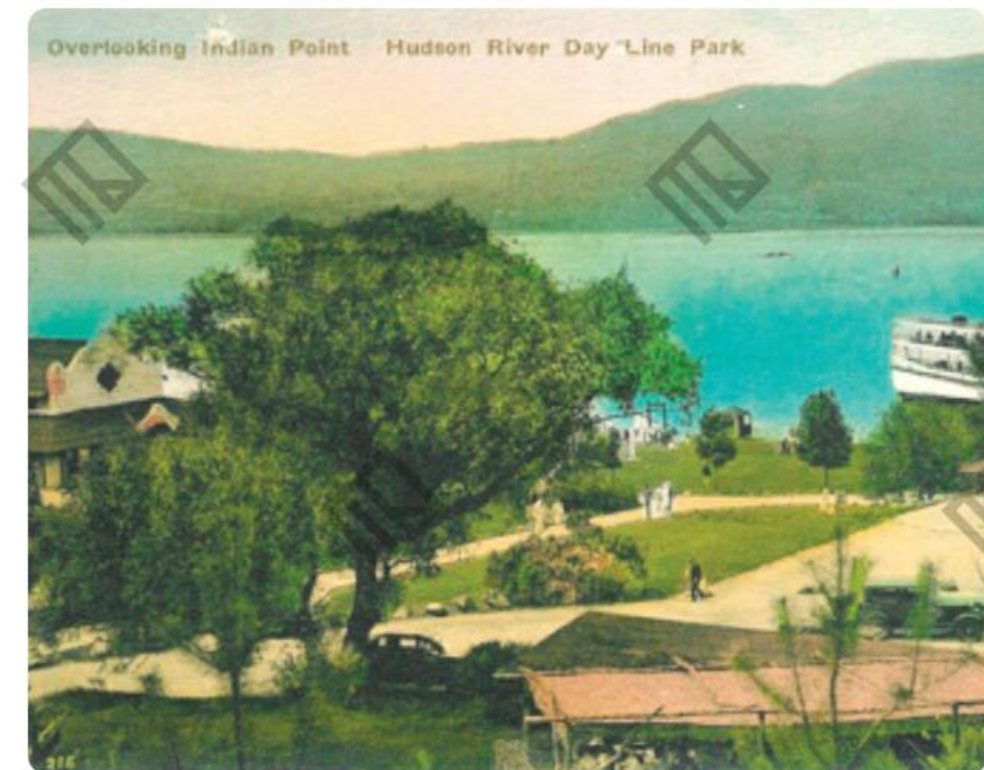
Community Impact - Environmental Impact

- Solar, Geothermal, Wind alternative power
- Native plants & pollinator garden spaces
- Maintenance of all park trails & public areas
- Agricultural enterprises on location, i.e. farm to table food service



Community Impact - Economic Impact*

- Active place of commerce
- Destination for cutting edge agricultural, culinary, hospitality, entertainment, technology, media, sports, and energy industry jobs
- On the job training for upward career track



****Upon project approval, we would be looking to immediately staff and activate the education and job pillars of our project.***

Community Impact - Education Impact*

- Reinvest in the community to retain local talent and nurtured youth
- Work with existing and retired educators, community leaders, and business owners to lead programs
- Collegiate partnerships
- Education program partnerships --- **TeachRock, Gallery 37 / After School Matters, Rock for Kids**
- Reinforce importance of play and interaction in childhood development



****Upon project approval, we would be looking to immediately staff and activate the education and job pillars of our project.***

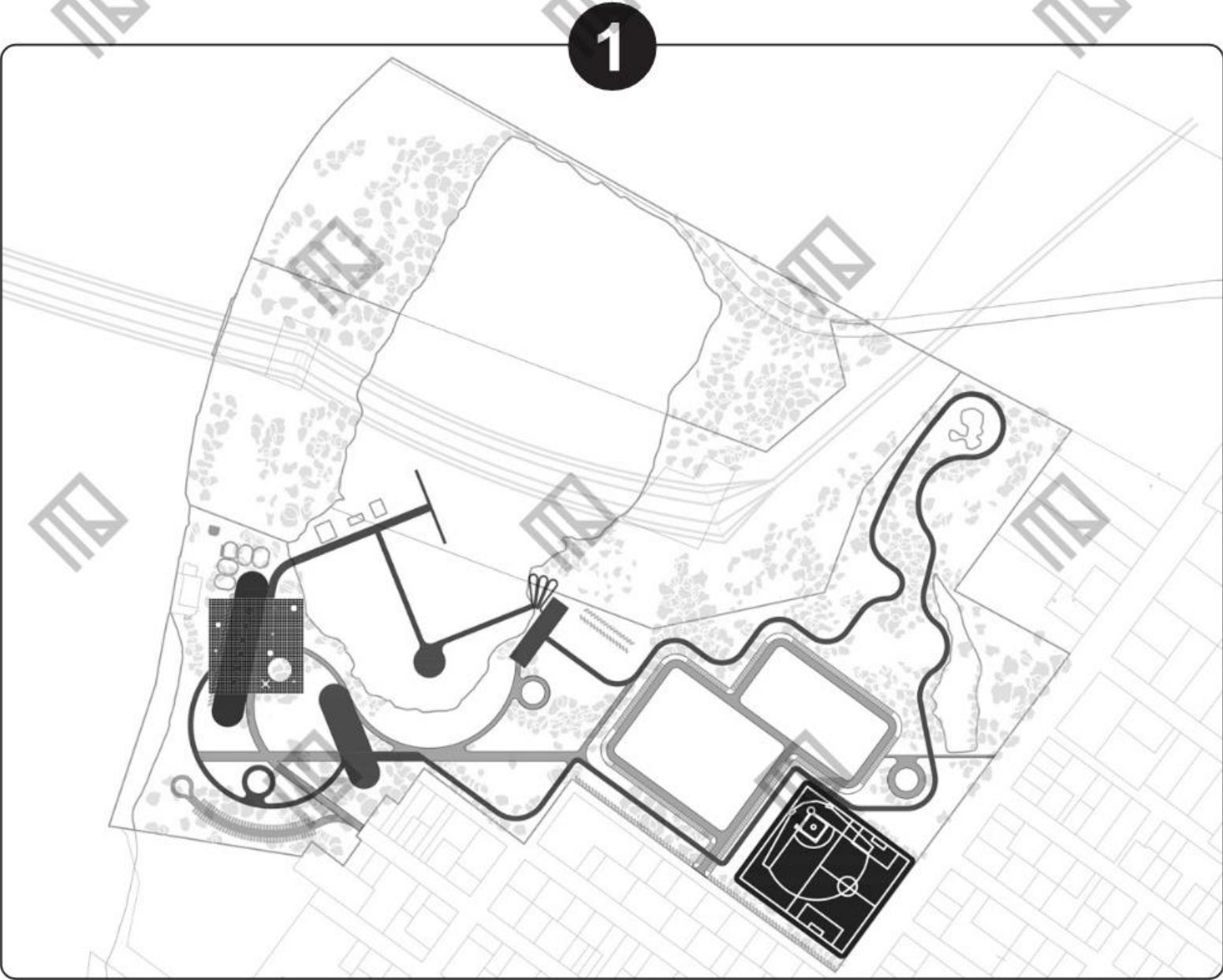
Community Impact - Locals Only Perks

- Discounts on event and park entry
- Discounts on all hospitality
- Excess energy revenues donated to local residents
- Holiday meals and events for those in need



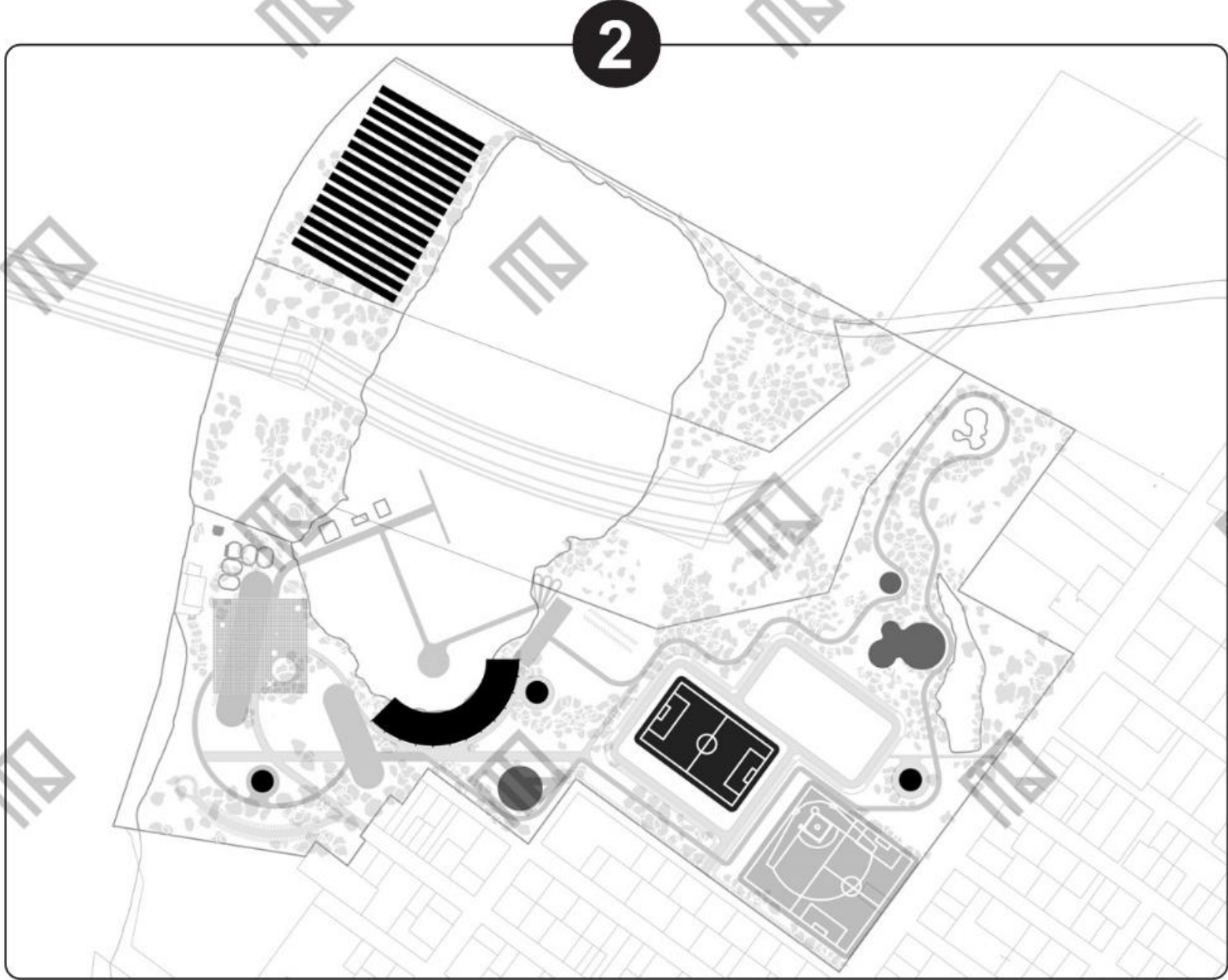
Phasing

Projected phased timeline



PHASE I (2 YEARS)

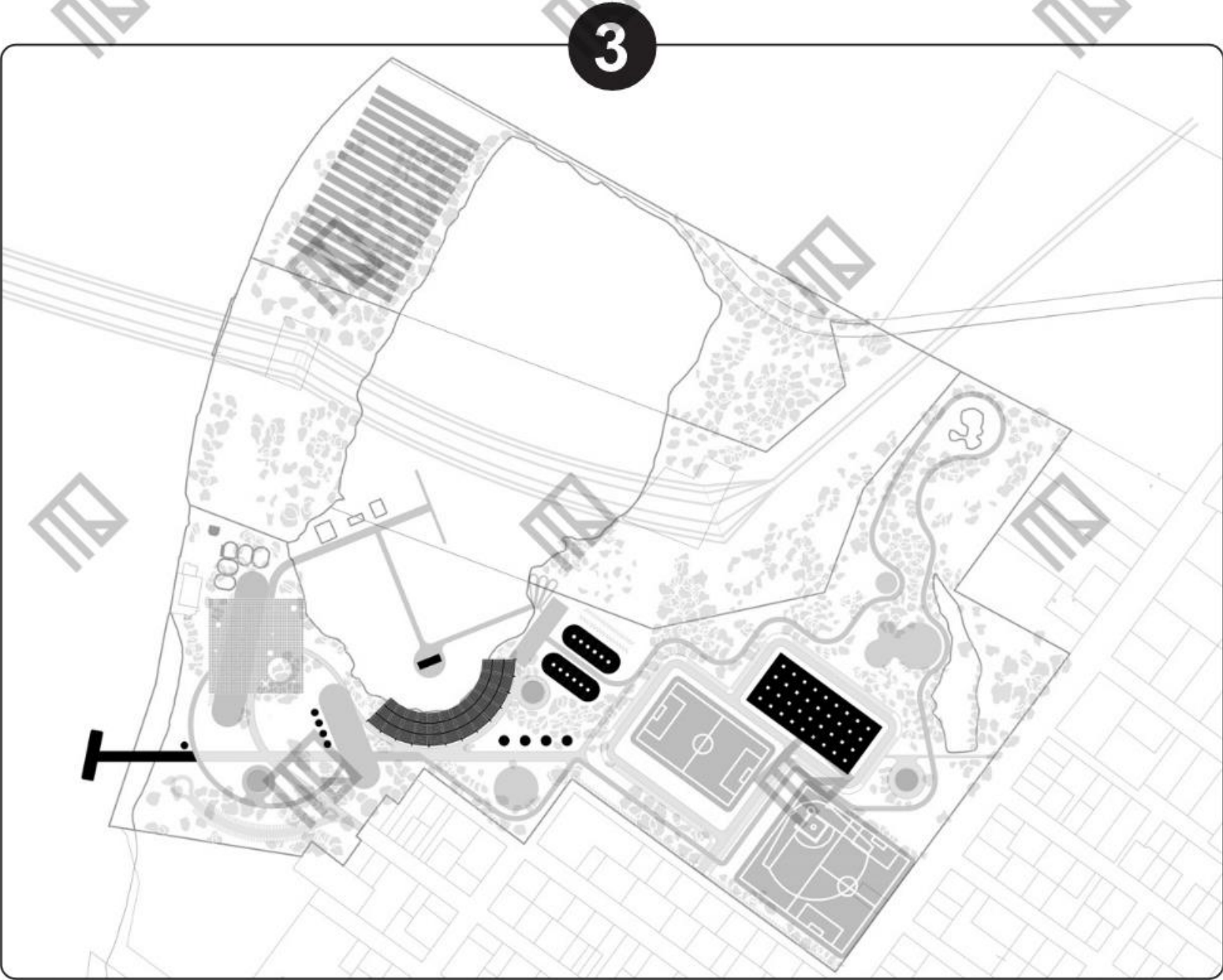
Infrastructure
Outdoors Spaces (pathway & market)
Letteri Field Expansion



PHASE II (2 YEARS)

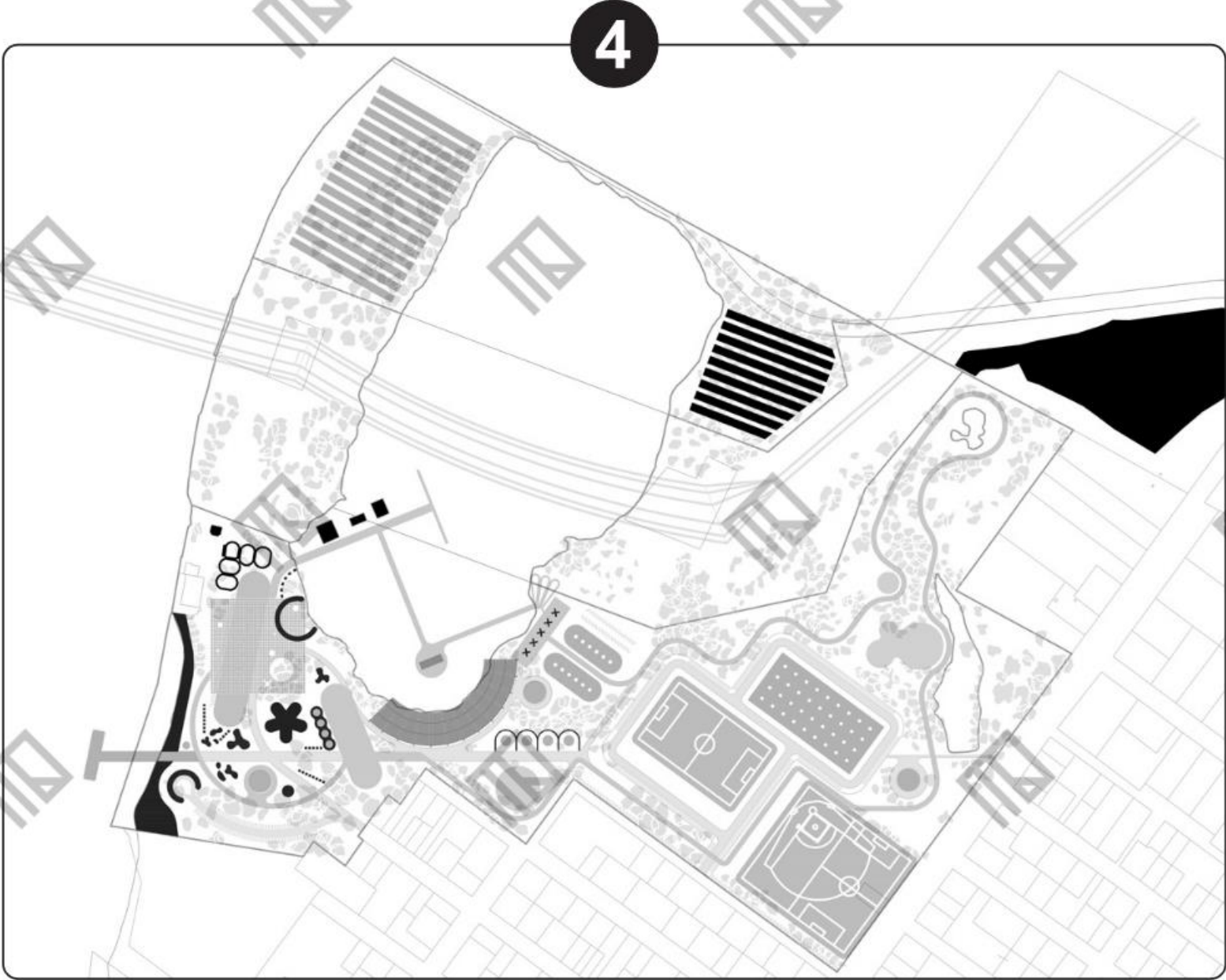
Solar Farm (Pad 9)
Outdoors Sports Facilities
Hospitality Buildings
Begin construction of Amphitheater

Projected phased timeline



PHASE III (2 YEARS)

- Indoors Sports Facility
- Recording Studio + Backstage
- Other Ancillary Buildings
- Complete construction of Amphitheater - seating areas



PHASE IV (2 YEARS)

- Refinement of phases I-III
- Potential additional development of Holtec land (Pad 11)
- Solar Farm (Pad 10)

Conclusion





Q&A

Appendix

Team & Partners

- **Fabio Nieto**, Co-Founder, Temple Studios
- **Miguel Quismondo**, Owner, MQ Architecture
- **Giles Smith**, **Owner**, TPI Aerospace Limited
- **Brandon Brown**, Co-Founder, Media Whisper
- **Craig Ward**, Owner, WARD Design Studio
- **Darin Held**, Owner, Studio HERO
- **Steve Hass**, Owner, SH Acoustics
- **Jaime Odabashian**, Owner, Odabashian Home Decor & Hospitality Consultants
- Artist & Entertainment Business Management
- Neumann/Sennheiser
- Hospitality entities
- Quarry Management Logistics (A new entity to run project operations)
- Quarry Museum Logistics (A new entity to operate and manage the sculpture garden)

Relevant Experience - Proven Examples of Completed Developments

Magazzino Art Center Cold Spring, NY	Newseum Washington D.C.	Hyatt Bellevue Ballroom Philadelphia, Pennsylvania	The Slate School North Haven, Connecticut
Canadian Center For Human Rights Winnipeg, Manitoba	Planet Word Museum Washington D.C.	Comcast Center Philadelphia, Pennsylvania	Corporate Partners:
Canadian Museum of History Gatineau, Quebec	Smithsonian Museum of African American History and Culture Washington D.C.	Coventry First Headquarters Fort Washington, Pennsylvania	MQ Architecture New York, NY
First Church of Christian Science Publishing House Boston, MA	Statue of Liberty Museum New York, NY	Eaton Corporation World Headquarters Atrium Cleveland, Ohio	Neumann Berlin, Germany
Northeastern Blackman Auditorium Boston, Massachusetts	Stax Museum of American Soul Music Memphis, TN	Cleveland Browns Headquarters Berea, OH	Sennheisser active since 1945 Wedemark, Germany
Kaust Museum Thuwal Saudi Arabia	United States Holocaust Museum Washington D.C.	Las Vegas Raiders Headquarters Henderson, Nevada	SH Acoustics Stamford, CT
Museum of the American Revolution Philadelphia, PA	Public Hotel - Microclub New York, NY	Minnesota Vikings Headquarters Egan, Minnesota	Artist Management Group
Museum of the Bible Washington D.C.	Greenbrier Resort White Sulphur Springs, West Virginia	University of Alabama Studio Tuscaloosa, Alabama	TPI Audio & Aeronautics Leicester, UK

Projected funding sources

- Cash investments from public companies previously listed
- Cash investments from private parties in the entertainment and sports industry
- Subsequent CRA credits and other grants

Job Creation Estimates*

- | | |
|---|-----------------------------------|
| 1. Cortlandt Pitch | 11. Hospitality 1, 2 , 3 |
| 2. Sculpture Garden | 12. Campus management |
| 3. Woodland, picnic areas, water feature, and trail maintenance | 13. Amphitheater |
| 4. Janitorial for park | 14. Food Court |
| 5. Gardening and agriculture | 15. Ferry Dock: |
| 6. Sport areas, general maintenance, a/v, seating maintenance | 16. Beach Kiosk |
| 7. Backstage Preproduction facility | 17. Water recreational activities |
| 8. Temple Studios | 18. Holiday Special Events |
| 9. Temple Hospitality | 19. Parking |
| 10. Quarry Overlook | <u>TOTAL: 350-500</u> |

** Does not capture potential from ancillary businesses in brand partnerships and experiential advertising space*