



Chappaqua Form Based Code

Workshop #1: Placemaking Work Session

Agenda

- I. Workshop Goals
- II. Site Analysis Review
- III. Market Scan Update
- IV. Character Analysis
- V. Public Realm & Placemaking Analysis
- VI. Parking Analysis
- VII. Framework/Concept Site Plan Scenarios
- VIII. Key Principles

Workshop Goals

1. Review Understanding of Downtown Chappaqua to Inform Recommendations for Concept Site Plan and Regulating Plan
2. Understand Character Elements and Establish More Specific Principles to be Incorporated into Code
3. Review Character of Historic and New Downtowns to Inform Specific Principles to be Incorporated into Code
4. Review Chappaqua Development Scenarios to Understand Development Potential and Limitations to Serve as Basis for Concept Site Plan, Regulating Plan, and FBC Development Standards
5. Inform Build-Out Scenario
6. Inform Implementation Approach Post-FBC

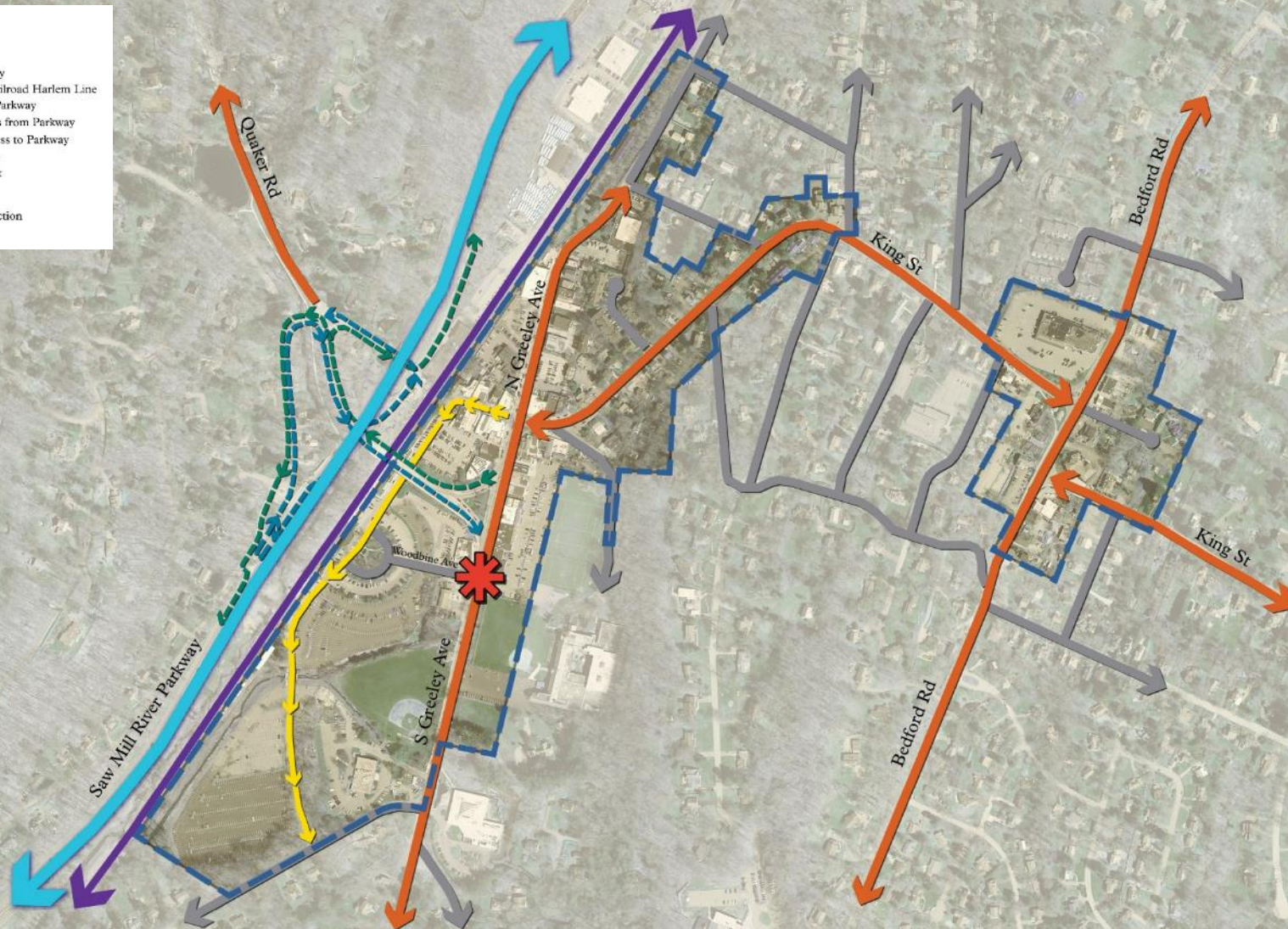
Site Analysis

- Circulation & Mobility
- Environmental Features
 - Assets & Issues

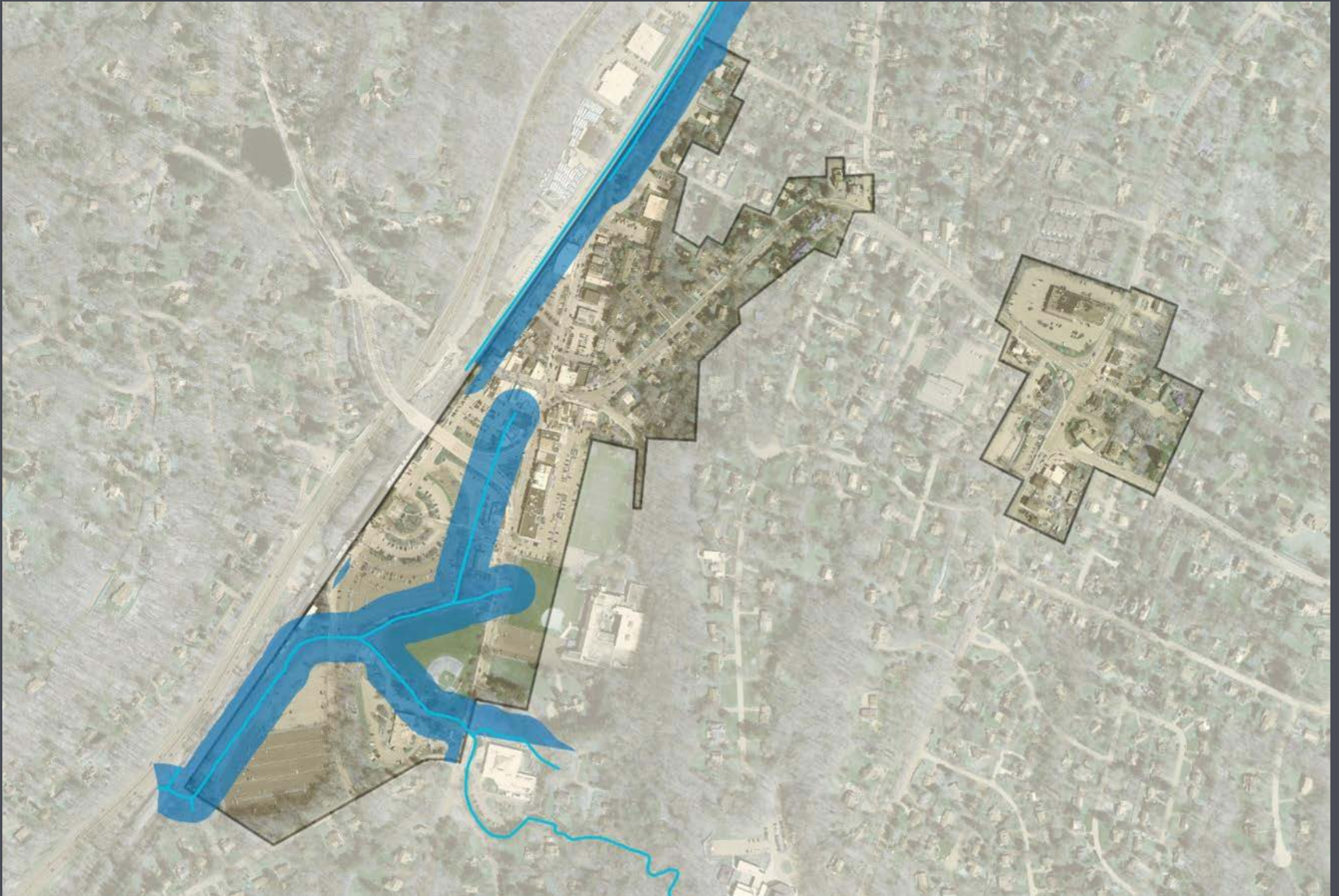
Circulation & Mobility

KEY

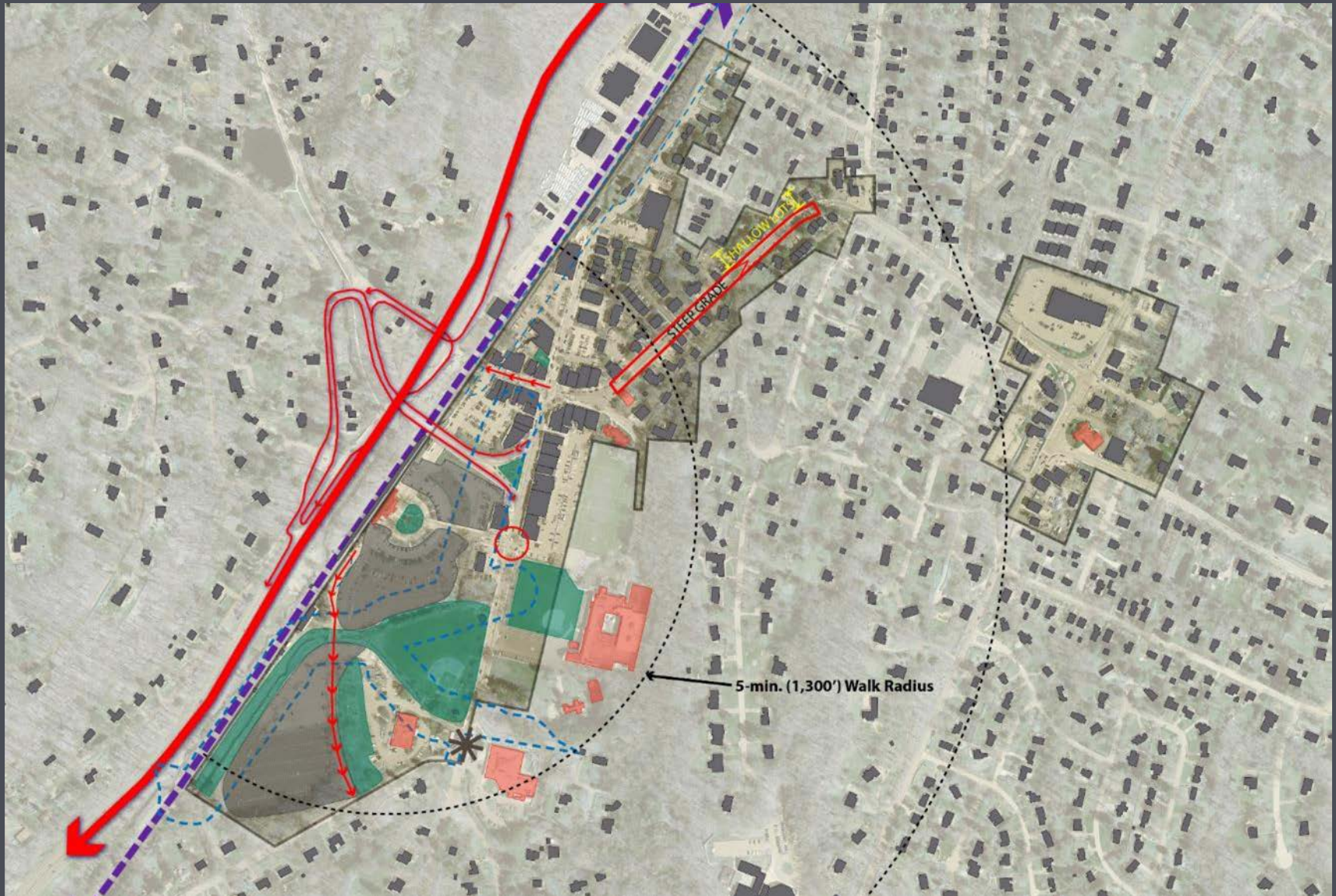
- Project Boundary
- Metro-North Railroad Harlem Line
- Saw Mill River Parkway
- In-Bound Access from Parkway
- Out-Bound Egress to Parkway
- Principal Streets
- Secondary Street
- Minor Streets
- Problem Intersection



Environmental Features



Assets and Issues



Market Scan Update

Character Analysis

- Chappaqua Historic Character
- Precedents – Other Communities
 - Architectural Character

Chappaqua History



Chappaqua Existing Architecture – Lower Area

- Tudor Revival
- Italianate/Decco
- Colonially & Classically Inspired



Chappaqua Existing Architecture – The Hill

- Colonial
- Vernacular Colonial
- Colonial Revival Storefront



Chappaqua Existing Architecture – Hilltop

- Vernacular Italianate Inspired
- Colonial Revival Inspired



Chappaqua Existing Civic Architecture

- Colonial Revival Inspired
- Collegiate Gothic
- Adirondack/Craftsman
- Modern



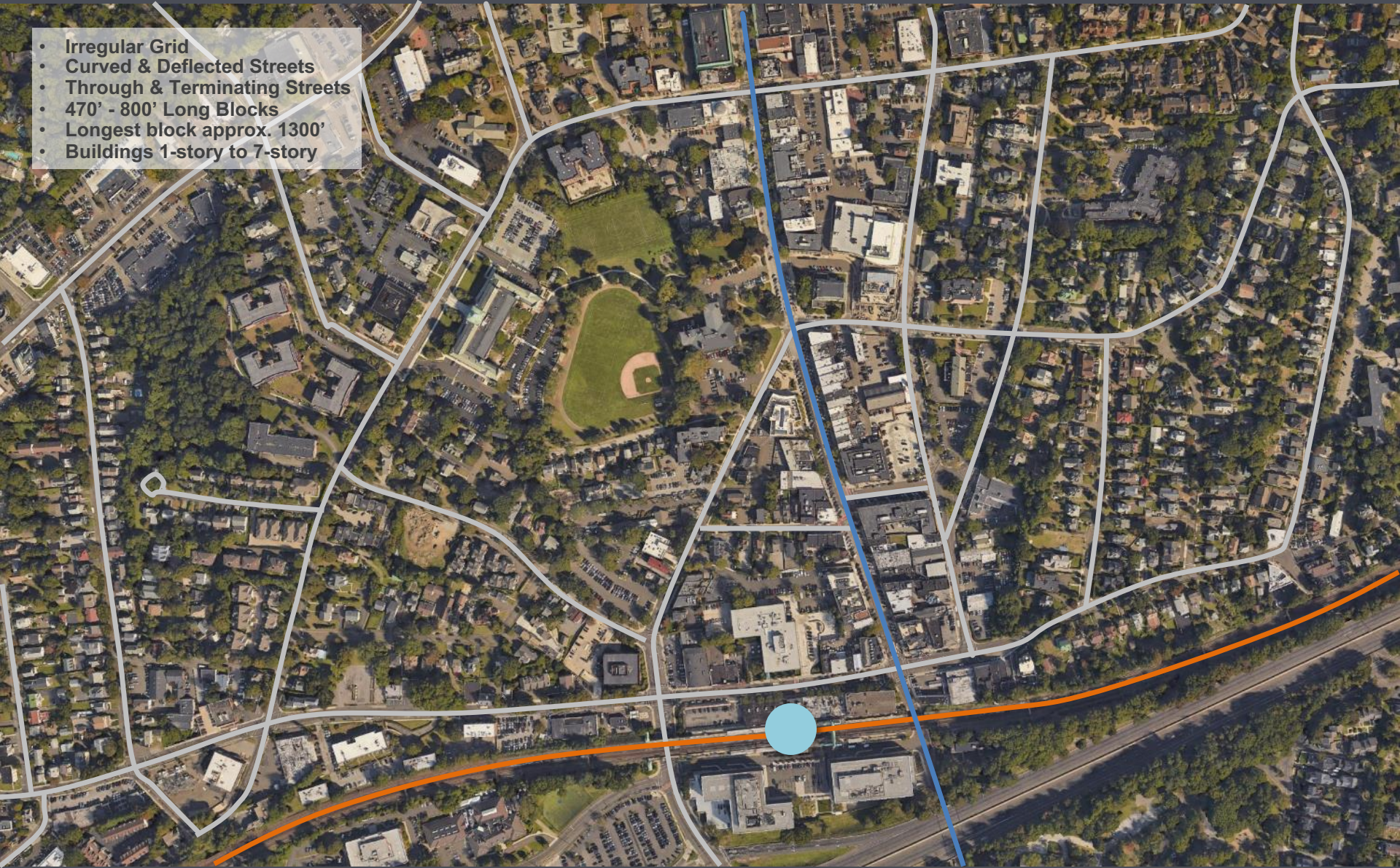
Community Precedents

- Greenwich, CT
- Forest Hills, NY
- West Hartford, CT
- Orenco Station, OR



Precedents – Greenwich, CT - Plan

- Irregular Grid
- Curved & Deflected Streets
- Through & Terminating Streets
- 470' - 800' Long Blocks
- Longest block approx. 1300'
- Buildings 1-story to 7-story



Precedents – Greenwich, CT - Aerial

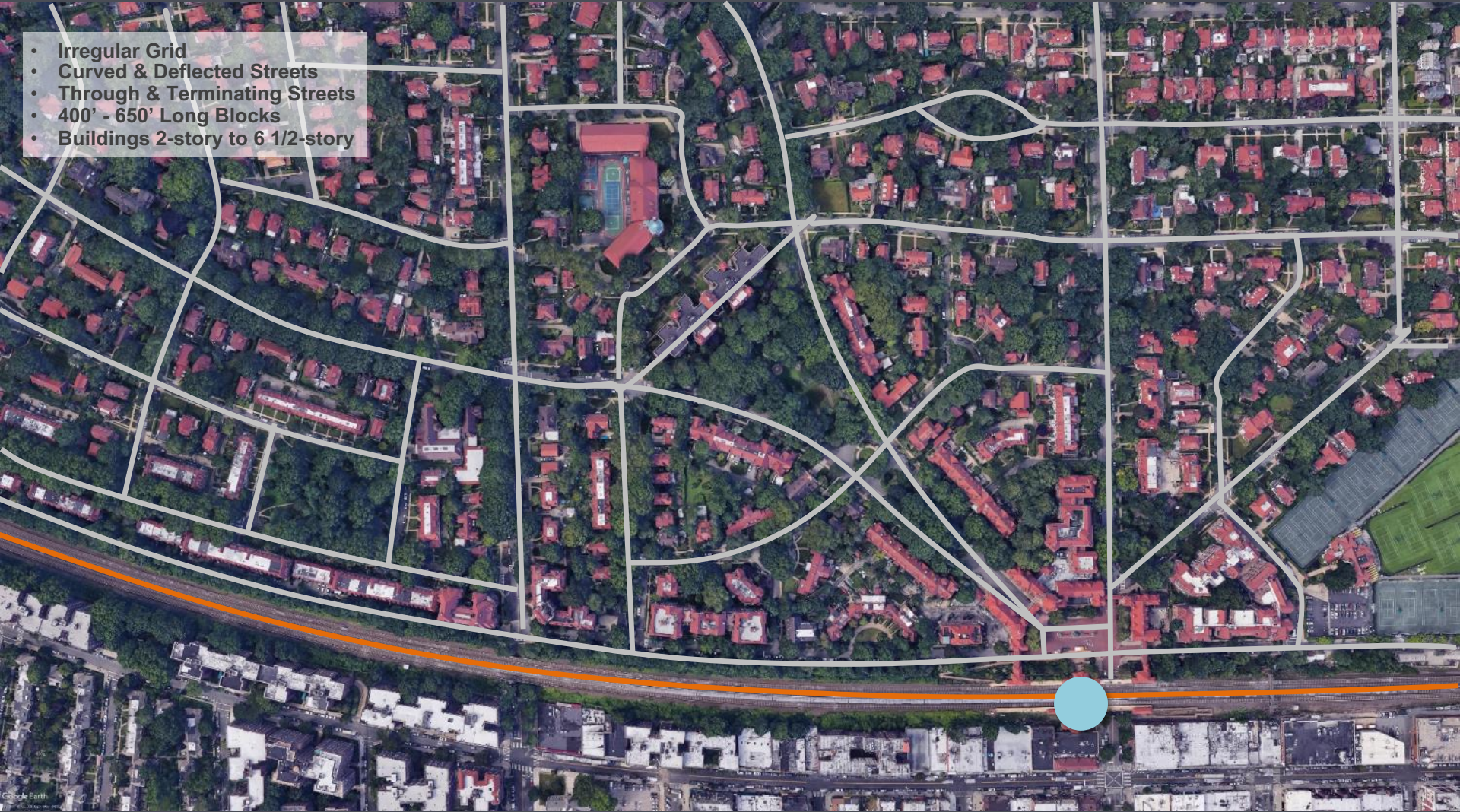


Greenwich – Building Heights and Building Increment



Precedents – Forest Hills, NY - Plan

- Irregular Grid
- Curved & Deflected Streets
- Through & Terminating Streets
- 400' - 650' Long Blocks
- Buildings 2-story to 6 1/2-story



Precedents – Forest Hills, NY - Aerial



Forest Hills – Building Heights and Building Increment

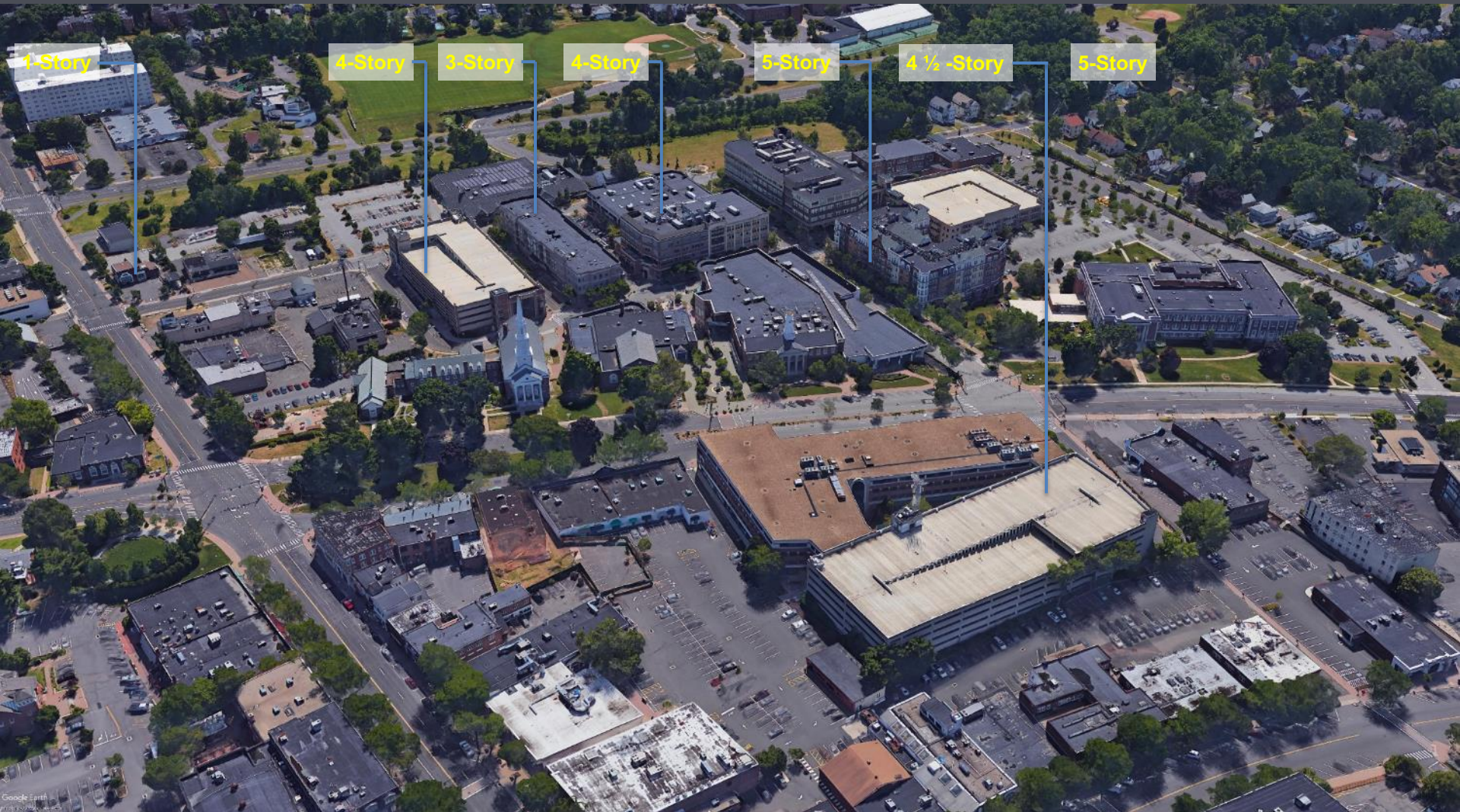


Precedents – West Hartford, CT - Plan

- Semi-regular Grid
- Some Curved & Deflected Streets
- Primarily Through Streets
- 300' - 925' Long Blocks
- Buildings 1-story to 5-story



Precedents – West Hartford, CT - Aerial

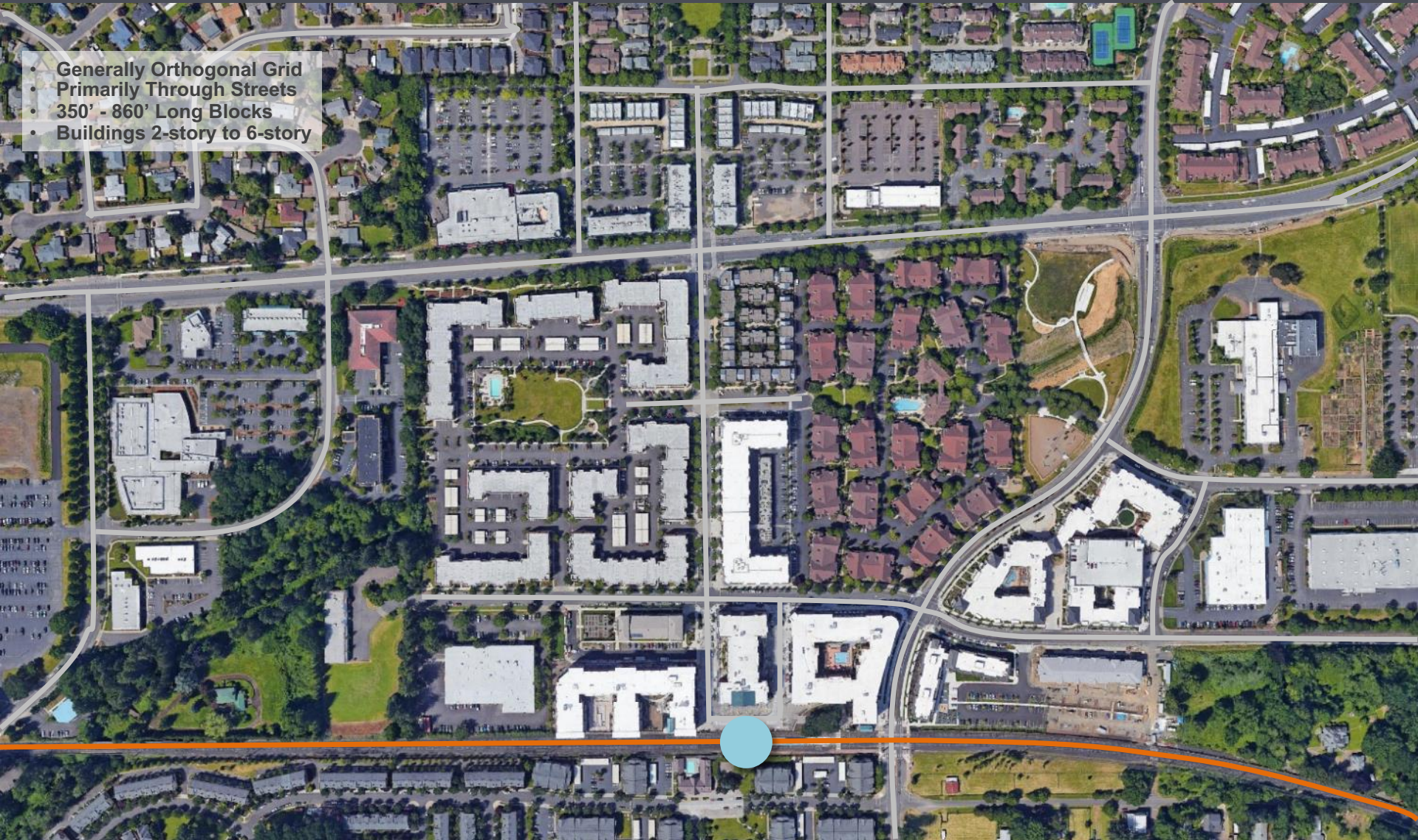


West Hartford, CT – Building Heights and Building Increment



Precedents – Orenco Station, OR - Aerial

- Generally Orthogonal Grid
- Primarily Through Streets
- 350' - 860' Long Blocks
- Buildings 2-story to 6-story



Precedents – Orenco Station, OR - Aerial



Orencia Station, OR – Building Heights and Building Increment



Public Realm

An Opportunity to Create New Open Space, a Gathering Place, and a Destination

- Existing Elements
- Existing Programming
- Precedents – Other Communities



Open Space Analysis



Existing Elements







Existing Public Events/Programming

Date	Event	Sponsor	Location
10/13/2018	Harvest Festival & Pumpkin Patch	Church of St. Mary the Virgin	BELL MIDDLE SCHOOL
5/13/2019 (5/20/2019)	Blood Drive	Chappaqua Volunteer Ambulance Corps	BELL MIDDLE SCHOOL
10/5/2019	Chappaqua Children's Book Festival	Chappaqua Children's Book Festival	BELL MIDDLE SCHOOL
5/9/2019 (5/11/2019)	Plant Sale	Chappaqua Garden Club	CHAPPAQUA TRAIN STATION
5/11/2019 (Sat. till 11/16/19)	Farmer's Market		CHAPPAQUA TRAIN STATION
9/14/2019	Community Day	Rotary Club	CHAPPAQUA TRAIN STATION
10/21/2018	Ragamuffin Parade	Town of New Castle	CHAPPAQUA TRAIN STATION
11/17/2018	Chappaqua Craft and Book Fair		NEW CASTLE COMMUNITY CENTER
11/22/2018	Thanksgiving Dinner	Town of New Castle, Interfaith Council	NEW CASTLE COMMUNITY CENTER
11/26/2018	Small Business Saturday		CHAPPAQUA
5/30/2019 (6/28/2019)	Art Around Town		CHAPPAQUA
5/24/2019	Memorial Day Parade	Town of New Castle	CHAPPAQUA/TRAIN STATION
20-Oct	RAGAMUFFIN PARADE		CHAPPAQUA/TRAIN STATION
12/1/2018 (12/2/2018)	Holidays Around Town	Northern Westchester Artist Guild?	GREELEY HOUSE/CHAPPAQUA
5/19/2019	5k and 10k Roadrace		TOWN HALL
6/26/2019	Summerfest	Town of New Castle	TOWN HALL
4/28/2019	Fishing Derby	New Castle Recreation and Parks	GEDNEY
	Clean Up Day	BAB	NEW CASTLE
5/6/2019 (5/10/2019)	Teacher Appreciation Week	Chappaqua PTA	NEW CASTLE/NATIONAL
43601	New Castle Historical Society House Tour	New Castle Historical Society	NEW CASTLE
5/21/2019	School Vote		HORACE GREELEY HIGH SCHOOL
6/8/2019	Greeley Youth Lacrosse Association Lacrosse Day	Greeley Youth Lacrosse Association	HORACE GREELEY HIGH SCHOOL
5/31/2019 (6/2/2019)	Spring Festival- SJSM	Church of St. John and St. Mary	CHURCH OF ST. JOHN AND ST. MARY
6/1/2019	Strawberry Festival	Church of St. Mary the Virgin	Church of St. Mary The Virgin
5/4/2019	Rotary Breakfast	Rotary Club	Church of St. Mary The Virgin
YEAR ROUND	TEEN SCENE, ADULT & SENIOR PROGRAMMING		COMMUNITY CENTER
30-May	ART AROUND TOWN CHILDRENS ART SHOW		COMMUNITY CENTER
12/31/2018	Ring in the New Year	Rotary Club	RECREATION FIELD GAZEBO
SPRING/SUMMER/FALL	US SPORTS PROGRAMMING		RECREATION FIELD
APRIL, JUNE & SEPT, NOV	LITTLE LEAGUE BASEBALL		RECREATION FIELD
APRIL – AUG	ADULT SOFTBALL		RECREATION FIELD
APRIL – JUNE	MIDDLE SCHOOL LACROSSE		RECREATION FIELD
26-Jun	SUMMER FEST FOR KIDS		RECREATION FIELD
JULY 10,17,24,31, AUG 7	SUMMER CONCERT SERIES		RECREATION FIELD
SEPT – NOV	YOUTH SOCCER AND FLAG FOOTBALL		RECREATION FIELD



Existing Open Space Typologies

		CHARACTER			
		Comm.	Residential	Civic	Natural
TYPE	Pocket Park				
	Square				
	Park				
	Greenway				
	Street				



Prelim. Recommended Open Space Typologies

		CHARACTER			
		Comm.	Residential	Civic	Natural
TYPE	Pocket Park				
	Square				
	Park				
	Greenway				
	Street	 			

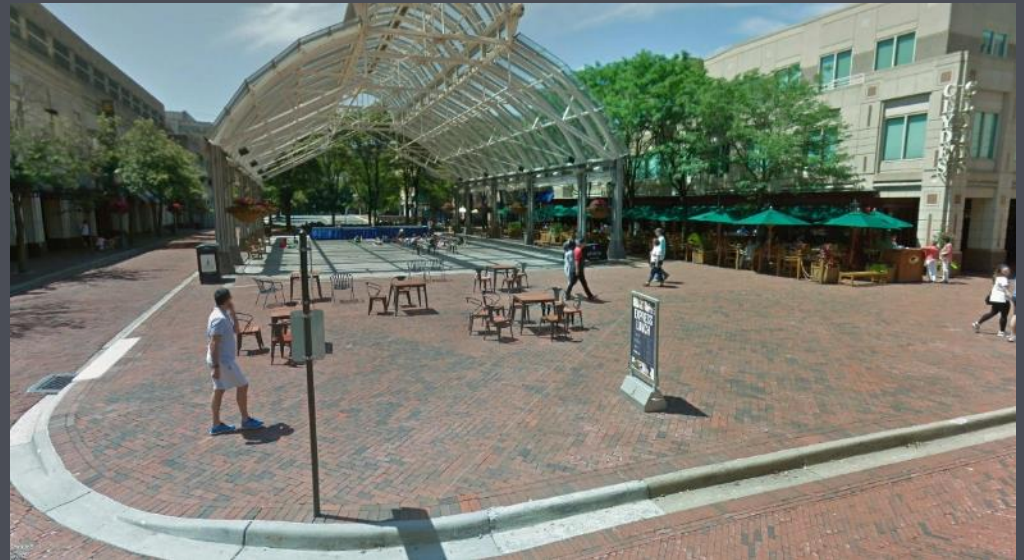


Commercial Squares .3 AC & .5 AC



.3 AC

.5 AC



TORTI GALLAS + PARTNERS

Commercial Squares .6 AC & .8 AC



.6 AC



.8 AC

Commercial Squares/Park 1.2 AC & 1.4 AC



1.2AC

1.4 AC



TORTI GALLAS + PARTNERS



FOOD



PLACES TO SIT



PEOPLE

SUN AND SHADE



WATER

Parking

Parking

§ 60-420 General regulations.

F. Off-street parking and loading facilities.

New Castle Code: Mostly dating from 1975 thru 1979 with 3 amendments in the 80's and 1 per decade since then.

(3) Parking standards.

[Amended 12-9-1986 by L.L. No. 22-1986]

(a) Schedule of off-street parking requirements.

- [1] Off-street parking facilities shall be provided as required by the list below, except where additional parking may be required under § 60-430, or as may be modified under the provisions of § 60-420F(2).

Uses

One-family dwellings
[Amended 4-12-1977 by L.L. No. 4-1977; 2-11-1985 by L.L. No. 3-1985]

Multifamily dwellings in business districts
[Added 4-12-1977 by L.L. No. 4-1977]

Athletic training center
[Added 7-12-1988 by L.L. No. 10-1988]

Professional office or home occupation permitted in a residential zone as an accessory use

Retail or service business

Living plant retail business
[Added 3-25-1975]

Business or professional office, financial institution

Carry-out restaurant
[Added 12-17-1984 by L.L. No. 12-1984]

Restaurant
[Amended 4-12-1977 by L.L. No. 3-1977]

Minimum Required Off-Street Parking

2 spaces for each dwelling unit; spaces may be located in the main building, in an accessory building or in an off-street parking area set back from any street line at least 1/2 of the distance required for buildings

1 space for each dwelling unit plus 1/3 of a space per bedroom

1 space for each 500 square feet of area in gymnasiums plus 1 space per each person employed on the shift with the largest number of employees

2 spaces in addition to spaces required for residential uses. Medical or dental offices shall have 4 spaces in addition to spaces required for residential uses

1 space for each 150 square feet of gross floor area on the ground floor and 1 space for each 225 square feet of gross floor area on other floors

1 space for each 150 square feet of gross floor area plus 1 space for each 1,500 square feet of outdoor sales or display area

1 space for each employee, but not less than 1 space for each 250 square feet of gross floor area

1 space for each 100 square feet of gross floor area or 1 space for each 3 seats, whichever requirement is greater

1 space for each 75 square feet of gross floor area or 1 space for each 3 seats, whichever requirement is greater and, in addition thereto, where counter service is provided, such additional parking as may be required by the Planning Board

Cabaret or bar
[Added 4-12-1977 by L.L. No. 3-1977]

Fast-food restaurant
[Added 4-12-1977 by L.L. No. 3-1977]

Bowling center
Theater, auditorium, stadium or other place of public assembly, including a place of worship

Funeral home
Small animal hospital

Motor vehicle service station

Research and development laboratories
[Amended 6-22-1983 by L.L. No. 5-1983]

Light industry and manufacturing

Wholesale or other similar commercial use

Warehousing, storage or utility use
[Amended 11-28-2017 by L.L. No. 11-2017]

Library
Accessory apartments
[Added 10-29-1979 by L.L. No. 16-1979]

Multifamily dwellings in residence districts
[Added 10-29-1979 by L.L. No. 16-1979]

1 space for each 60 square feet of gross floor area or 1 space for each 3 seats, whichever requirement is greater and, in addition thereto, where counter service is provided, such additional parking as may be required by the Planning Board

1 space for each 25 square feet of gross floor area for the first 1,000 square feet plus 1 space for each additional 35 square feet of gross floor area thereafter

5 spaces per bowling lane

1 space for each 5 fixed seats; 1 space for each 100 square feet in places without fixed seats

1 space for each 50 square feet of area in assembly rooms

1 space per employee plus 1 space per 400 square feet of gross floor area

1 space for each 1,000 square feet of site area; spaces within service areas of buildings and at pumps and access lanes thereto shall not be counted

3 spaces per each 4 persons employed on the maximum shift or 1 space for each 500 square feet of gross floor area, whichever requirement is greater

1 space per each person employed on the maximum shift or 1 space for each 300 square feet of gross floor area, whichever requirement is greater

1 space per each person employed on the maximum shift or 1 space for each 800 square feet of gross floor area, whichever requirement is greater

1 space for 400 square feet of gross floor area

1 space for 400 square feet of gross floor area

1 space for each dwelling unit

1 space for each dwelling unit, plus 1/2 space per bedroom

Parking

☐ § 60-420 General regulations.

F. Off-street parking and loading facilities.

New Uses

Other uses not listed

[Amended 11-28-2017 by L.L. No. 11-2017]

Reasonable and appropriate off-street parking requirements for types of uses that do not fall within the categories listed above shall be determined by the Planning Board or Zoning Board, where

Joint Use/ Shared Parking

- [2] Where two or more different uses occur on a single lot, the total amount of parking facilities to be provided shall be the sum of the requirements for each individual use on the lot, except that the Planning Board may approve the joint use of parking spaces by two or more establishments on the same or contiguous lots, the total capacity of which is no more than 15% less than the sum of the spaces required for each, provided that the Planning Board finds that the capacity to be provided will substantially meet the intent of the requirements by reason of variation in the probable time of maximum use by patrons and employees among such establishments, and provided that such approval of such joint use shall be automatically terminated upon the termination of the operation of any such establishments. If more than one lot is involved, the Planning Board shall require, as condition of its approval, a legal instrument, satisfactory to the Town Attorney, assuring the continued use of joint parking facilities in connection with the uses they serve.

Satellite Parking

- (a) The required off-street parking facilities shall be provided on the same lot or premises with the structure or land use they serve, except that off-street parking spaces required for structures or land uses on two adjoining lots may be provided in a single common facility on one or both of said lots, and except that the Planning Board may permit all or part of the required spaces to be located on any lot entirely within 250 feet of the building or land use in the same zoning district or another zoning district where such parking is a lawful use, if the Planning Board determines that it is impractical to provide parking on the same lot with the building.

Alternative Parking

- (9) Alternative method of providing parking spaces. Where, because of limitations of size, dimensions or topography of lot, an applicant for a building permit in a business district finds it impracticable to provide all or a portion of the off-street parking spaces required in connection with a proposed building or addition, he may offer to grant and convey to the Town or an existing parking district appropriately located and developed land for commercial parking in an equivalent amount. If the Planning Board concurs in such finding and in the appropriateness of the proposed land for parking, the Town Board or such existing parking district, at its discretion, may accept such developed land, provided that it is permanently dedicated.

Parking

☐ § 60-420 General regulations.

F. Off-street parking and loading facilities.

Fee In Lieu

Consider Permitting Fee-in-Lieu payments toward a fund to provide/promote new public parking/parking management strategies

Valet Parking

Permit Valet Parking to count as regular parking provided that a appropriate plan and commitment is obtained

Automated Parking

Permit Automated Parking to count as regular parking provided that a reliable system is proposed and has an escrow for repairs

Stacker parking

Consider permitting Stacker parking to count as regular parking provided that it is entirely screened from public view in an aesthetically acceptable manner

Transit Credit

Transit Credit – Provide a reduction in the base parking rates for uses demonstrated to avail of rail service

Neighborhood Credit

Neighborhood Credit - Provide a reduction in the base parking rates for uses demonstrated to draw a considerable portion of their visitors from within walking distance

Shuttle Credit

Shuttle Credit - Provide a reduction in the base parking rates for uses demonstrated to transport a considerable portion of their visitors via a shuttle to the train or downtown

Parking

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Chappaqua Hamlet Parking King Street & Greeley Avenue

Existing Parking:

1,629 public,
off street
parking
spaces in the
Chappaqua
hamlet

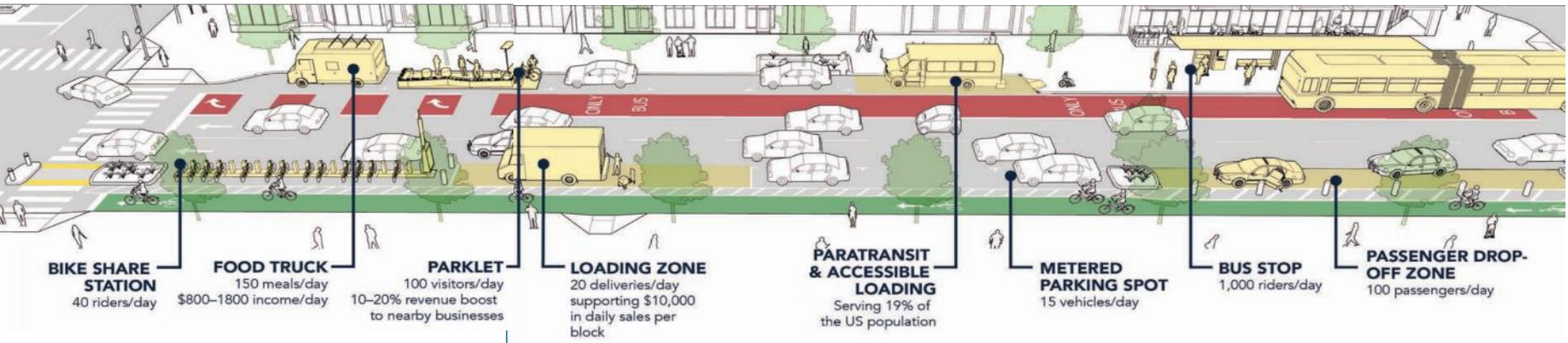
Name of Lot	Parking Spaces	Handicapped Spaces	Parking Constraints (Time Limit/Permit)
Allen Place	112 spaces	2 spaces	2/3 hour customer parking 2/3 hour merchant parking
Woodburn Avenue	36 spaces	1 space	3 hour customer parking 3 hour merchant parking
S Greeley Ave	183 spaces	9 spaces	3 hour customer parking 3 hour merchant parking 65 merchant only spaces
N Greeley Ave	31 spaces	2 spaces	3 hour customer parking
Chappaqua Train Station	1267 spaces	29 spaces	Permit, meter
Total	1629 spaces	43 spaces	

Plus several
hundred,
private, off-
street parking
spaces



Emerging Technology and What it Means for Parking

Productivity of right-of-way
for different uses.
(Source: NACTO Curb Appeal)



Recommended Parking Considerations: The Eight Point Program

1. Reevaluate current **Minimum/Maximum** parking needs
2. Promote **shared parking** within mix-used developments
3. Reduce or **eliminate unnecessary parking** requirements
4. Promote **alternative modes**
5. Adopt additional strategies for **parking management**
6. **Prevent spillover** parking impacts in surrounding neighborhoods
7. **Manage on-street** parking demand to ensure space availability
8. **Price on- and off-street** parking to encourage alternative travel modes



Base Parking Requirements

	TOD AREA		Non-TOD Hamlet Area		All Other Areas	
	Min	Max	Min	Max	Min	Max
Single- Family ^{1, 2}	1/du	2/du	2/du	3/du	3/du	4/du
Multi Family ^{1,2,3,4}	1.3/du	1.5/du	1.4/du	1.75/du	1.5/du	2/du
Business/Professional Office ²	1/600sf 0.7/emp.	1/450sf 0.9/emp. greater	1/550sf 0.8/ emp.	1/400sf 0.95/emp.	1/500sf 0.85/emp.	1/350 sf or 1/emp. whichever is
Medical Office ²	1/400sf 1/emp.	1/300sf 1.5/emp. greater	1/350sf 1.2/ emp.	1/250s 1.75/emp.	1/300sf 1.35/emp.	1/200 sf or 2/emp. whichever is
Retail	1/500sf	1/400sf	1/450sf	1/350sf	1/400sf	1/300 sf
Restaurant	1/100sf 1/3 seats	1/70sf 1/2.5 seats	1/95sf 1/2.8 Seats	1/65sf 1/2.3 Seats	1/85sf 1/2.5 Seats	1/55 sf or 1/2 seats whichever is greater

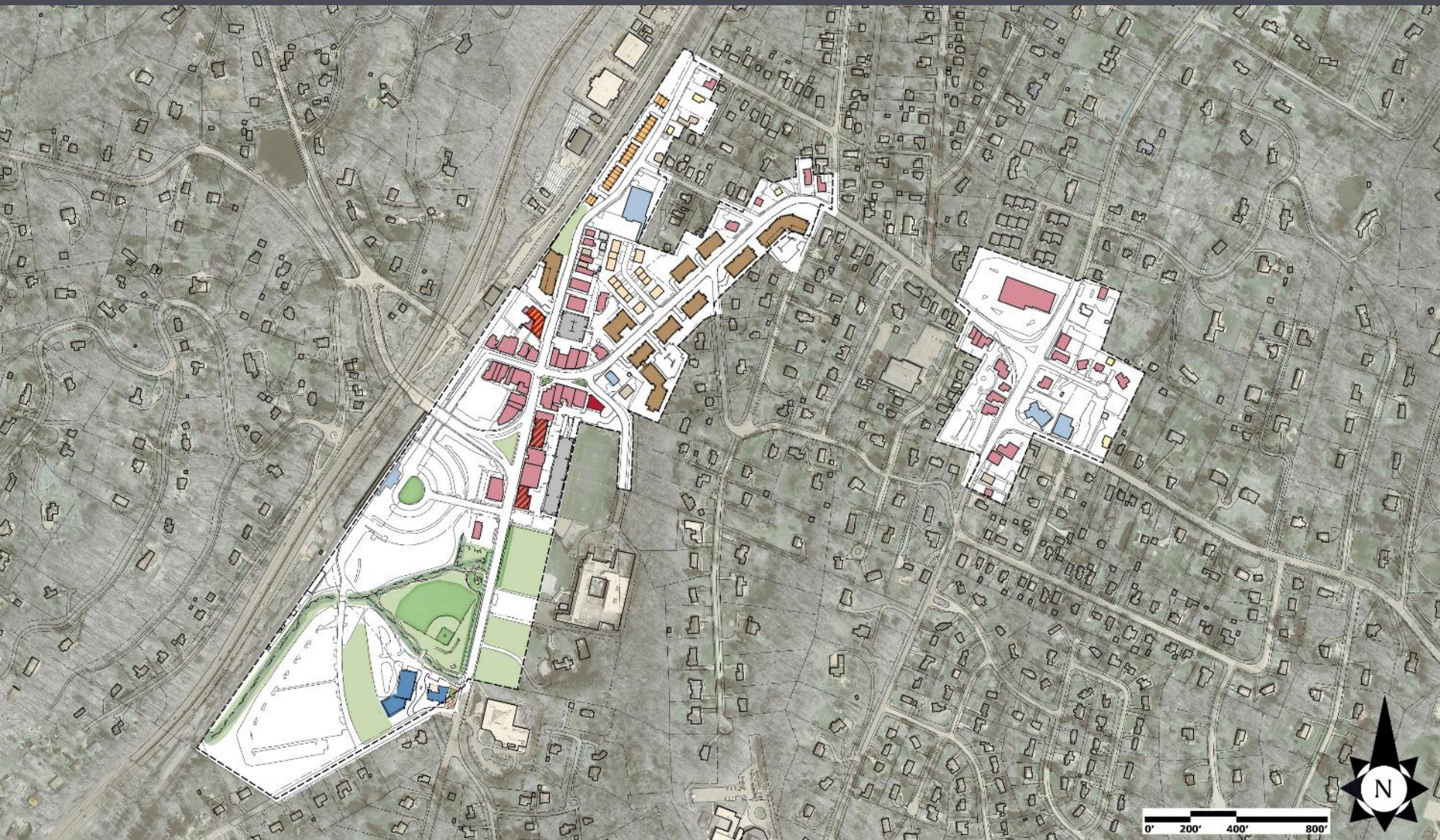
1. No shared parking where spaces are reserved for residents only
2. 10% credit for shuttle to the train station (may be combined)
3. 10% credit to base rate where residential units are rentals, as opposed to owner-occupied (may be combined)
4. 5% credit on base rate where parking spaces are not assigned to individual units (may be combined)

Transit Parking Replacement: Financing Options

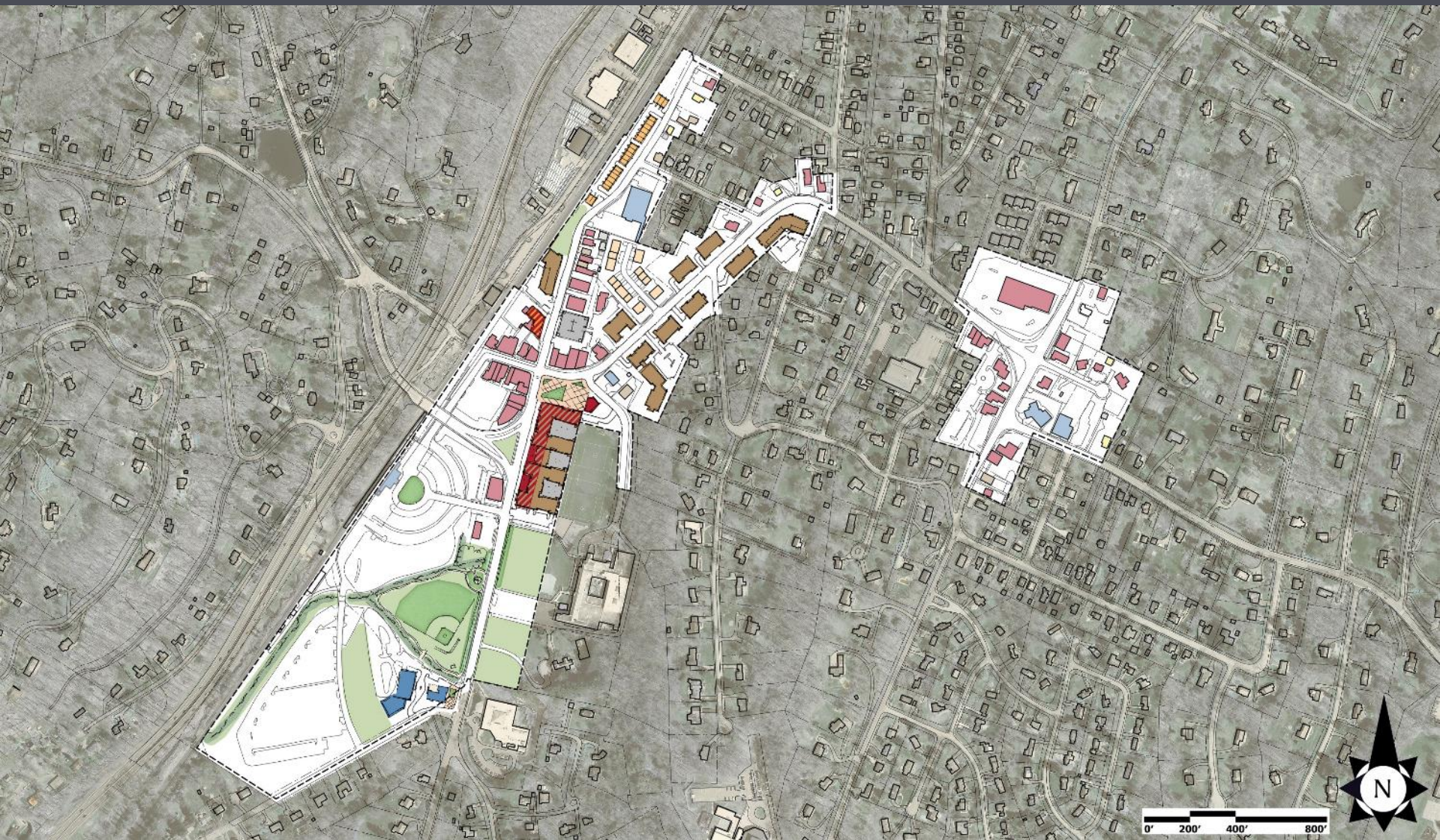
1. Transit parking completely developer financed (ex. land is provided for free in exchange for building garage with development rights for residential) or based on a long-term land lease.
2. Transit parking developer and revenue financed (ex. land is provided for free in exchange for building garage and developer charges for parking) same as above. Developer charges for parking or town underwrites parking fees.
3. MTA builds garage with federal funding, land is conveyed to transit authority and charges for parking.
4. Town builds garage and finances with bond and repays with city funds
5. Town builds garage and finances with TIF and repays revenues with TIF payments (if TIF is allowed)
6. A combination of the above or a variation.

Scenarios: Frameworks/Concept Site Plans

Scenario 1a: No Parking Infill



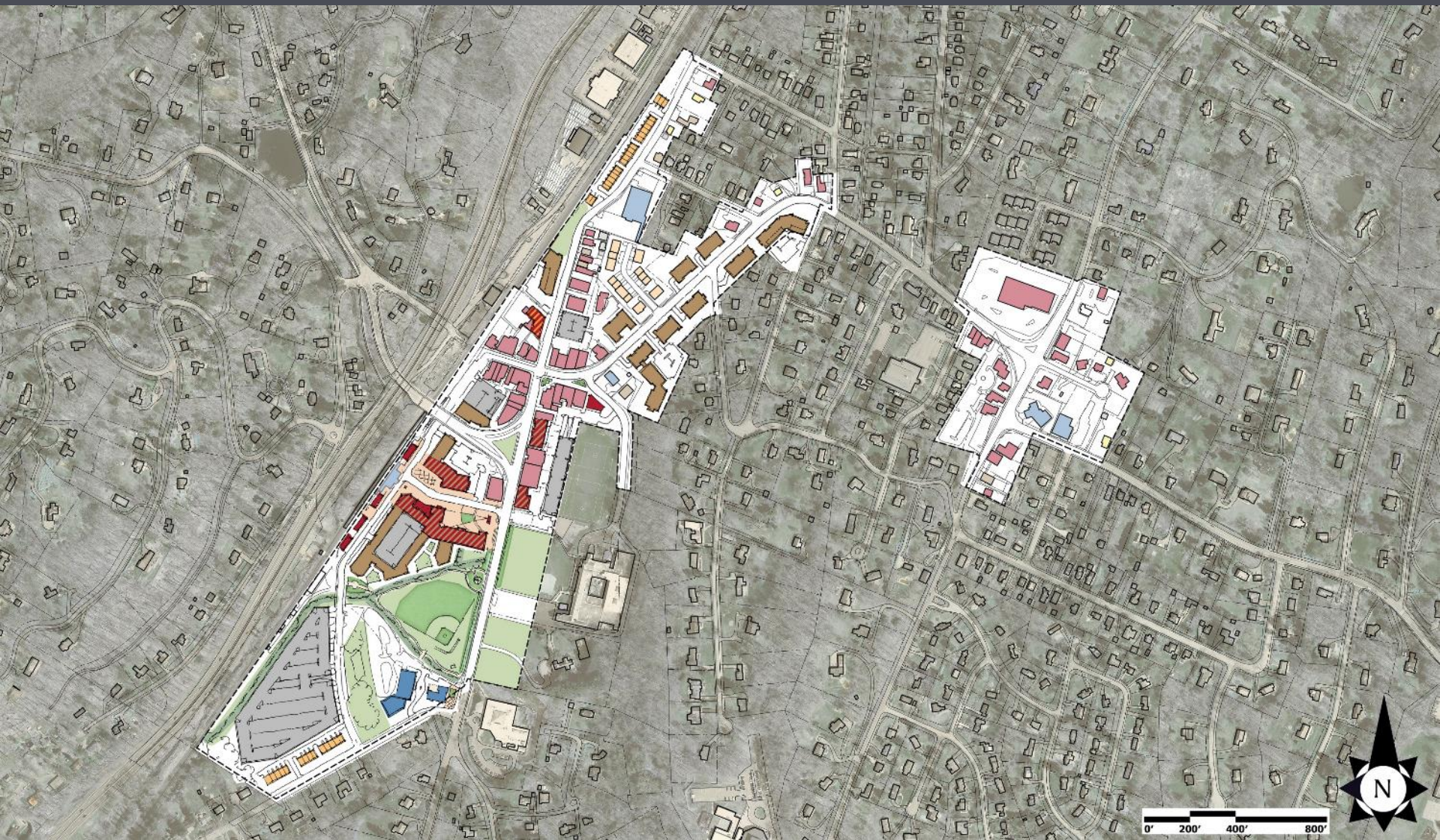
Scenario 1b: East Side Greeley Av. Redev.



Scenario 2a: One Parking Lot Redev.



Scenario 2b: One Pkng. Lot Redev., Gas Redev.



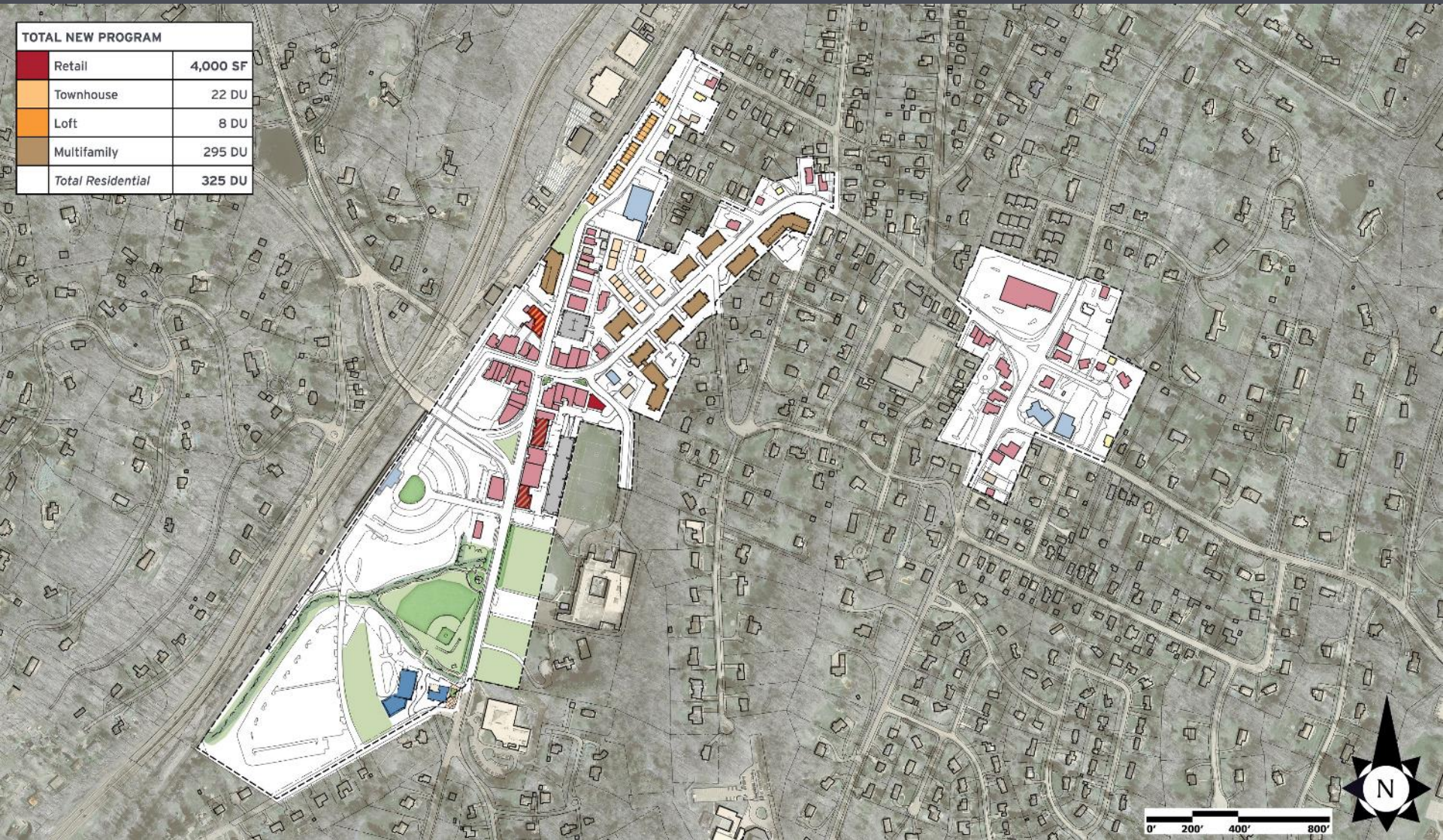
Scenario 3: Two Pkng. Lot Redev., Hilltop Redev.







Scenarios: Program

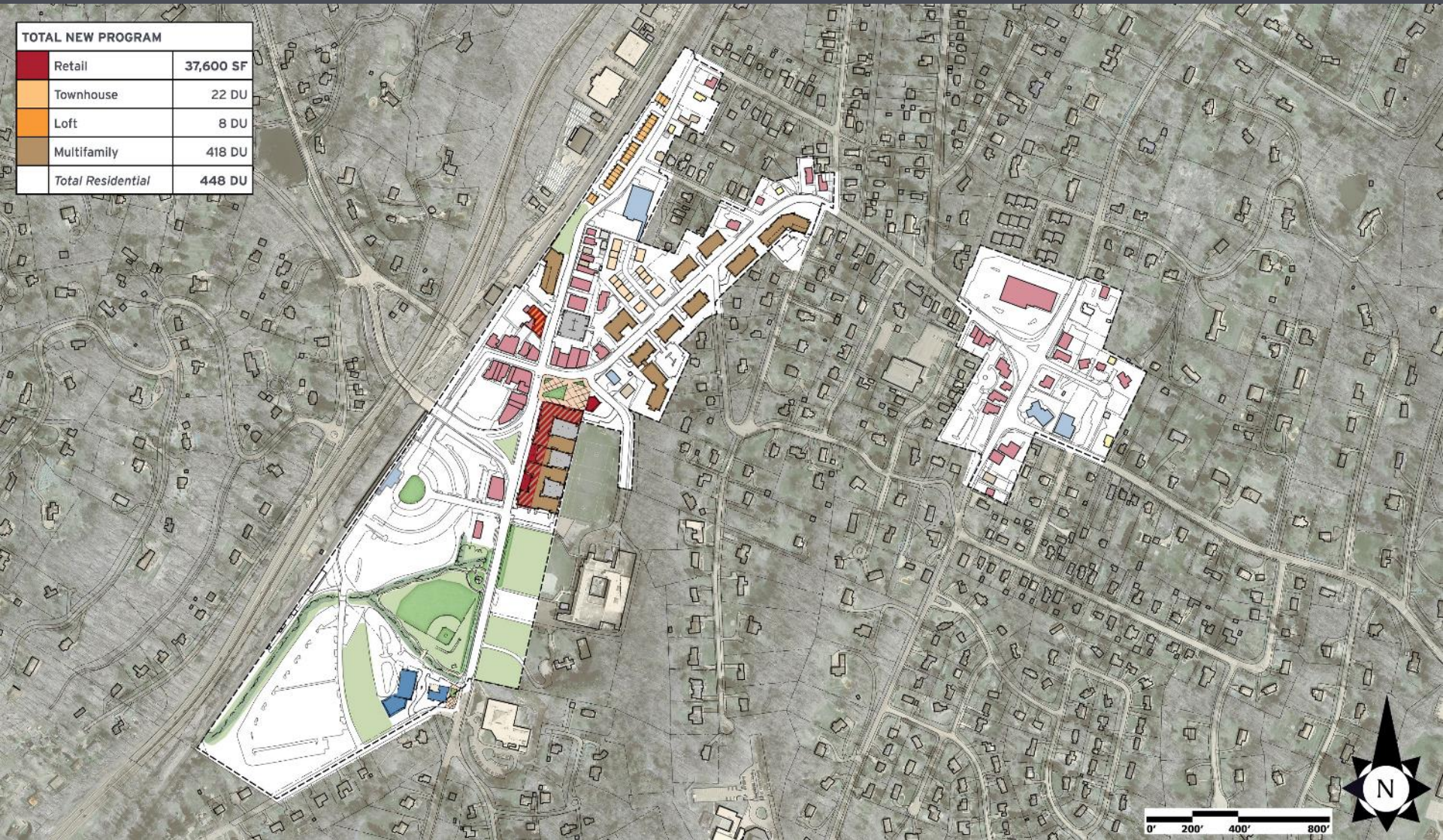
Scenario 1a: No Parking Infill

TOTAL NEW PROGRAM		
	Retail	4,000 SF
	Townhouse	22 DU
	Loft	8 DU
	Multifamily	295 DU
	Total Residential	325 DU



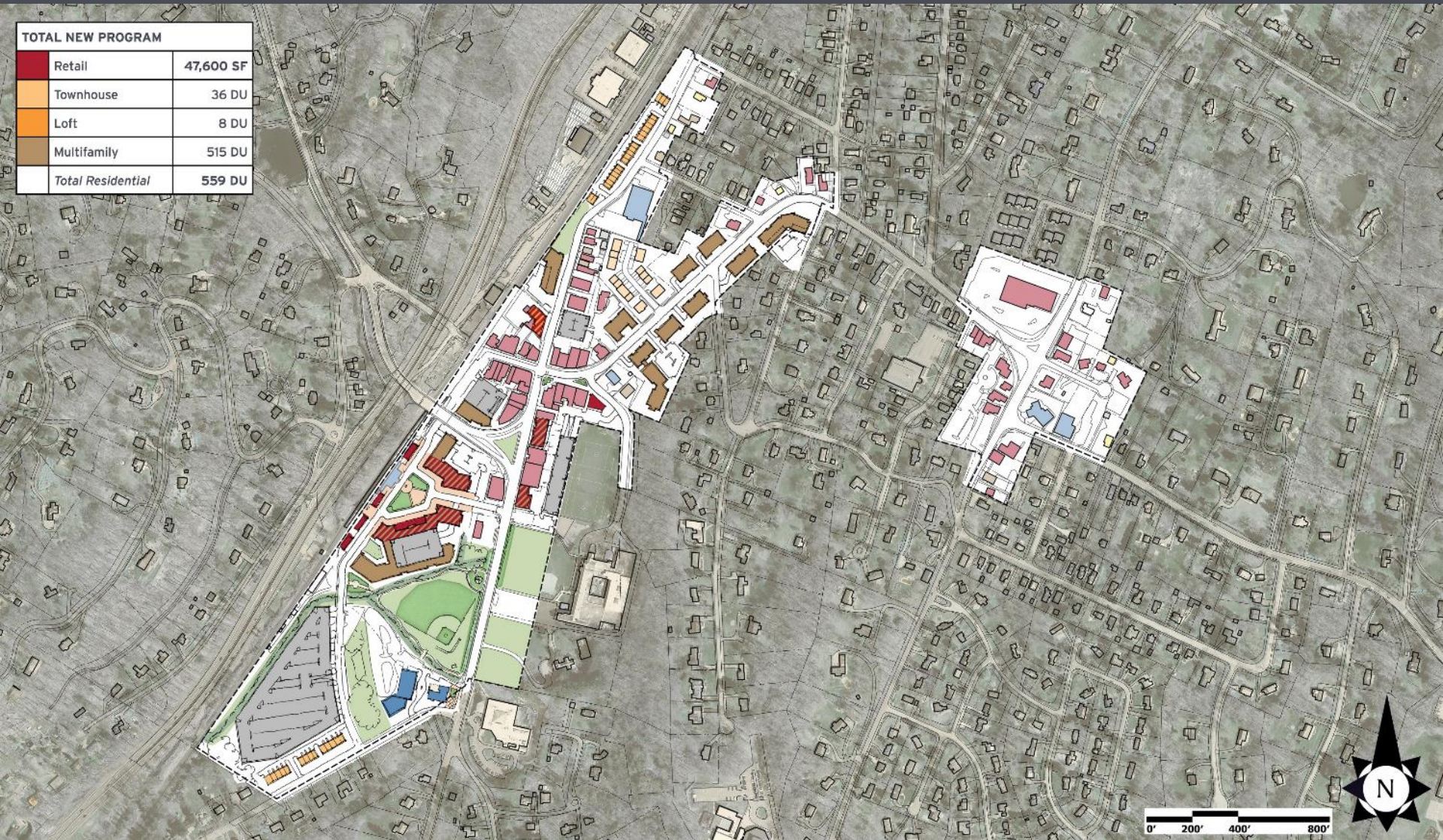
Scenario 1b: East Side Greeley Av. Redev.

TOTAL NEW PROGRAM		
	Retail	37,600 SF
	Townhouse	22 DU
	Loft	8 DU
	Multifamily	418 DU
Total Residential		448 DU







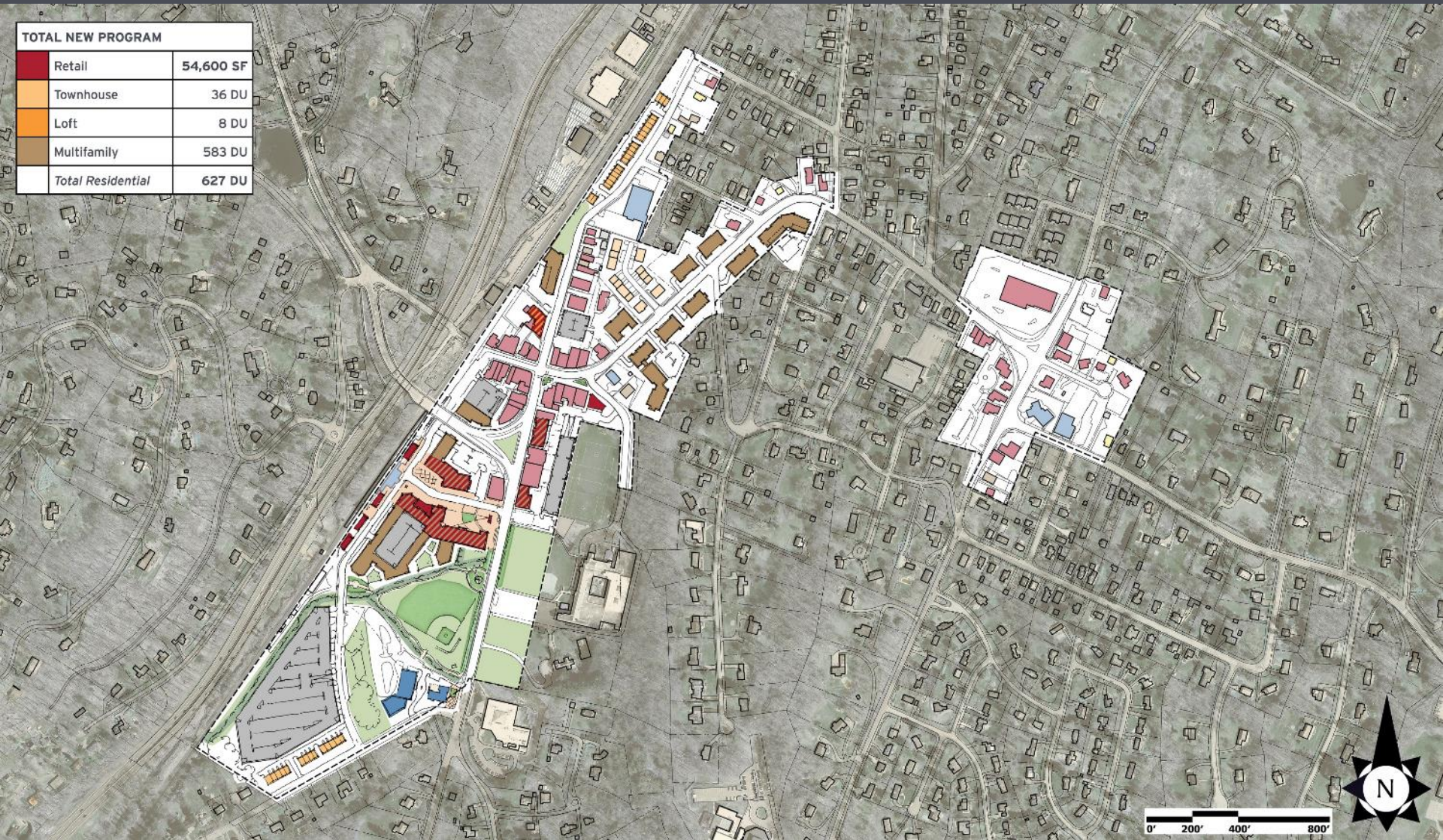
Scenario 2a: One Parking Lot Redev.

TOTAL NEW PROGRAM		
Retail		47,600 SF
Townhouse		36 DU
Loft		8 DU
Multifamily		515 DU
Total Residential		559 DU



Scenario 2b: One Pkng. Lot Redev., Gas Redev.

TOTAL NEW PROGRAM		
	Retail	54,600 SF
	Townhouse	36 DU
	Loft	8 DU
	Multifamily	583 DU
Total Residential		627 DU



Scenario 3: Two Pkng. Lot Redev., Hilltop Redev.

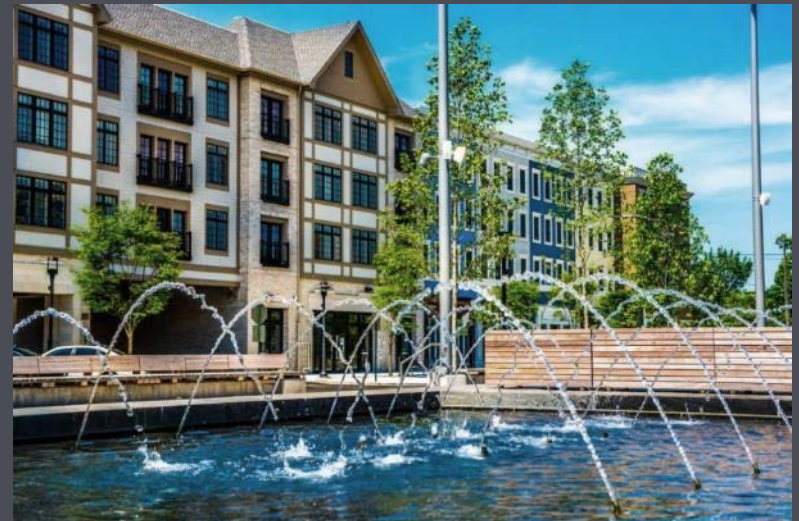


Building Heights: 3-Story

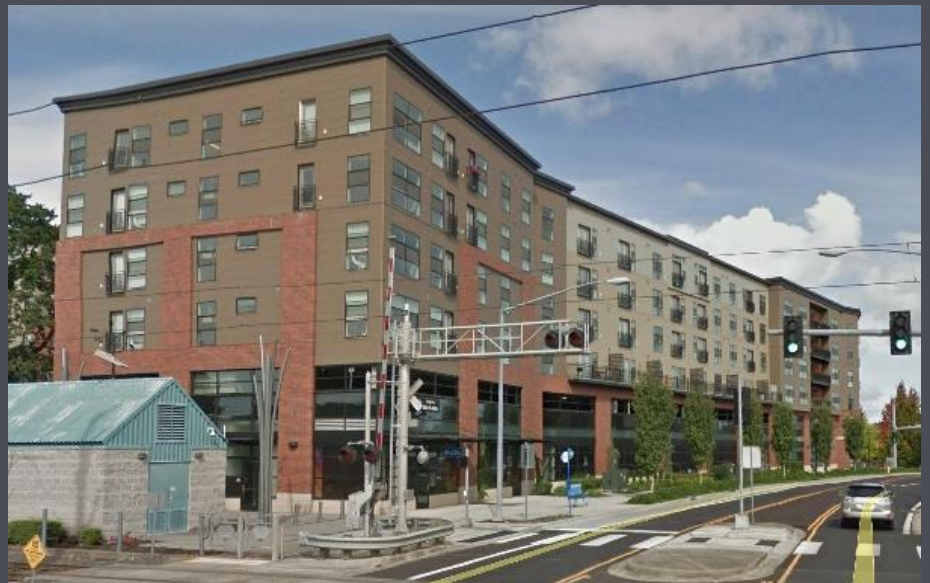


TORTI GALLAS + PARTNERS

Building Heights: 4-Story



Building Heights: 5-Story



Program Comparison

	<u>Scenario 1a</u>	<u>Scenario 1b</u>	<u>Scenario 2a</u>	<u>Scenario 2b</u>	<u>Scenario 3</u>
Retail	4,000 SF	37,600 SF	47,600 SF	54,600 SF	79,600 SF
Residential	325 DU	448 DU	559 DU	627 DU	850 DU

+234 DU

+525 DU



Key Principles

1. Open Space Network
2. Building Heights
3. Build-Out Scenario Intensity
4. Architectural “Style”/Character
5. Building Increment
6. Parking Parameters
7. Streetscape Character



Chappaqua Form Based Code

Workshop #1: Placemaking Work Session

Population to Support Uses – Planning Rules of Thumb

Commercial														
Corner store			500											
Convenience grocery store			2000											
Delicatessen and bakery			3000											
Drug store														
Snack bar														
Liquor														
Beauty parlor														
Service station				5000										
Bank office														
Hardware														
Barber shop														
Single-purpose store					10,000									
Supermarket														
News and periodicals/ stationery														
Department store						20,000								
Local shopping center														
Hotel/motel														
Regional shopping center							150,000							

Time Saver Standards for Site Planning



TORTI GALLAS + PARTNERS