



Chappaqua Form Based Code

Working Group:
Feedback & Update Meeting

Agenda

- I. Process & Scope Summary
- II. Comprehensive Plan Goals Recap
- III. Market Update
- IV. Workshop #1 Feedback Summary:
Public & Private Significant
Anchors
- V. Placemaking: Land Use, Public
Realm, Architecture,
Programming
- VI. Street Network
- VII. Framework
- VIII. Concept Site Plan: A Hypothetical
Implementation
- IX. Parking Standards



Process & Scope Summary

Review & Analysis

Kick-Off Meeting/Site Tour – May 23
Community Character Analysis, Site Analysis

Public Design Process

Work Session #1: Placemaking, Prelim. Concept Site Plan, Market Scan – June 10

Video Conference Input – June 25

Work Session #2: Preview July 17

Public Meetings (afternoon/evening) – July 23

Drafting FBC

Draft #1

Presentation of Draft #1 - September

Build-Out Analysis, Integration of Code

Refining FBC

Draft #2

Presentation of Draft #2 - October

NYSEQR - Initial

EAF Long Form, EIS Scoping Outline
EIS Scoping Session - November

NYSEQR – DEIS

Prelim. DEIS Submitted to Lead Agency, DEIS Completeness Review – Dec.-Jan.

NYSEQR – FEIS, Approval

Accepted DEIS

Public Hearing on DEIS & Proposed FBC Jan/Feb

Final EIS, Findings Statement

Meeting to Adopt Findings Statement – March/April

Final Revision of Code

Meeting to Adopt Code – April/May

Comp. Plan



Concept Site Plan



Form Based Code



SEQRA & Buildout Analysis

- Vision in Words

- Vision in Form
- Framework
- Form Parameters
- Basis for Buildout Analysis & SEQRA
- Market Scan/Testing

- Regulating Plan & Development Standards

- Buildout Analysis and Impact Analysis

Comprehensive Plan Goals

Comprehensive Plan Goals: New Castle Hamlets

Development Pattern

- Develop where there is existing/adequate infrastructure
- Transit Oriented Development, vibrant, mixed-use, walkable
- Increase/diversify retail, entertainment, civic to attract from outside Town
- Improve accessibility of train service – pick-up/drop-off
- Explore parking structure
- Higher density residential decreasing from center
- Improve linkages between open space and prominent destinations
- Mix of residential, commercial, mixed-use infill - Integrate
- Address parking supply
- Increase recreational facilities
- Improve circulation within hamlets
- Preserve/Protect historic resources
- Promote accessibility

Buildings

- Downtown storefronts facelift, enhance aesthetics
- A range of housing types affordable to diverse population
- Quaint feel



Comprehensive Plan Goals: New Castle Hamlets

Environment

- Green infrastructure, LEED, sustainable construction/bldgs., reduce pollution
- Reduce the Town's carbon footprint
- Reduce vulnerability to flooding and erosion
- Promote plant and animal biodiversity
- Maintain environmentally sensitive areas
- Mitigate stormwater

"Activity"

- Promote, attract, retain small businesses/limit chains & big box
- Stimulate patronage & activity
- Increase recreational programming
- Increase nightlife

Public Land

- Better utilization of municipal property
- Increase street trees, planters, vegetation
- Expand, enhance, maintain park & recreational space
- Improve road safety
- Non-motorized transportation
- Promote general public safety
- Alleviate traffic congestion

Policy/Programs

- Form Based Code
- Design Guidelines
- Create a Business Improvement District



Market Update

Update on Market Scan

1. **Land Values:** Completed comp data gathering
2. **Market Data for Retail and Residential Market:** Completing collection of (rents, vacancy, operating costs, cap rates)
3. **Retail Conditions and Market Drivers in 4 Selected Communities:** Researched online background, visited and documented
4. **Market Demographics and Attractions/Demand Drivers:** Comparing market demographics, physical attributes, types of stores, vacancy issues, store size, parking, proximity to transit/access, residential proximity, attractions/demand drivers (events, anchors, employers), etc.
5. **Public Sector Reps. Conversations:** Public sector reps Spoke with from Tarrytown, Mt. Kisco and Armonk. Scheduled with Pleasantville; for feedback on history of retail, public drivers of change, zoning, etc.



Next Steps for Market Scan

1. Summarize findings on market for use in **financial testing of code**
2. Summarize findings for the four selected communities to identify how they are different or similar, what contributes to their success, and **lessons learned that provide insight for the Hamlet.**
3. Provide **recommendations for the hamlet to consider to differentiate itself** and help the Greeley/King Street retail center thrive in the future including new retail types, anchors, and strategies.
4. Complete **market testing of code** on selected properties.



Workshop #1

Feedback Summary

Workshop #1 Feedback: Public & Private Significant Anchors

Public Lands

1a Build a New Community Center (pool, courts, meeting rooms, fitness, senior ctr. etc.) at Town Hall Site	6
1b Build a New Community Center (pool, courts, meeting rooms, no fitness, senior ctr. etc.) at Town Hall Site	1
2 Walking Track Around Streams and Ball Field	3
3 Ice Rink	1
4 Uses (restaurants) Facing Ball Fields	1
5 Marquee Playground	1
6 Town Square with Perimeter Dining	1
10 Relocate Community Center and Add Veh. Access to Parking Lot to north/east	1
11 Housing to Tie into the Train Station	2
12 Demand Maximum Value if Land Developed/Provision or Assistance with Public Amenities	1
13 Pedestrian Connectivity with the Northern Hamlet Area	1
14 Move Town Hall to Chappaqua Station	1

Private Land

1 Ice Cream Parlor at North End	1
2 Boutique Restaurant	1
3 Soul Cycle Type Facilities	1
4 Beer Hall & Concert Space	1
5 Incentivize Current Land Owners	1
6 High Volume Restaurant (porch, outdoor games, beer garden)	1
7 Incentivize Land Owners to Consolidate/Redevelop	4



Workshop #1 Feedback: Other

Other Comments

- 1 Location of facilities is critical to success
- 2 Don't "orphan" the existing merchants
- 3 Residential, parking, garages should be right-sized and located to complete the overall fabric of the hamlet.
- 4 Scope of project ("re-zoning", streamlining, design and Streetscape standards, incentives for current property owners, ensuring future development aligns with community vision for downtown, examination of current "mix", new spaces to meet community needs
- 5 What is going to help the existing merchants?
- 6 Scenarios appeared to shift the Town Center
- 7 What is the guidance for what can be successful here, competition, market realities, need/demand?
- 8 There was a previous plan to add a 2nd bridge to the west
- 9 4-5 story buildings should be permitted on North Greeley
- 10 There should be a strategic marketing plan

Placemaking: Land Use, Architecture, Public Realm, Programming



TORTI GALLAS + PARTNERS

Existing Generalized Land Use

Proposed

- Residential permitted throughout study area
- Commercial required in key locations on ground floor
- Commercial permitted in additional areas, but not required



Preliminary Architecture Recommendations

Proposed

- Per Comp. Plan, greater density near station
- Up to 5-Story buildings close to station
- Max. 4-story along Greeley
- Max. 3-story buildings along King, north of Greeley House
- Up to 4-story at Bedford and King node
- Traditional architecture only
- Picturesque Massing and Articulation
- Contemporary architecture permitted for new Civic buildings



Programming: Preliminary Recommendations

Existing

Event	Location
Harvest Festival & Pumpkin Patch	BELL MIDDLE SCHOOL
Blood Drive	BELL MIDDLE SCHOOL
Chappaqua Children's Book Festival	BELL MIDDLE SCHOOL
Plant Sale	CHAPPAQUA TRAIN STATION
Farmer's Market	CHAPPAQUA TRAIN STATION
Community Day	CHAPPAQUA TRAIN STATION
Ragamuffin Parade	CHAPPAQUA TRAIN STATION
Chappaqua Craft and Book Fair	NEW CASTLE COMMUNITY CENTER
Thanksgiving Dinner	NEW CASTLE COMMUNITY CENTER
Small Business Saturday	CHAPPAQUA
Art Around Town	CHAPPAQUA
Memorial Day Parade	CHAPPAQUA/TRAIN STATION
RAGAMUFFIN PARADE	CHAPPAQUA/TRAIN STATION
Holidays Around Town	GREELEY HOUSE/CHAPPAQUA
5k and 10k Roadrace	TOWN HALL
Summerfest	TOWN HALL
Fishing Derby	GEDNEY
Clean Up Day	NEW CASTLE
Teacher Appreciation Week	NEW CASTLE/NATIONAL
New Castle Historical Society House Tour	NEW CASTLE
School Vote	HORACE GREELEY HIGH SCHOOL
Greeley Youth Lacrosse Association Lacrosse Day	HORACE GREELEY HIGH SCHOOL
Spring Festival- SJS	CHURCH OF ST. JOHN AND ST. MARY
Strawberry Festival	Church of St. Mary The Virgin
Rotary Breakfast	Church of St. Mary The Virgin
TEEN SCENE, ADULT & SENIOR PROGRAMMING	COMMUNITY CENTER
ART AROUND TOWN CHILDRENS ART SHOW	COMMUNITY CENTER
Ring in the New Year	RECREATION FIELD GAZEBO
US SPORTS PROGRAMMING	RECREATION FIELD
LITTLE LEAGUE BASEBALL	RECREATION FIELD
ADULT SOFTBALL	RECREATION FIELD
MIDDLE SCHOOL LACROSSE	RECREATION FIELD
SUMMER FEST FOR KIDS	RECREATION FIELD
SUMMER CONCERT SERIES	RECREATION FIELD
YOUTH SOCCER AND FLAG FOOTBALL	RECREATION FIELD

Preliminary Recommendations

1. Form a Business Improvement District
2. Consider a Downtown Manager
3. Increased Marketing of Events
4. Create a Public Space for Existing and New Activities
5. Specific Programming to Consider
 - a) Live-work art gallery building in an existing structure (could be Firehouse) – Might need to be subsidized
 - b) Farm to Table Culinary Center
 - c) STEM Education Center
 - d) Privately owned Food Hall (could be Rite Aid building)
 - e) Water Feature
 - f) Winter Ice Skating
 - g) Yoga outdoors
 - h) Food events
 - i) Holiday lights stroll on “main street”
 - j) Community Center/Swim Club/ Wellness Center
 - i. Pool
 - ii. Court sports, yoga, etc.
 - iii. Wellness programs
 - iv. Youth programs, camps, ed.



Public Realm

Proposed

- Create signature space to accommodate existing and new programming & scheduled events
- Signature space should have active uses at perimeter
- Signature space should have sun, shade, water, food, places to sit, people
- Create stronger walkable connections (with uses)
- Create secondary spaces as minor anchors
- Augment character of ballfield with surrounding uses



Street Network

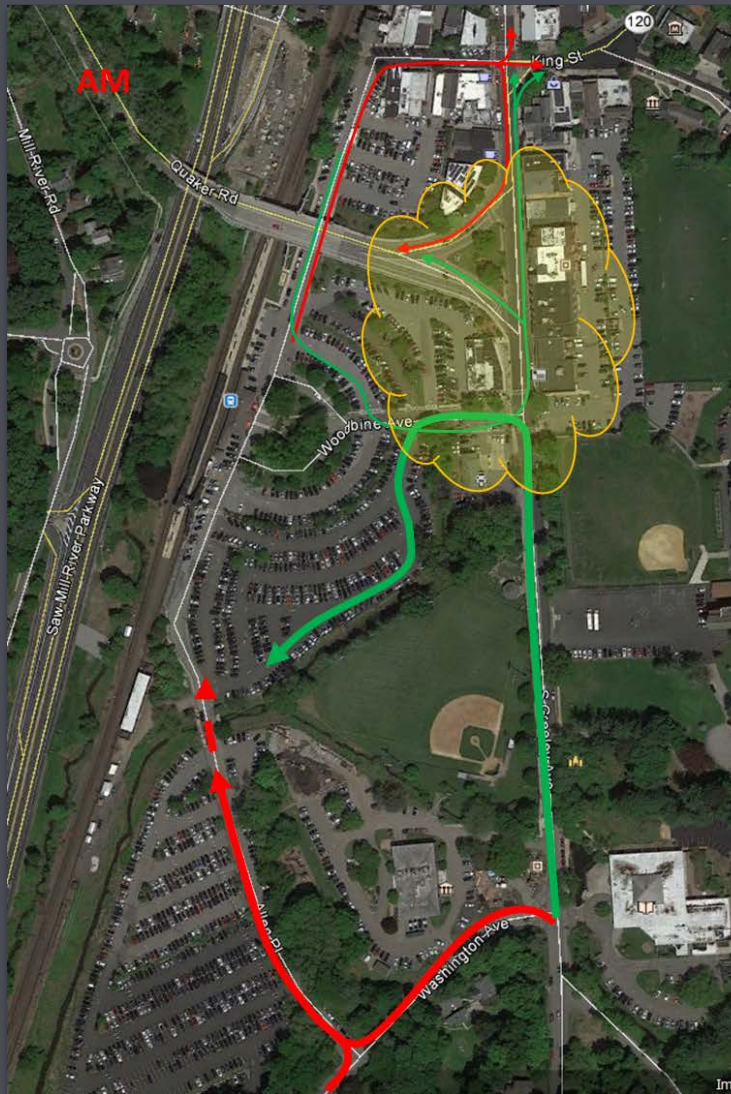
Allen Place & Washington Avenue



King Street West of Greeley

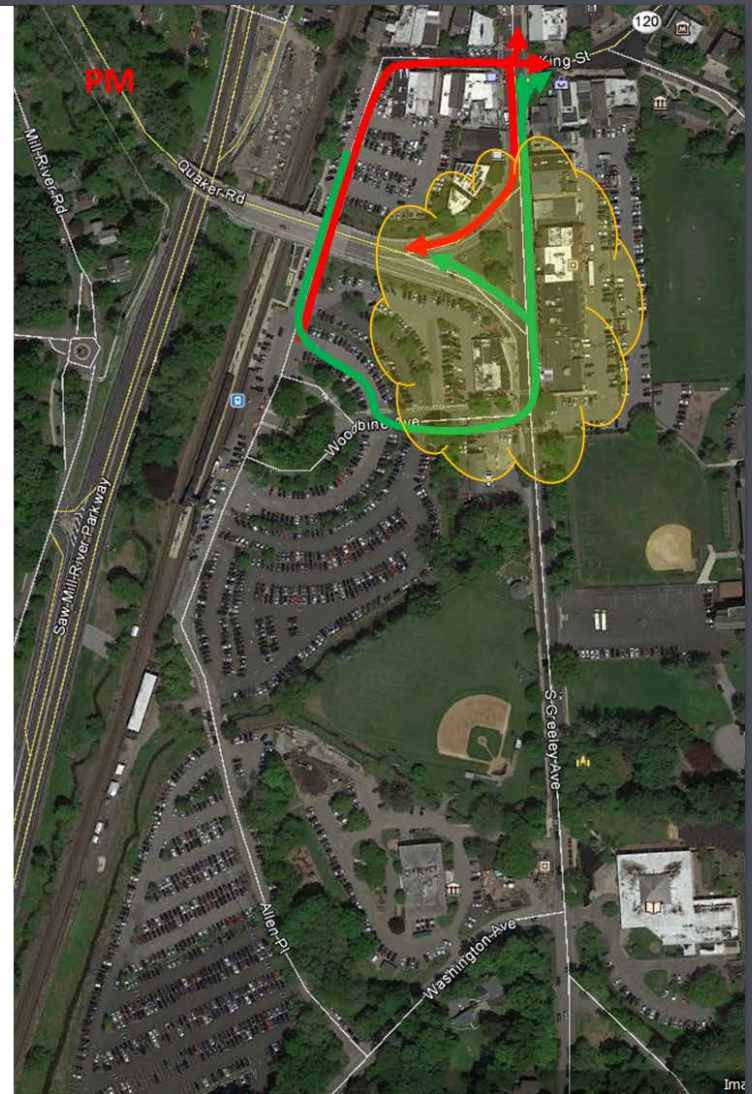


Intersection/Traffic Improvements



Increased
Traffic

Decreased
Traffic

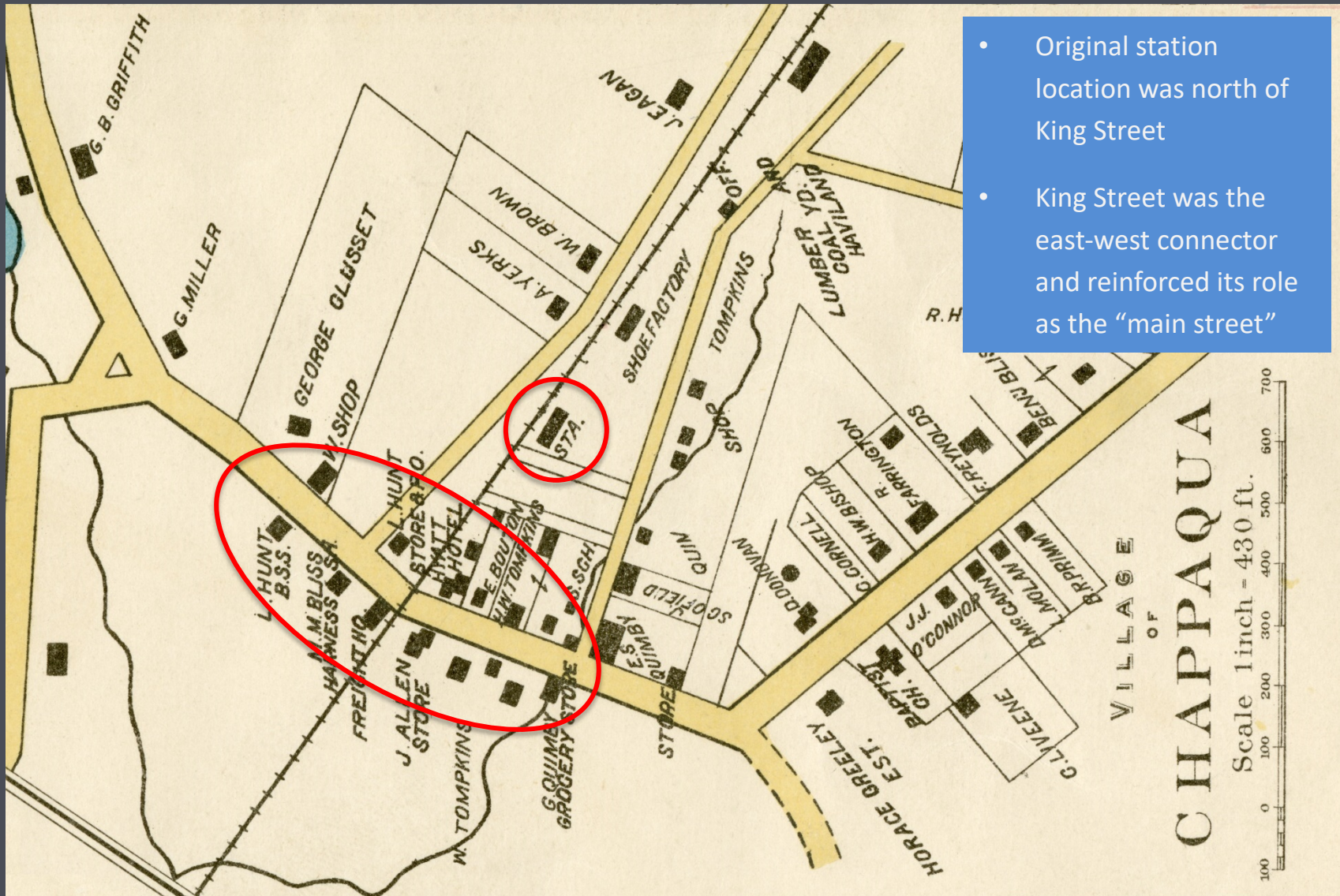


Framework

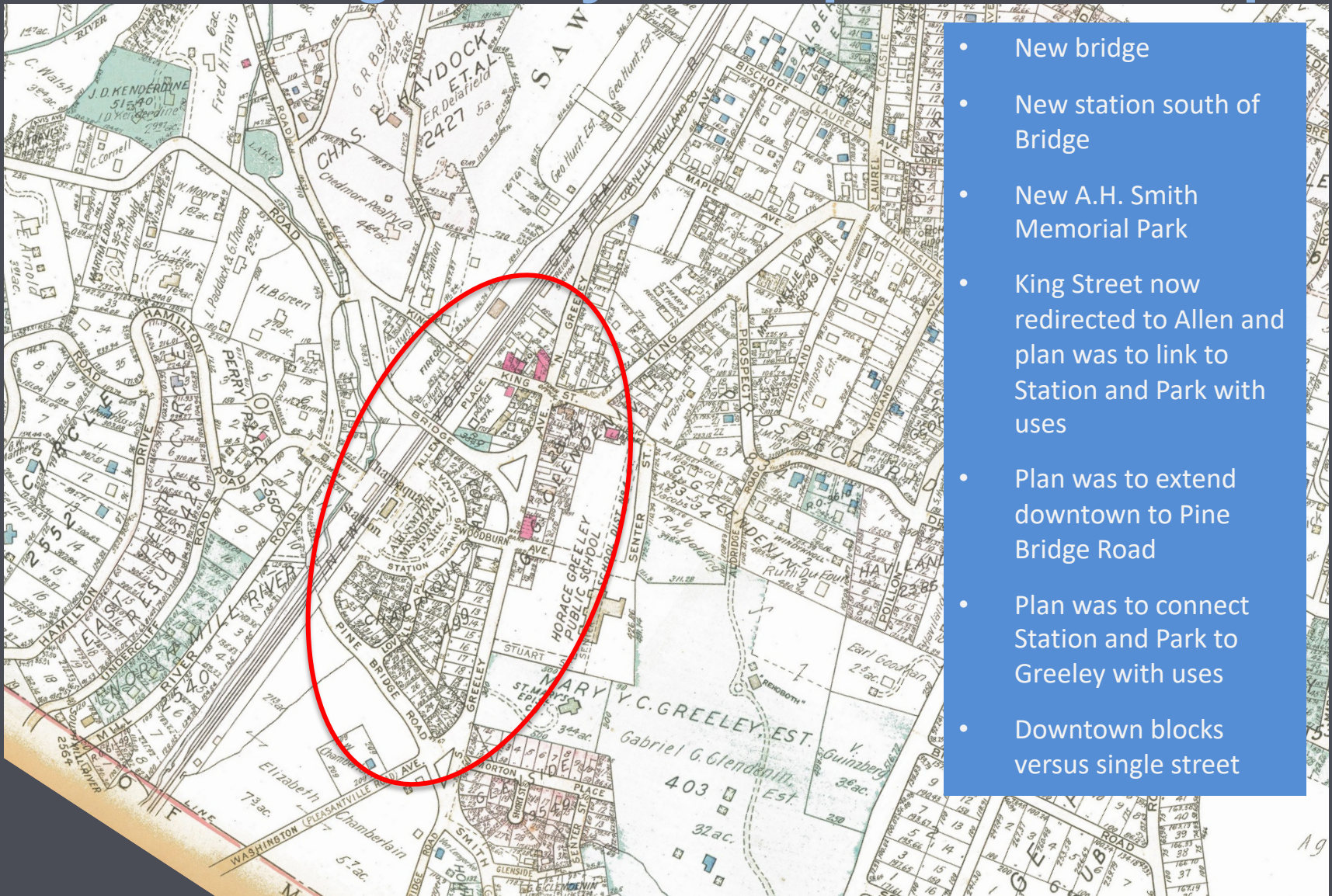




Urban Design Analysis: Bien 1893 Map



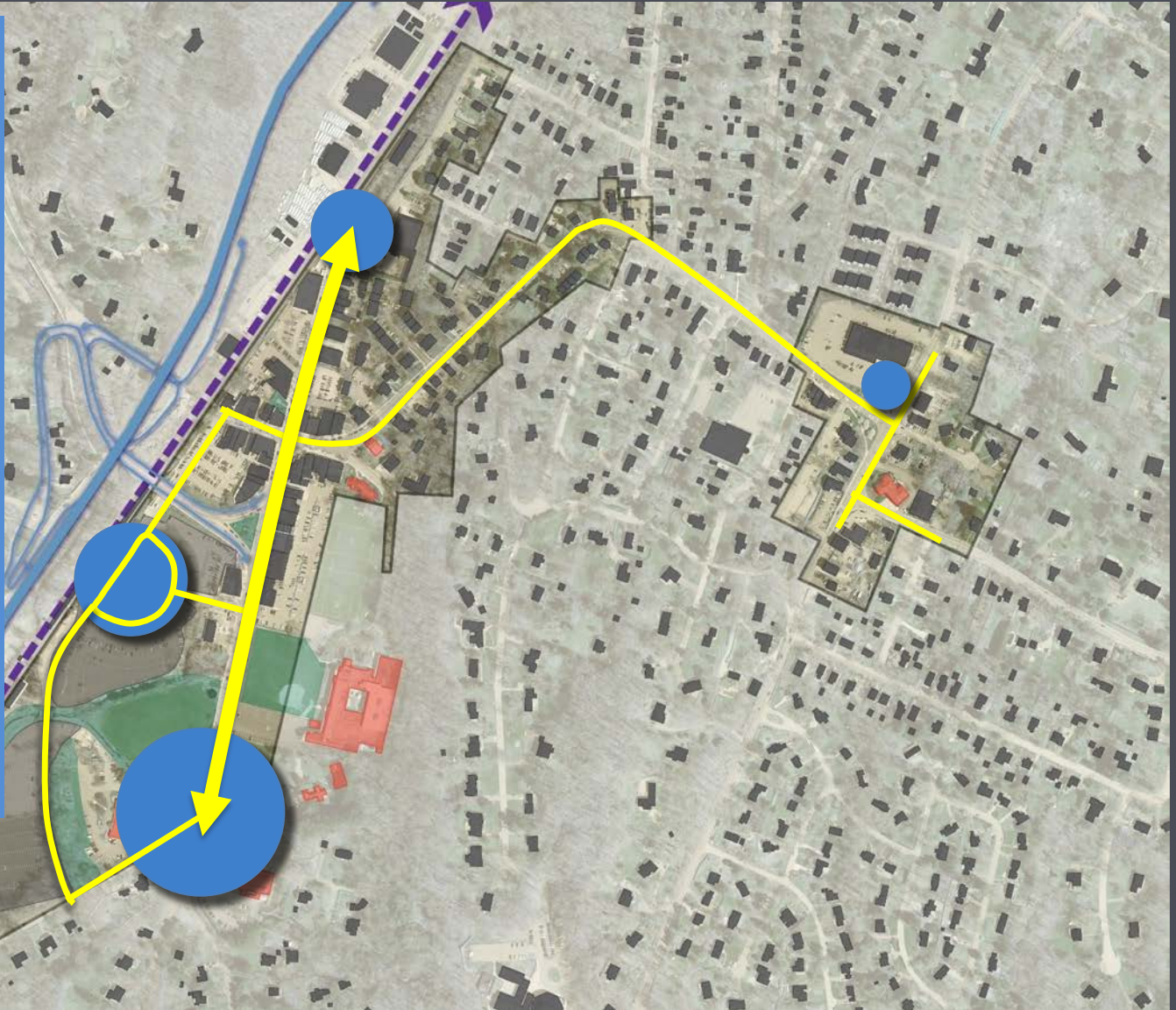
Urban Design Analysis: Hopkins 1930 Map



- Station & Park are Isolated
- Civic Node is Isolated
- Weak connection to hilltop
- Experiential environment is very limited

Proposed Framework

- Anchors should create destinations
- Anchors should be connected with uses and with a walkable environment
- Downtown should be an experiential environment versus a single cross street
- Memorial Park is enlarged to create more useable space



Concept Site Plan: A Hypothetical Implementation



Scenarios

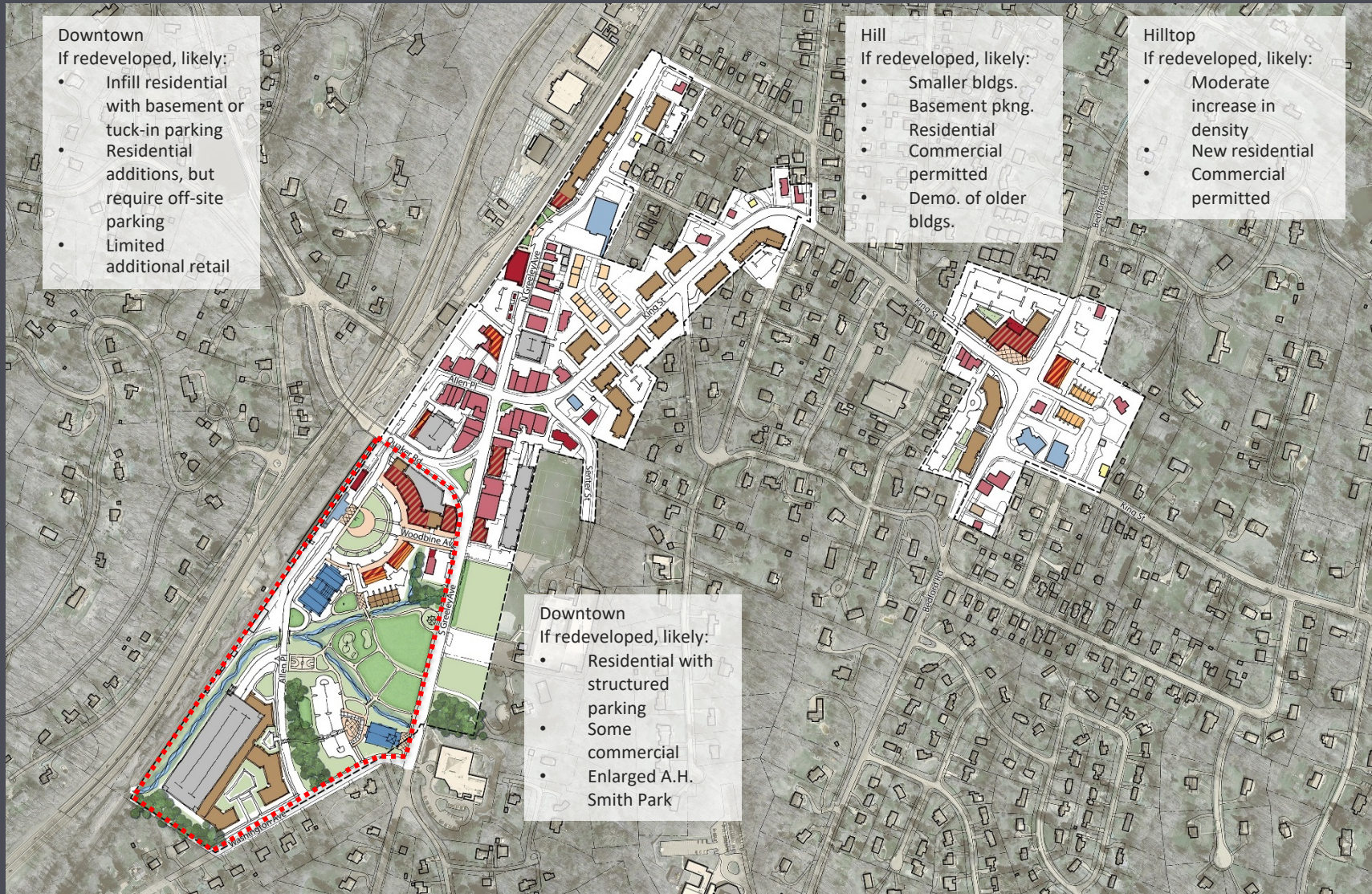
1. A Form Based Code begins with a vision. The Comp. Plan is a vision with words. The Concept Site Plan is the interpretation & illustration of that vision.
2. 3-Scenarios: All Scenarios use the same framework
3. 3-Scenarios: All accommodate a potential new community/recreation center
4. Disposition of land is not being decided today – rather a street, block, and open space framework that can serve as a basis for the regulating plan
5. Potential build-out/“density” does need to be determined for FBC standards, build-out analysis, and EIS



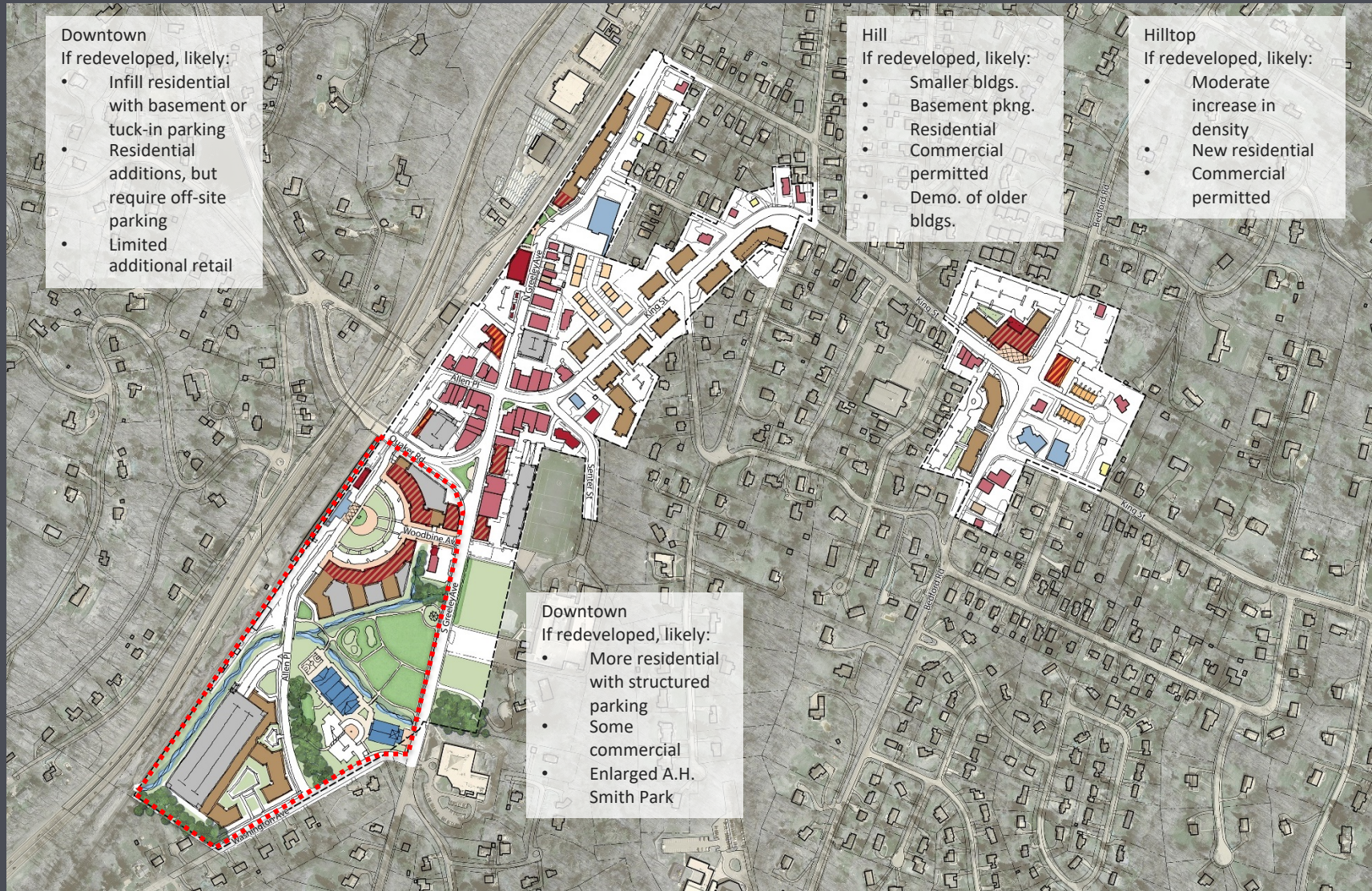
Hypothetical Implementation: Scenario 1



Hypothetical Implementation: Scenario 2



Hypothetical Implementation: Scenario 3



Meeting the Comprehensive Plan Goals

Development Pattern

3	3	3	Develop where there is existing/adequate infrastructure
0	2	3	Transit Oriented Development, vibrant, mixed-use, walkable
0	2	3	Increase/diversify retail, entertainment, civic to attract from outside Town
0	3	3	Improve accessibility of train service – pick-up/drop-off
0	2	3	Explore parking structure
0	2	3	Higher density residential decreasing from center
0	2	3	Improve linkages between open space and prominent destinations
0	1	3	Mix of residential, commercial, mixed-use infill - Integrate
3	3	3	Address parking supply
2	3	3	Increase recreational facilities
0	3	3	Improve circulation within hamlets
1	3	3	Preserve/Protect historic resources
			Promote accessibility

Buildings

			Downtown storefronts facelift, enhance aesthetics
			A range of housing types affordable to diverse population
0	2	2	Quaint feel

Environment

			Green infrastructure, LEED, sustainable construction/bldgs., reduce pollution
0	2	3	Reduce the Town's carbon footprint
			Reduce vulnerability to flooding and erosion
			Promote plant and animal biodiversity
			Maintain environmentally sensitive areas
			Mitigate stormwater

"Activity"

1	3	3	Promote, attract, retain small businesses/limit chains & big box
1	2	3	Stimulate patronage & activity
2	3	3	Increase recreational programming
1	2	3	Increase nightlife

Public Land

1	2	3	Better utilization of municipal property
			Increase street trees, planters, vegetation
2	3	3	Expand, enhance, maintain park & recreational space
0	3	3	Improve road safety
	2	2	Non-motorized transportation
1	3	3	Promote general public safety
			Alleviate traffic congestion

Policy/Programs

Form Based Code
Design Guidelines
Create a Business Improvement District



18

56

67

18 56 67



Parking

Study-Area Preliminary Parking Requirements

LOWER STUDY AREA^{1,2}

Minimum
Required

UPPER STUDY AREA^{1,2,3}

Minimum
Required

Single-Family Attached

2/du

4/du

Unattached

1.5/du

3/du

Multi Family Owner Occupied

Studio up to 500 sf

0.85/du

1.00/du

>500 sf

1.00/du

1.15/du

1 Bedroom up to 750 sf

1.05/du

1.20/du

>750 sf

1.25/du

1.50/du

2 Bedroom up to 1,000 sf

1.35/du

1.65/du

>1,000 sf

1.55/du

1.90/du

>2 Bedroom up to 1,250 sf

1.65/du

2.20/du

>1,250 sf

1.80/du

2.50/du

1. No shared parking where spaces are reserved for residents only
2. 5% credit on base rate where parking spaces are not assigned to individual units (may be combined)
3. 10% credit for shuttle to the train station (may be combined)

Study-Area Preliminary

Parking Requirements, Cont'd

LOWER STUDY AREA^{1,2}

Minimum
Required

UPPER STUDY AREA^{1,2,3}

Minimum
Required

Multi Family Rental

Studio	up to 500 sf	0.75/du	0.90/du
	>500 sf	0.90/du	1.05/du
1 Bedroom	up to 750 sf	0.95/du	1.10/du
	>750 sf	1.10/du	1.35/du
2 Bedroom	up to 1,000 sf	1.25/du	1.50/du
	>1,000 sf	1.40/du	1.75/du
>2 Bedroom	up to 1,250 sf	1.50/du	2.00/du
	>1,250 sf	1.65/du	2.25/du

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Study-Area Preliminary

Parking Requirements, Cont'd

LOWER STUDY AREA
Minimum
Required

UPPER STUDY AREA¹
Minimum
Required

Business/Professional Office
up to 5,000 sf

1.8/1000sf or
0.75/emp.
whichever is greater

2.2/1000sf or
0.9/ emp.
whichever is greater

>5,000 sf

2.8/1000sf or
0.80/emp.
whichever is greater

3.3/1000sf or
0.95/ emp.
whichever is greater

Medical Office
up to 5,000 sf

2.5/1000sf or
1.25/emp.
whichever is greater

3.3/1000sf or
1.5/ emp.
whichever is greater

>5,000 sf

3.3/1000sf or
1.5/emp.
whichever is greater

4.0/1000sf or
1.75/ emp.
whichever is greater

1. 10% credit for shuttle to the train station (may be combined)

Study-Area

Preliminary

Parking Requirements, Cont'd

LOWER STUDY AREA

Minimum
Required

UPPER STUDY AREA¹

Minimum
Required

Retail

up to 5,000 sf

2/1000sf

2.5/1000sf

5,001 sf to 10,000 sf

2.8/1000sf

3.3/1000sf

> 10,000 sf

4/1000sf

4.4/1000sf

Restaurant

10/1000 sf or
1/3 seats
whichever is greater

12/1000 sf or
1/2.7 seats
whichever is greater

1. 10% credit for shuttle to the train station (may be combined)

Special Parking Provisions

1. **New/Other Uses** – Keep the Current Code provision
2. **Joint/Shared Use** – Increase the maximum permitted reduction from 15% to 33%
3. **Satellite Parking** – Increase the maximum distance provision from 250 feet to 300 , or to 500 feet if Shuttle or Valet parking is provided
4. **Alternative Parking** – Keep the Current Code provision
5. **Fee In Lieu of Parking** – Permit applicants to reduce the amount of parking provided by up to 25% of the required amount provided they pay \$25,000 per space which the Town will dedicate to a fund to provide additional parking within 500 feet of the property or to otherwise improve parking efficiency within 500 feet of the property
6. **Tandem Parking** – Parking accommodated by Tandem Parking may count toward the required amount of parking for residential development and for up to 25% of retail, office or medical office parking in buildings up to 5,000 sf in size, so long as the Applicant demonstrates, to the satisfaction of the Planning Board, that parking for the number of vehicles required by the Code can be effectively provided
7. **Valet Parking** – Parking accommodated by Valet operation may count toward the required amount of parking, so long as the Applicant provides a Valet Parking Plan that demonstrates, to the satisfaction of the Planning Board, that parking for the number of vehicles required by the Code can be effectively provided and that the approved use will only be valid so long as said Valet parking Plan is in Effect
8. **Stacker Parking** – Parking accommodated by Stacker Parking may count toward the required amount of parking, so long as the Applicant provides a Stacker Parking Plan that demonstrates, to the satisfaction of the Planning Board, that parking for the number of vehicles required by the Code can be effectively provided, so long as the Stackers cannot be seen (except by looking in from the driveway and in that instance they shall be screened to the Planning Board's satisfaction) and that the approved use will only be valid so long as said Stacker Parking is operational
9. **Automated Parking** – Parking accommodated by Automated Parking may count toward the required amount of parking, so long as the Applicant provides an escrow of \$2,000 per automated space which shall be placed in an interest bearing account and shall be used for the repair of the automated parking, if needed, and then replenished, so long as the Automated Parking cannot be seen (except by looking in from the driveway and in that instance it shall be screened to the Planning Board's satisfaction) and that the approved use will only be valid so long as said Stacker Parking is operational
10. **Overnight Parking** – § 123-10, Seasonal parking, of the Town Code Shall not apply to so-designated streets in the hamlet of Chappaqua and Applicants may claim a credit for up to 25% of the parking required for residential uses provided that they demonstrate to the Planning Board's satisfaction, that said spaces are available overnight between the hours of 11:00 p.m. and 7:00 a.m. within 200 feet of the subject property
11. **RideHail Use** – In the event that the Applicant can demonstrate to the Satisfaction of the Planning Board that the amount of Parking required by the Code is more than is needed, the Planning Board may permit the amount of parking required to be reduced by up to 15%, provided that the Applicant provides a drop-off/pick-p area that can accommodate at least 7% of the number of spaces reduced



Chappaqua Form Based Code

Workshop #2: Placemaking Work Session