



Chappaqua Form Based Code

Working Group Meeting (pre-public Meeting)
July 17, 2019

Kimley»Horn
of New York, P.C.

 **TORTI
GALLAS +
PARTNERS**

RESGroup
REAL ESTATE SOLUTIONS

JOEL RUSSELL ASSOCIATES

Agenda

- I. Market Scan Highlights
- II. Financial Analysis
- III. Zoning Recommendations
 - I. Framework
 - II. Transect Zones
 - III. Land Use
 - IV. Building Heights
 - V. Frontage & Build-to-Line
 - VI. Frontage Occupancy
 - VII. Open Space
 - VIII. Architecture
- IV. Visualization/Visual Impact
- V. Parking
- VI. Community Meeting/Open House



Meeting Objectives

- I. Review Market Scan elements related to the Regulating Plan
- II. Review financial analysis of theoretical block at full build-out scenario (rationale for building height recommendations in a key area)
- III. Review recommended Regulating Plan elements (mapped)
- IV. Review recommended Parking ratios and standards
- V. Seek consensus on Regulating Plan elements (sufficient to seek public input)
- VI. Review Community Meeting content and format



Chappaqua Analysis: Market Scan

Market Scan Highlights

- Interviewed real estate brokers, developers, other local market participants in Chappaqua and other competitive market areas; 3rd party sources
- Developed understanding of existing and potential market conditions, rents, and demand for:
 - Retail
 - Rental apartments
 - Land prices
- For use in financial analysis

Market Scan Finding Highlights

- **Demand exists for apartments and retail, driven by:**
 - Proximity to train
 - Popularity of downtown, pedestrian-friendly living
 - Key demographics: young professionals, empty nesters, and commuters
- **Near 100% apartment occupancy in Lower King Street area**
- **Unmet demand for retail indicated by prior studies by AKRF and HR&A**

4-Town Comparison Highlights

- **Completed windshield surveys & interviewed public officials in selected competitive markets**
 - Armonk
 - Mount Kisco
 - Pleasantville
 - Tarrytown
- **To understand history of how and why retail has changed; types of retail, entertainment offerings; anchor attractions, and public events.**
- **To make a comparison to the Chappaqua Hamlet.**

4-Town Comparison Findings Affecting Regulating Plan

- **TOD drives demand for more dense housing & retail from:**
 - Young professionals
 - Empty nesters
 - Commuters
- **Those populations drive demand for more service retail/restaurants**
 - Increasing retail demand in off-peak periods due to increased local population
- **Predictable planning & approval process attracts development by:**
 - Reducing uncertainty, time/cost of approvals

Theoretical Maximum Buildout

1. Scenario is used to assess potential impacts for SEQRA
2. Scenario is used to assess potential impact of code elements
3. Scenario assumes redevelopment of most parcels and structured parking where feasible
4. Redevelopment of all parcels is unlikely

Increased Residential **1,370 DU**
(375 DU south of Quaker & West of Greeley)

Retail (S. of Quaker & West of Greeley) **38k**

Wellness Center **30k**

Town Hall **22k**



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Theoretical Maximum Buildout - Block

1. Assumes redevelopment of multiple aggregated parcels
2. Maximizes program with structured parking (5-levels)
3. Includes retail and residential
4. 4-stories
5. Assumes concrete podium and wood frame residential
6. Assumes rental dwelling units
7. 1,050 GSF Avg. /DU
8. Typical bedroom mix (5% studio, 65% 1BR, 27% 2BR, 3% 3BR)

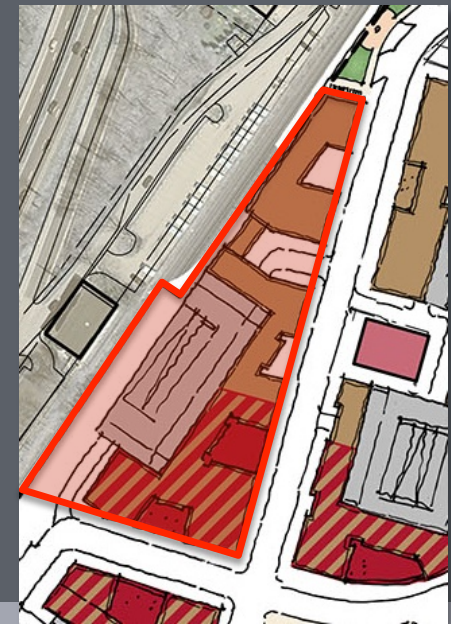


Financial Analysis

- **Program and Site**
 - Selected a hypothetical site at the northwest corner of King Street and North Greeley Avenue

Land Area	89,320 SF
Existing Improvements ¹	49,000 SF
Commercial/Retail	20,000 SF
Apartments	130 units 136,500 SF
Parking	270 spaces

1. To be demolished



Financial Analysis

- Assumptions - Costs

Site Acquisition / SF of Land	\$130
Demolition Cost / SF of Floor Area	\$10
Lease Buyout Costs	\$1 million
Hard Costs / SF	\$180
Parking Costs / Space	\$25,000
Soft Costs ¹	25%
Contingency ²	5%

1. % of Hard Costs

2. % of Hard and Soft Costs

Financial Analysis

- Assumptions - Income

Apartment Rents / SF / Mo.	\$3.10
Affordable Units	10% at 60% AMI
Retail Rents / SF / Year (net)	\$35.00
Vacancy / Credit Loss	5%
Operating Expenses ¹	25%

1. % Of Effective Gross Income

Financial Analysis: 4-Story

- Results – Feasible

Approach	Value	Cost	Profit
Profit	\$65,000,000	\$59,000,000	10.2%
	NOI	Cost	ROC
Return on Cost	\$3,900,000	\$59,000,000	6.6%

- Market investors require a profit of at least 10%
- Market investors require a return on cost of at least 6.5%

Financial Analysis: 3-Story

- Tested the feasibility of a 3-story scenario with 94 units and 225 parking spaces provided by Torti Gallas + Partners
- 3-story Scenario Results – NOT Feasible

Approach	Value	Cost	Profit
Profit	\$49,000,000	\$49,000,000	0.0%
	NOI	Cost	ROC
Return on Cost	\$3,000,000	\$49,000,000	6.1%

Chappaqua Zoning Recommendations

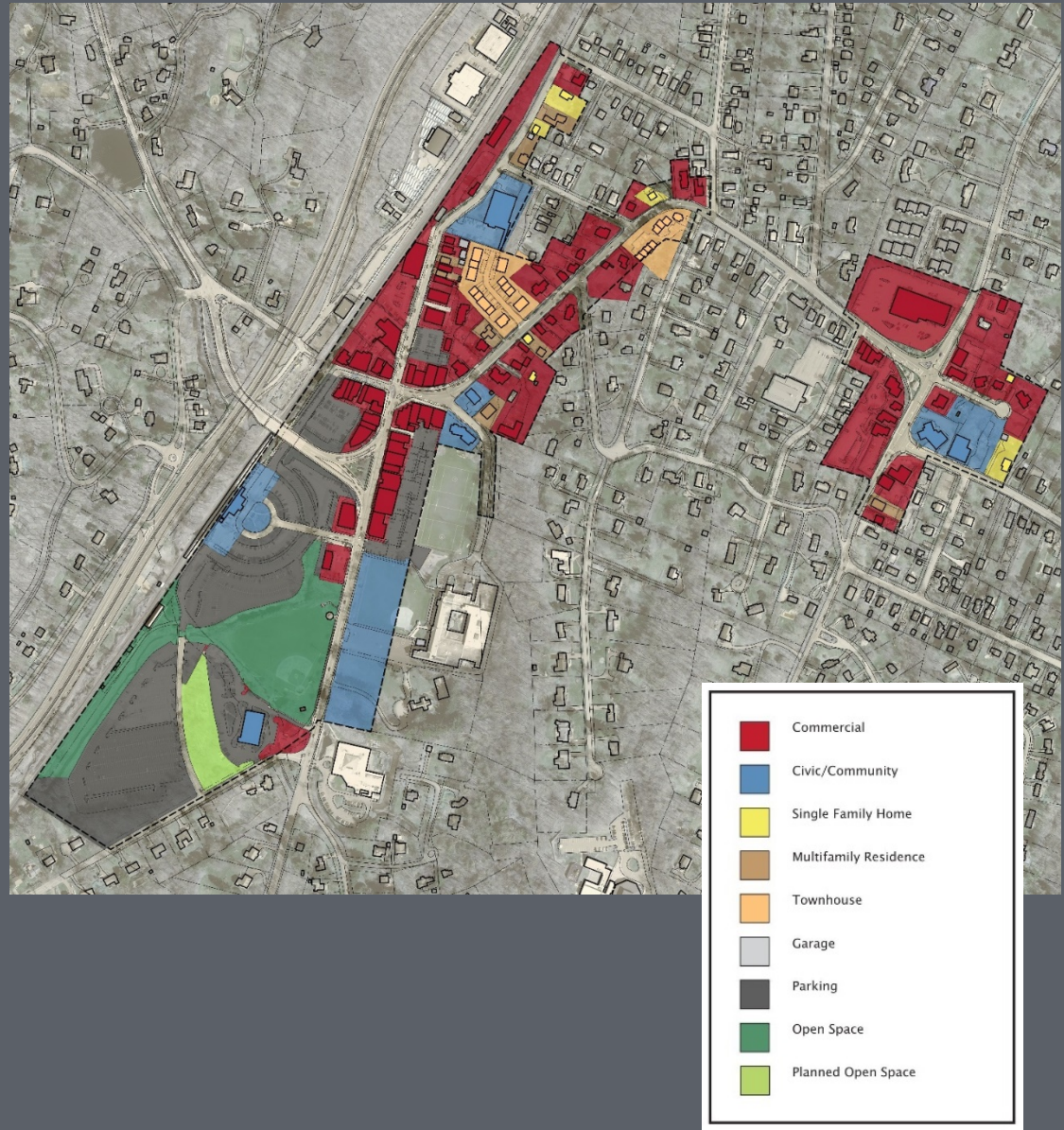


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Existing Generalized Land Use

Key Issues

1. Residential not permitted in B-R, B-RP, B-D, I-P.
2. Civic elements disconnected from uses at pedestrian scale
3. Train station disconnected from uses at pedestrian scale
4. Large parking lots are image when arriving at train station
5. Area Limitations
6. Small/shallow lots



Existing Framework

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



Proposed Framework

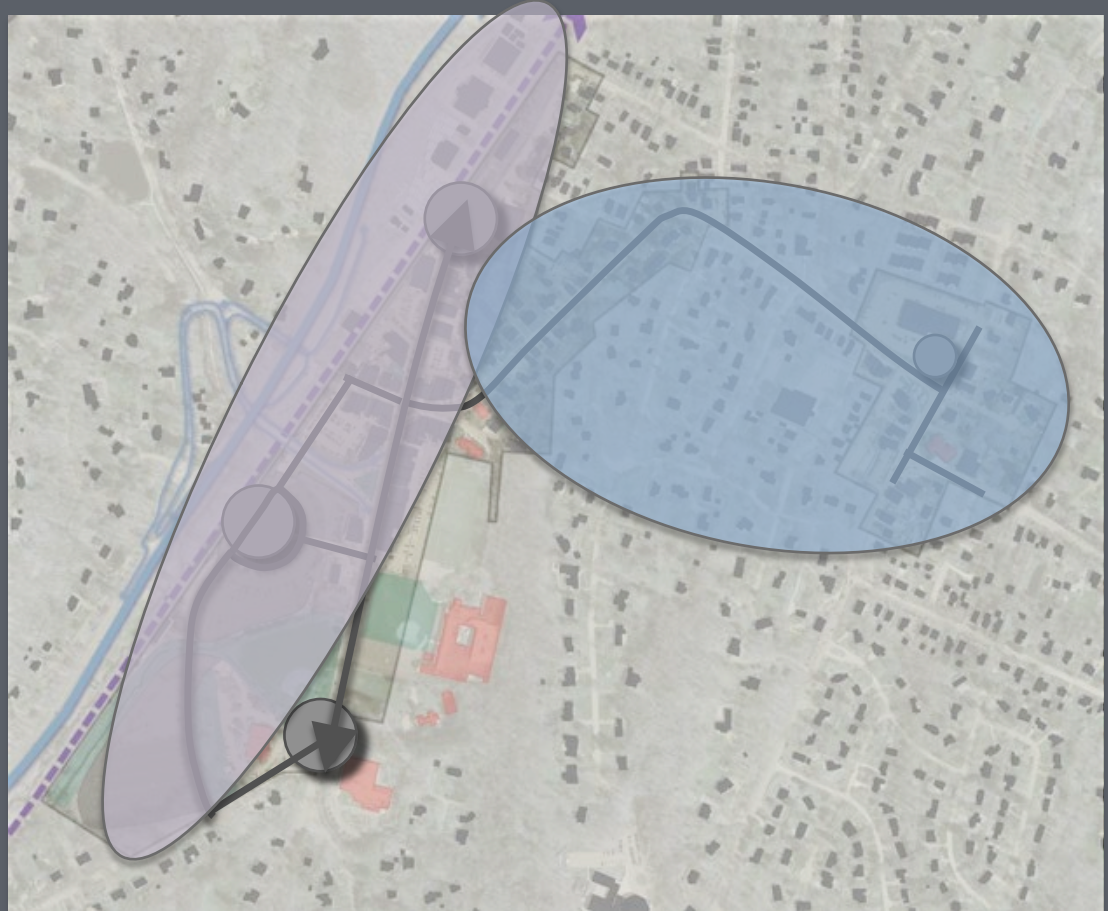
- Anchors should create destinations
- Anchors should be connected with uses and with a walkable environment
- Downtown should be an experiential environment versus a single cross street
- Memorial Park is enlarged to create more useable space



Proposed Framework

Two Key Character Areas

1. Lower King
 - Close to Transit Station
 - T.O.D. best practices - greater density
 - Close to Civic Uses
 - More appropriate for taller buildings
 - More Retail
2. Hill and Upper King
 - Further from transit station
 - Hill
 - Not as tall buildings
 - Immediate adjacencies to single-family



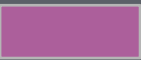
Transect Zones/Character Areas For Chappaqua

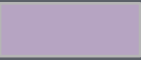



Proposed Transect Map & Land Uses

1. Residential permitted throughout to promote env. sustainability, healthy behaviors, T.O.D. best planning practices, and a retail supportive environment
2. No restrictions for residential types or tenures
3. Affordable housing requirement consistent with current requirements
4. Mixed-Use and single-use permitted throughout



Mixed-Use - T5 

Mixed-Use/No Retail – T5(-) 

Mixed-Use – T4 



Proposed Transect Map & Land Uses: Retail

1. Retail required at specific places, generally permitted, but prohibited in some areas to create retail supportive environment



Mixed-Use - T5



Mixed-Use/No Retail – T5(-)



Mixed-Use – T4



Retail Required



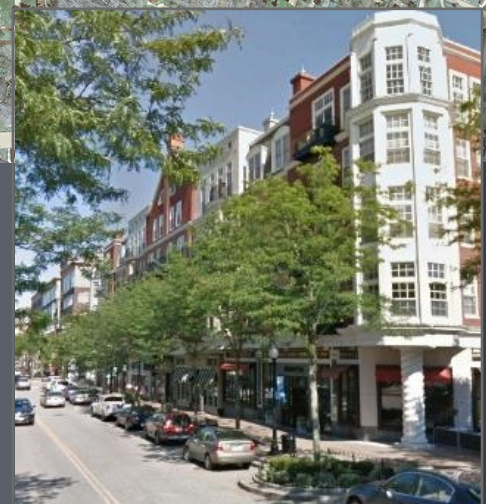
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Building Height: 5-Story

1. Area closest to train station, supportive of best planning practice for T.O.D.
2. Environmentally sustainable development pattern
3. Most significant opportunity to further Comp. Plan goal of bringing residences
4. Most support for a revitalized Lower King
5. Transit parking replacement is significant financial burden – Increased units can offset costs
6. Area most with least visual impact & removed from single-family homes



 5-Story



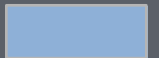
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Building Height: 4-Story

1. Maintain character
2. Two-sided spatial proportion considered
3. Most areas dimensionally constrained (most likely can't achieve taller buildings)
4. Transition from 5-story area



4-Story



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Building Height: 3-Story

1. Compatible with historic buildings and character
2. Transition to single-family homes
3. Most areas dimensionally constrained (most likely can't achieve taller buildings)

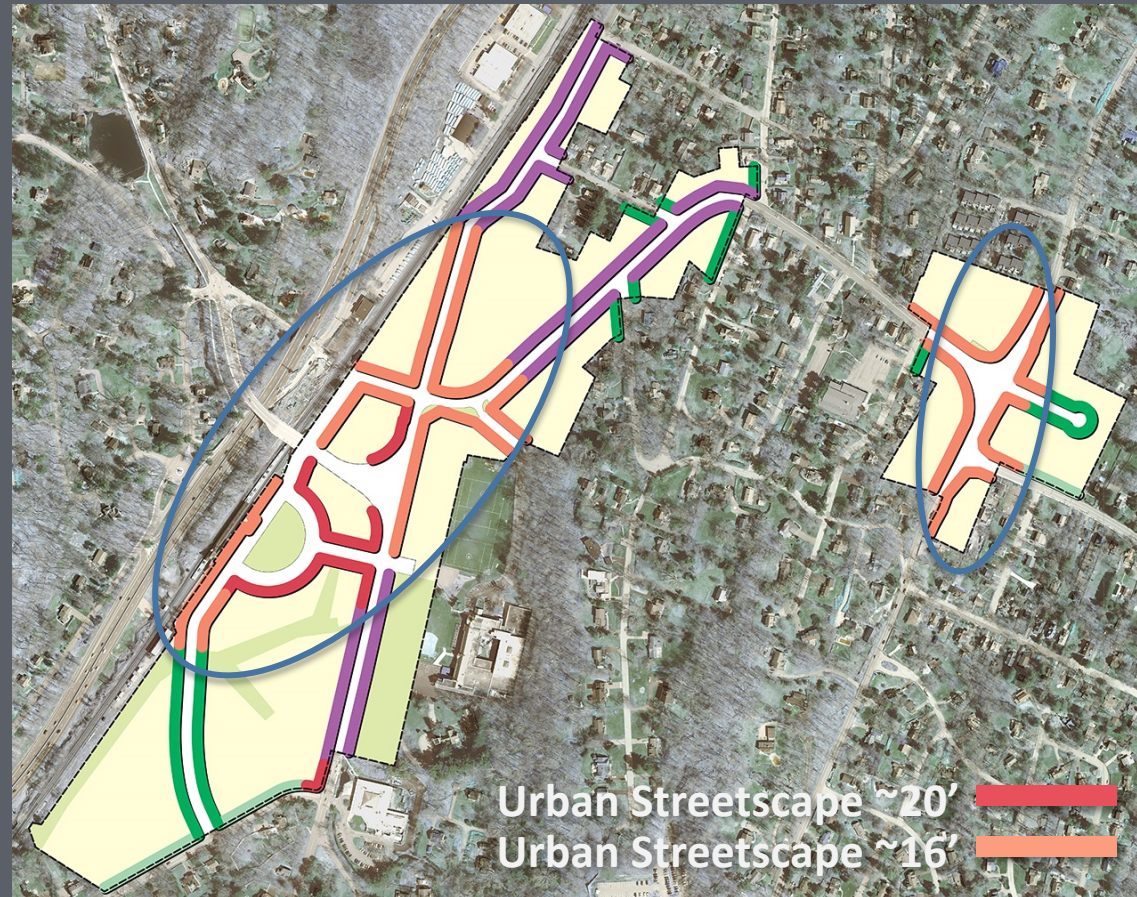
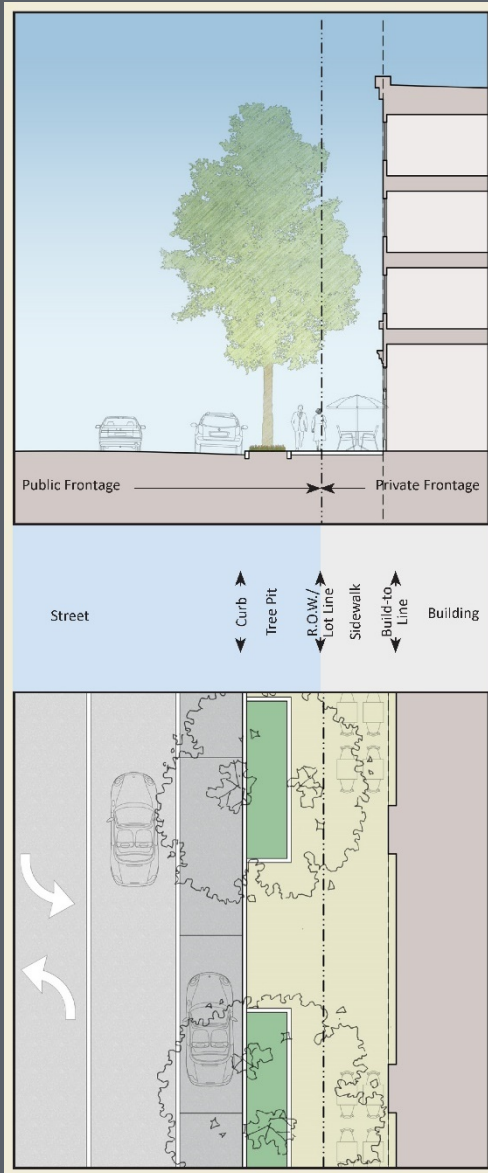


3-Story 



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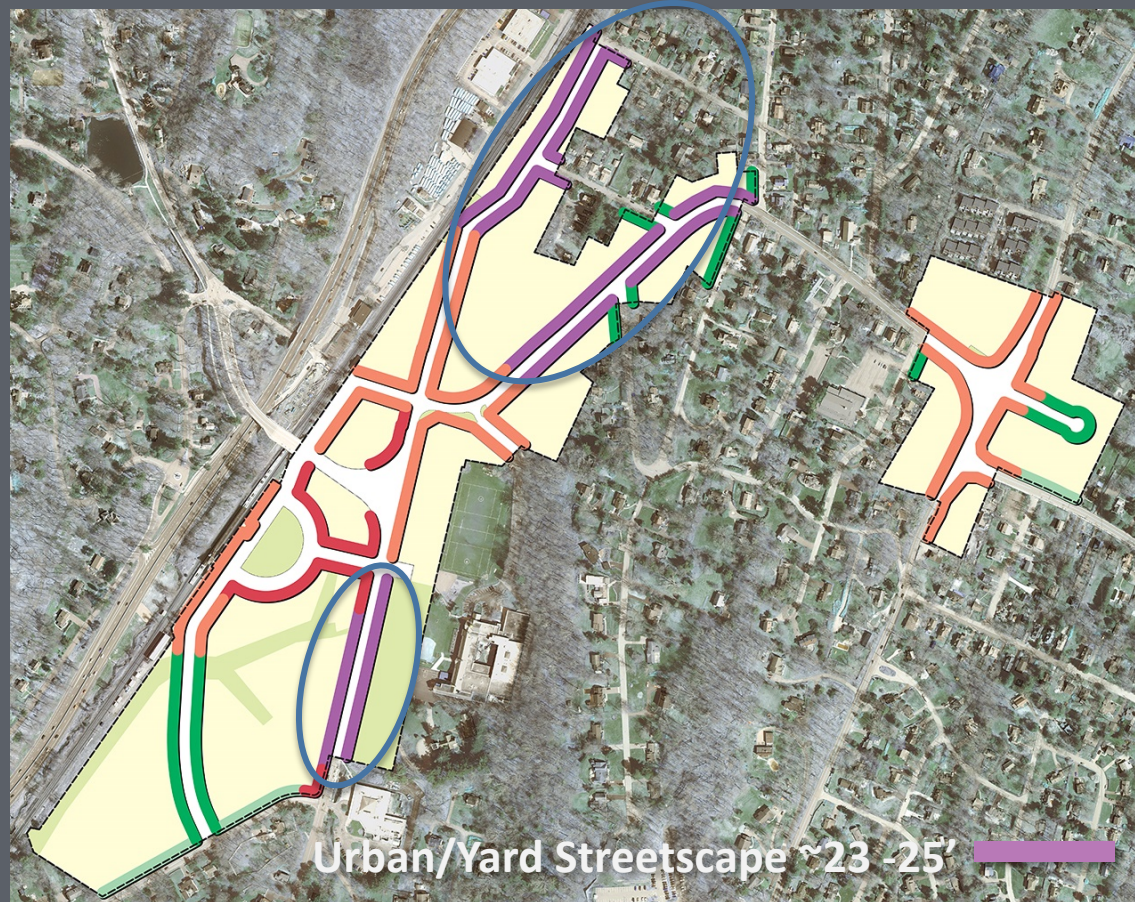
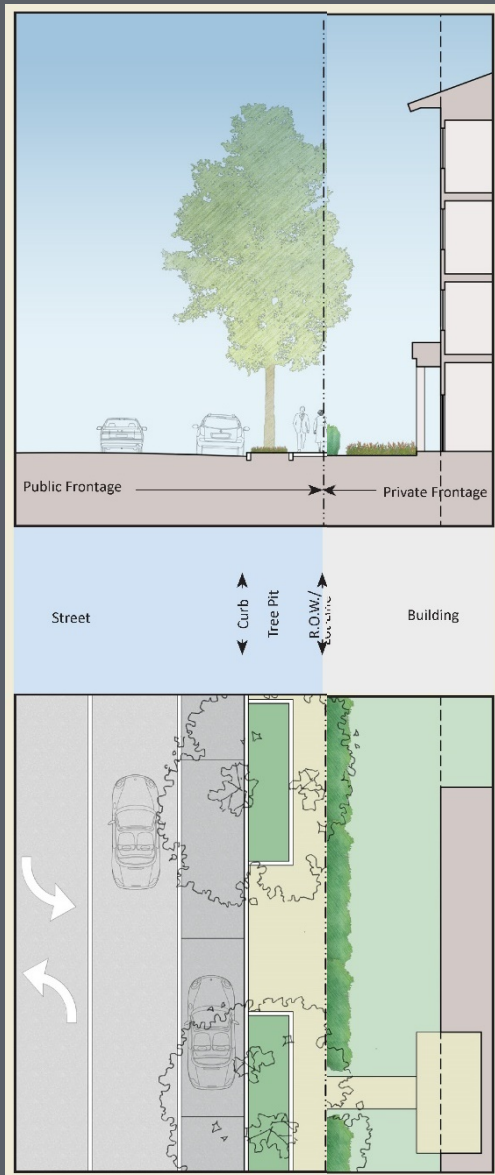
Frontage & Build-to-Line: Urban Streetscape 1



1. Areas closest to train station and along Greeley to have an urban streetscape supportive of retail and higher pedestrian traffic
2. Based on average existing setback at existing bldgs.
3. Slightly larger sidewalk at undeveloped areas



Frontage & Build-to-Line: Urban Streetscape 2

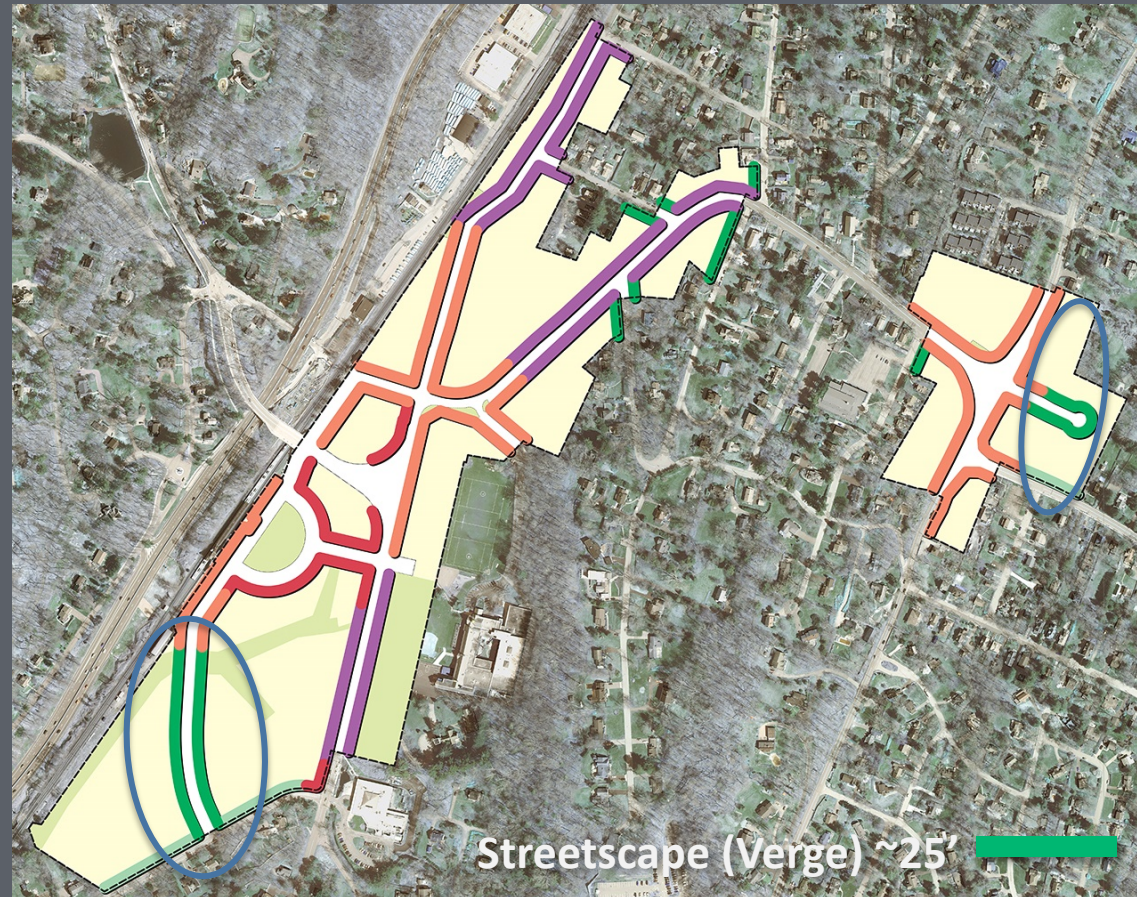
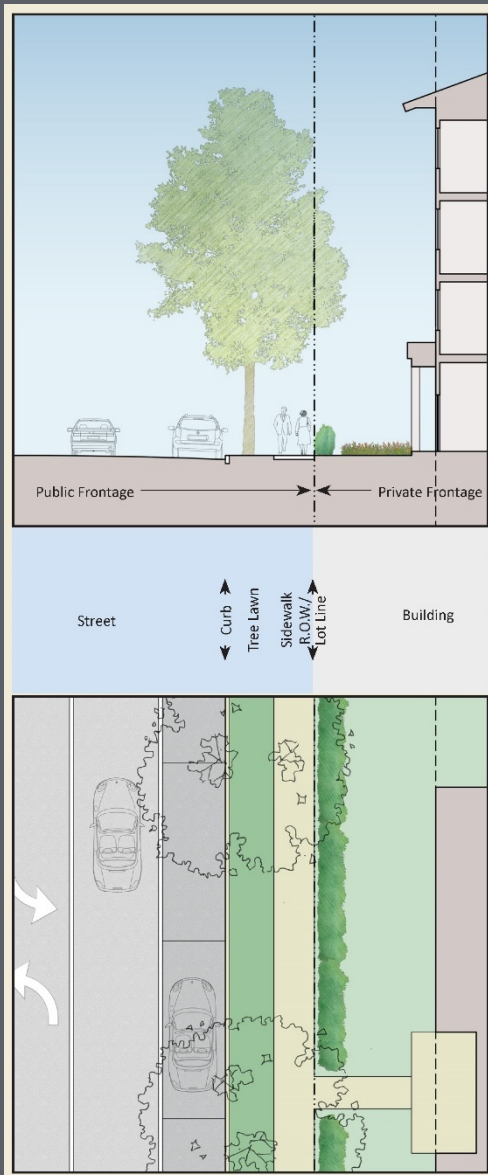


1. Areas further from train station with less retail and less pedestrian traffic
2. Visual cue to reinforce character distinctions and for orientation/wayfinding
3. Reduced cost where not needed



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Frontage & Build-to-Line: Streetscape 3 (Verge)



1. Areas further from train station with no retail and less pedestrian traffic
2. Visual cue to reinforce primary uses and for orientation/wayfinding
3. Reduced cost where not needed



Frontage Occupancy



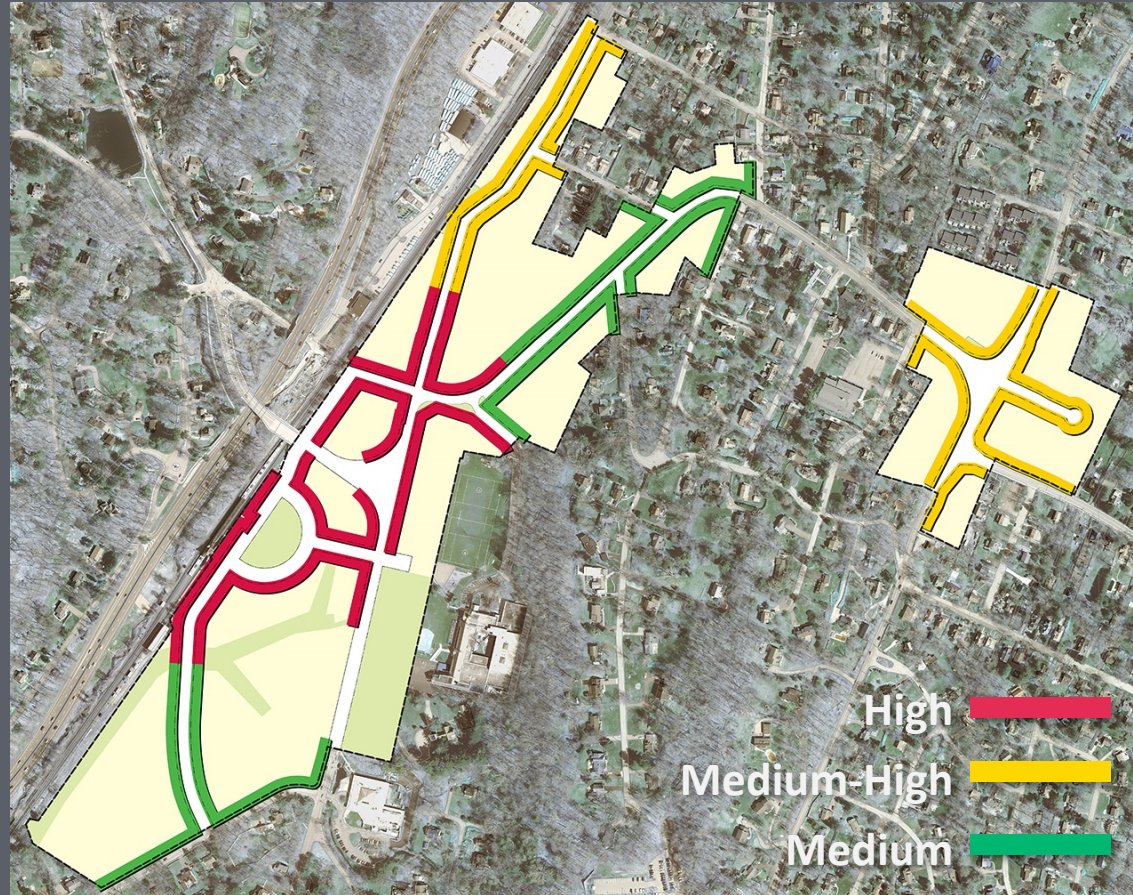
High



Medium-High



Medium



1. Higher in core area and at most significant retail
2. Medium in T4 where there is less retail
3. Lower in less “dense” areas and in transition areas to single-family



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Open Space

1. Enlarged A.H. Smith Memorial Park to promote activity & visitation to support a vibrant hamlet & transit front door
2. Internal open spaces permitted throughout
3. Open space at southern end of Greeley to create gateway/ sense of arrival, forecourt for Town Hall, and gathering place for Civic Center
4. Open space recommended at north end and at Upper King, but implementation method needs discussion (incentive vs. requirement for all parcels vs. rezoning)
5. Ball Field not shown as required to allow flexibility for future planning
6. Additional open space requirements recommended only for projects larger than a



7. Existing spaces near King and Greeley to remain even in a redevelopment scenario
8. Chappaqua Pocket Park not shown as required
9. NYS Dept. of Environmental Conservation Permanent Easement (stream only)
10. Front yard of school and church designated as required open space



New Open Space Recommendations

A.H. Smith Memorial Park Enlargement



1. Interactive Water Feature
2. Lawn
3. Places to Sit
4. Sun and Shade
5. Games Area
6. Flexible Space
7. Activated with Uses
8. Train Arrival Front Door Image

Civic Green at Town Hall



1. Space Anchors Civic Node
2. Lawn
3. Places to Sit
4. Sun and Shade
5. Flexible Space
6. Arrival Front Door Image Approaching from South

Upper King and Northern End of Greeley



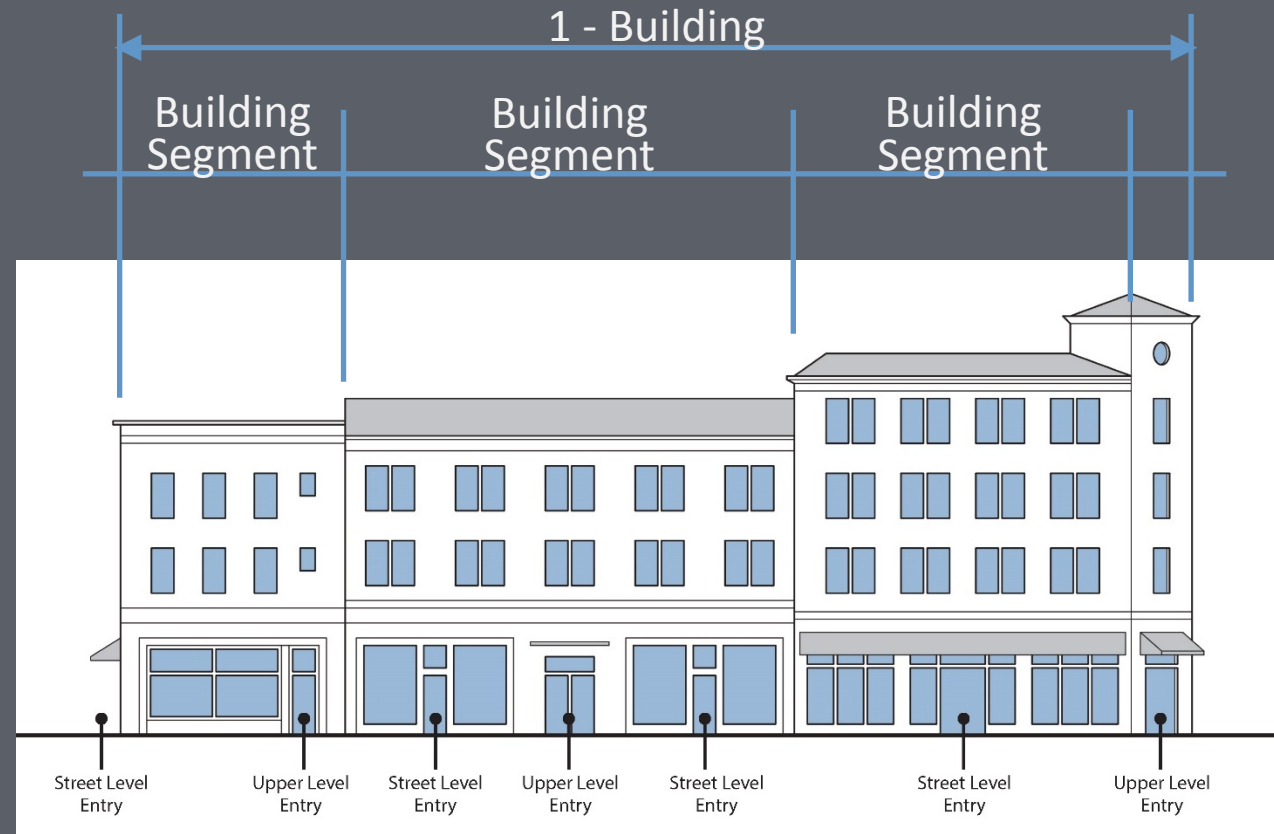
1. Localized Gathering Area Creates Focus
2. Sun and Shade
3. Places to Sit
4. Recommended, but not required, on Regulating Plan



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Architecture: Building Massing

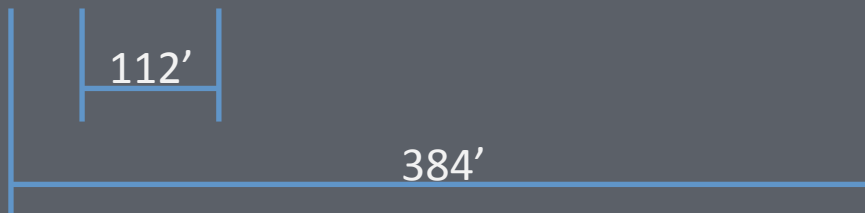
1. Long buildings required to break down massing and look like multiple buildings
2. Base heights should vary
3. Fenestration should vary
4. Cornice heights need to vary (roof types can also vary)
5. Material and color should vary



Facades longer than 150' shall be designed to look like more than one building. For buildings that are 150' or longer, no section of building longer than 110' shall look like one building. Each section of building shall be different in color and/or material than the other sections and shall have different base heights, cornice heights, and window sizes.



Architecture: Building Massing



Articulating Longer Buildings – Multiple Facades



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Articulating Longer Buildings - Courtyards

Architecture: Character/Style

Hudson River Valley

- Colonial
- Colonial Revival
- Neo-Classical
- Tudor
- Italianate
- Gothic Revival
- Collegiate Gothic
- Carpenter Gothic
- Greek Revival
- Victorian – Queen Anne
- Victorian – Shingle
- Victorian – Folk
- Beaux Arts
- Adirondack/Craftsman

Chappaqua Existing

- Colonial
 - Colonial Revival
 - Tudor Revival
 - Italianate
 - Art Deco
 - Adirondack/Craftsman
 - Collegiate Gothic (school, community center)
 - Modern (Library & Town Hall)
1. Civic buildings are masonry
 2. Oldest and smaller buildings are clapboard – Others are mostly masonry
 3. Older bldgs. have wood porches

Recommended

- Colonial
 - Colonial Revival
 - Tudor Revival
 - Italianate
 - Art Deco
 - Adirondack/Craftsman
 - Classical
- Limited**
- Contemporary only for Civic buildings, but not required
 - Collegiate Gothic only for Civic buildings, but not required
1. Mix of masonry and clapboard
 2. Encourage additive porches or similar

