



Chappaqua Form Based Code Community Meeting July 23, 2019

Kimley»Horn
of New York, P.C.

 **TORTI
GALLAS +
PARTNERS**

RESGroup
REAL ESTATE SOLUTIONS

JOEL RUSSELL ASSOCIATES

Agenda

- I. Why Are We Here?
- II. Team and Process
- III. What is a Form Based Code? And Why?
- IV. Chappaqua Analysis Summary
- V. Chappaqua Code Recommendations (Regulating Plan)
- VI. Maximum Build-Out Visualization



Why are We Here?



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Comprehensive Plan: Key Concepts for the Form Based District

Livable Built Environment

Promote use of alternative transit and facilitate a range of housing types and higher density while preserving & protecting historic resources

Harmony With Nature

Protect & maintain natural resources; protect and manage open spaces; ensure sustainable design that reduces the Town's carbon footprint

Resilient Economy

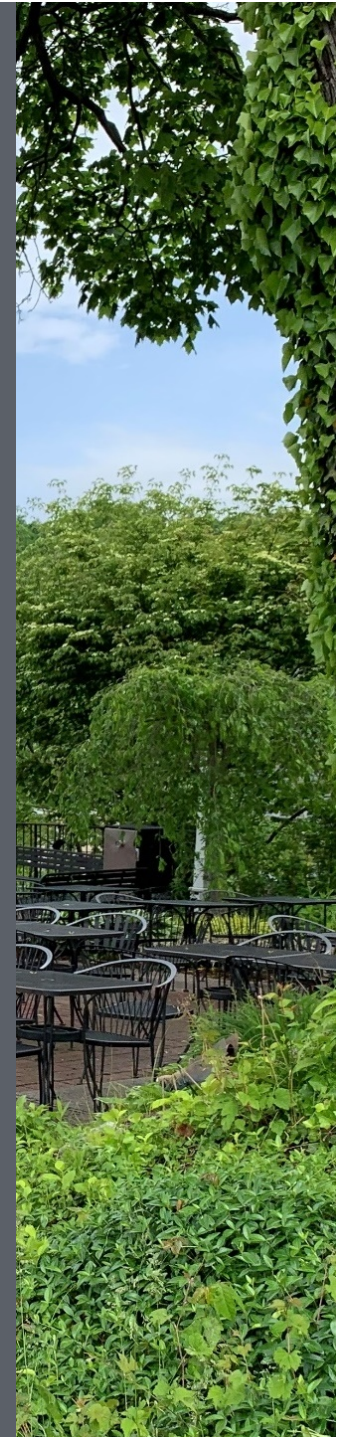
Create vibrant walkable mixed-use area that has a sustainable mix of commercial & residential uses & increases patronage

Healthy Community

Expand, enhance, and maintain park and rec. space; increase rec. programming & facilities; improve linkages between open spaces and key destinations

Responsible Regionalism

Align with regional sustainable objectives such as Transit Oriented Development, preservation of open space, & affordable housing



Meeting Objectives

- I. Inform Community About Process
- II. Review Recommendations for the Form Based Code Regulating Plan
- III. Review Recommendations for Parking Ratios and Standards
- IV. Collect Community Input



Team and Process

Town Working Group

Rob Greenstein	Town Supervisor
Lisa Katz	Deputy Town Supervisor
Jeremy Saland	Town Board
Ivy Pool	Town Board
Bob Kirkwood	Planning Board
Tom Curley	Planning Board
Gregg Sanzari	Planning Board
Steve Tavoracci	Local Developer
Randy Katchis	Bus. Owner/Resident
Bill Spade	Architect/Resident
Robert Deary	Town Comptroller
Jill Simon Shapiro	Town Administrator
Sabrina Charney Hull	Town Planner
Kellan Cantrell	Asst. Planner

Consultant Team

Bonnie Von Ohlsen	Kimley Horn
John Canning	Kimley Horn
Erik Aulestia	Torti Gallas + Partners
Tim Zork	Torti Gallas + Partners
Joel Russell	Zoning Attorney
Patricia Adell	RES Group
Bruce Murray	RES Group



**Comp.
Plan**



**Form
Based
Code**



**Build-Out
Analysis**



SEQRA

- Vision in Words

- Transect Map
- Regulating Plan
- Development Standards
- Visualization
- Market Scan/ Testing

- Basis for SEQRA Analysis

- Impact Analysis

Review & Analysis

Kick-Off Meeting/Site Tour
Community Character Analysis, Site Analysis

May 23

Public Design Process

Work Session #1: Placemaking 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

Sept/Oct

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.

FEIS, Approval

Accepted DEIS

Public Hearing on DEIS & Proposed FBC

Jan/Feb

Final EIS, Findings Statement

Meeting to Adopt Findings Statement

March/April

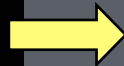
Final Revision of Code

Meeting to Adopt Code

April/May

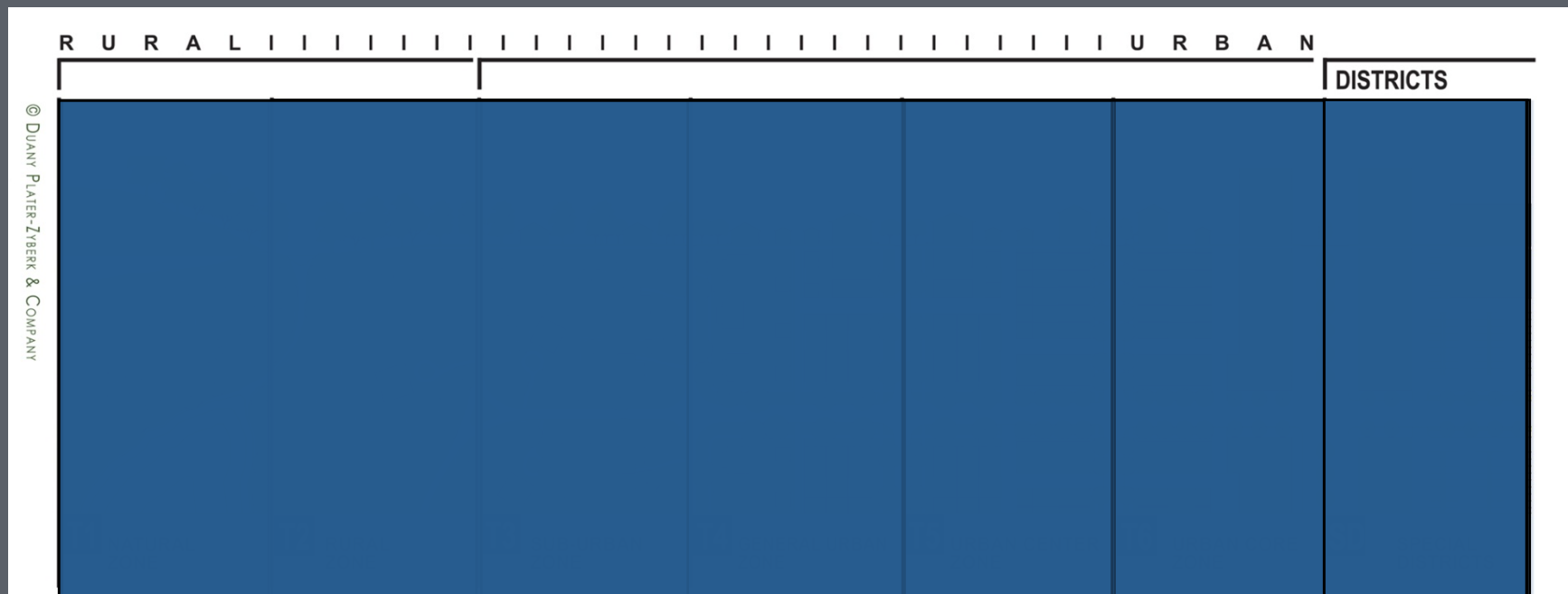
What is a Form Based Code?

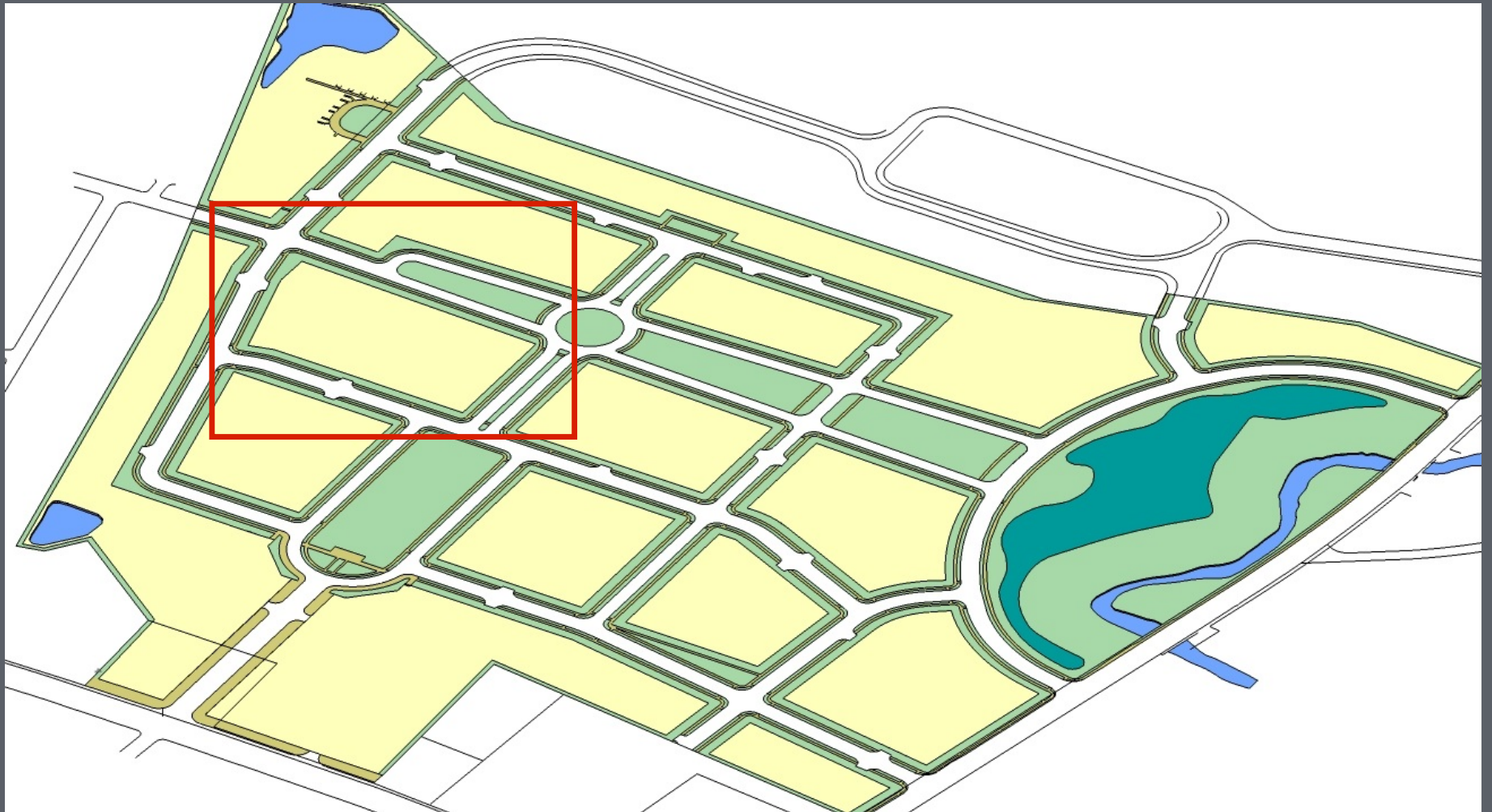
The DNA of Cities



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The Transect





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Why a Form Based Code?

A well-crafted form-based code is the most effective [and predictable] form of regulation resulting in pedestrian-scaled, urban, and mixed-use places.

Adapted from: Form Based Codes Institute (FBCI)



Why Does Form Matter?



Conventional Suburban Retail



Mixed-Use

1. Form influences behavior and can promote significant increases in health
2. Can promote environmental sustainability and a reduced carbon footprint
3. Can promote economic sustainability and fiscal responsibility



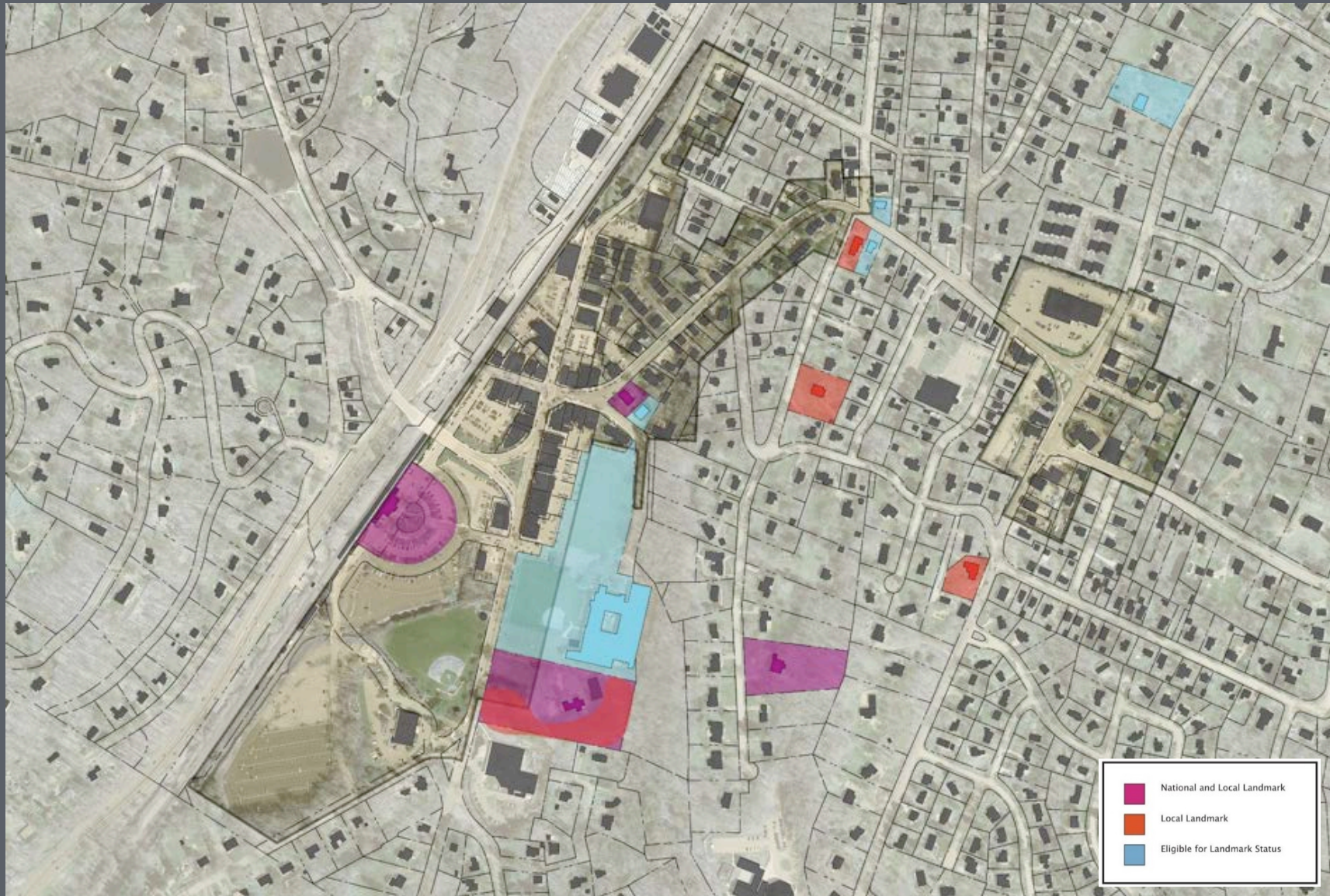
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Chappaqua Analysis: History

Chappaqua History

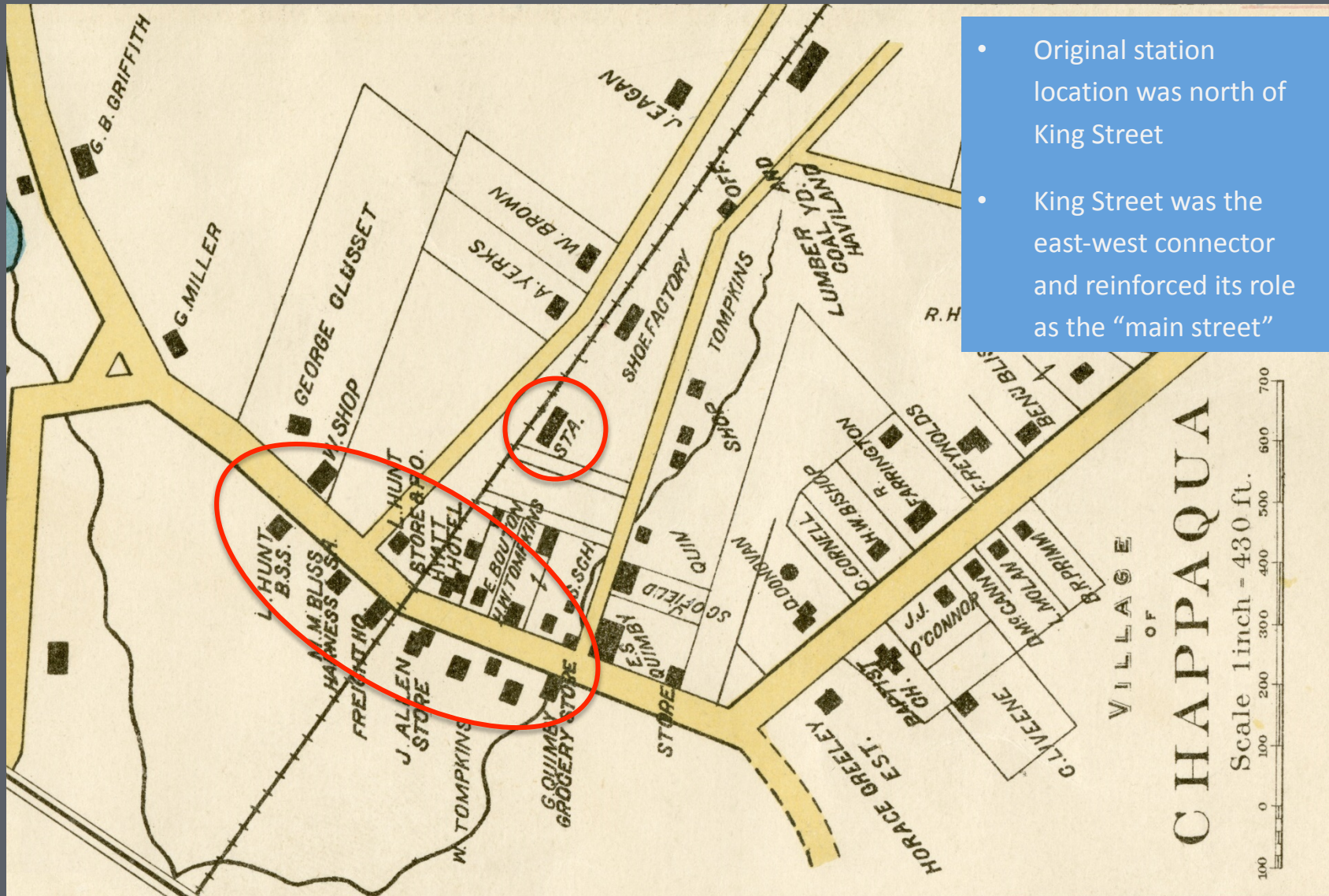


Urban Design Analysis: Historic Bldgs./Sites

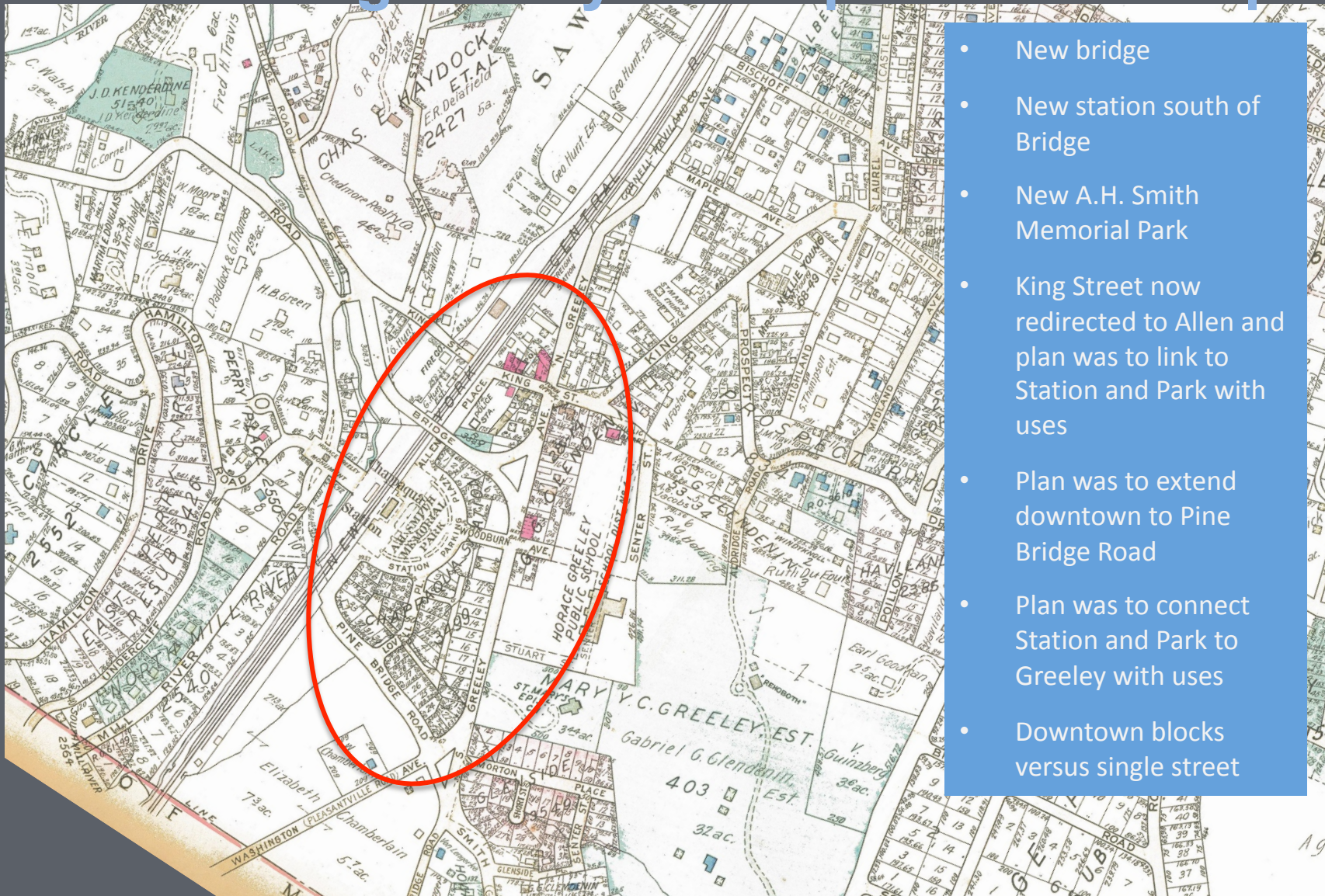


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Urban Design Analysis: Bien 1893 Map



Urban Design Analysis: Hopkins 1930 Map



Assets and Issues



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Assets and Issues

Key Issues

1. Residential restrictions
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

