

Visualization – Theoretical Maximum Build-Out



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Theoretical Maximum Buildout

1. Scenario is used to assess potential impacts for SEQRA/EIS
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

Potential Additional Residential 1,460 DU

Potential Wellness Center 30k

Potential Town Hall 22k



Theoretical Maximum Buildout



Note: Model represents a maximum buildout scenario to be studied as a part of the SEQRA process. All development shown is not likely to occur.



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Simplified Massing Model



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Visual Impact Analysis: N. Greeley Avenue



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Visual Impact Analysis: View from Train Station to Enlarged A.H. Smith Memorial Park



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Parking

Parking Should be Hidden Behind Buildings



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Parking Structures Should be Hidden



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On-Street Parking is Essential



Cars act as a barrier and create a safe zone



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Parking: Basic Parameters

1. Exurban train station
2. Reduced car ownership, but not dramatically lower
3. Largely a car-dependent community (trips to school, supermarket, and other will often require a car)
4. Many resident commuters will likely own a car but leave it in Chappaqua when they go to work
5. Transit/commuter parking spaces are unavailable daytime weekdays for other uses
6. Smaller units typically need less parking
7. Balance between promoting less car dependence, reflecting needs, & facilitating new residential
8. Providing flexible solutions



Flexible Parking Solutions:

Shared
Parking

Tandem
Parking

Overnight
Parking

Satellite
Parking

Valet
Parking

Ride Hail
Use

Alternative
Parking

Stacker
Parking

Fee In Lieu
of Parking

Automated
Parking

Parking Requirements: Residential Rental

		LOWER STUDY AREA ^{1,2}	UPPER STUDY AREA ^{1,2,3}
		Minimum Required	Minimum Required
Multi Family Rental			
Studio	up to 525 sf	0.75/du	0.85/du
	>525 sf	0.85/du	0.95/du
1 Bedroom	up to 725 sf	1.00/du	1.15/du
	>725 sf	1.10/du	1.25/du
2 Bedroom	up to 925 sf	1.30/du	1.45/du
	>925 sf	1.40/du	1.60/du
>2 Bedroom	up to 1,150 sf	1.50/du	1.70/du
	>1,150 sf	1.65/du	1.90/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)

Parking Requirements: Residential Ownership

		LOWER STUDY AREA ^{1,2}	UPPER STUDY AREA ^{1,2,3}
		Minimum Required	Minimum Required
Single-Family	Detached	2/du	2/du
	Attached	1.8/du	1.9/du
Multi Family Owner Occupied			
Studio	up to 525 sf	0.80/du	0.90/du
	>525 sf	0.90/du	1.00/du
1 Bedroom	up to 725 sf	1.10/du	1.25/du
	>725 sf	1.20/du	1.35/du
2 Bedroom	up to 925 sf	1.40/du	1.55/du
	>925 sf	1.50/du	1.70/du
>2 Bedroom	up to 1,150 sf	1.60/du	1.80/du
	>1,150 sf	1.75/du	2.00/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)

Parking Requirements: Office

	LOWER STUDY AREA Minimum Required	UPPER STUDY AREA ¹ 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)

Parking Requirements: Retail & Restaurant

	LOWER STUDY AREA Minimum Required	UPPER STUDY AREA ¹ 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)

Open House



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Chappaqua Form Based Code Community Meeting July 23, 2019

Kimley»Horn
of New York, P.C.

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JOEL RUSSELL ASSOCIATES