



# Pace Law School TOD Development

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# Changing Demographics

**Ozzie and Harriet are long gone, replaced with a diverse, multi-lifestyle mix on non-traditional households.**

- **U.S. birthrate is at an all-time low**
- **Men and Women are waiting longer to get married**
- **Aging Baby Boomer Population**
- **Increasing Divorce Rate (The Gray Divorce Revolution- the divorce rate has doubled over the past 2 decades for people over 50). 1 in 4 now divorces.**
- **There are now more households with dogs (43 million) than with children (38 million)**

# Today's Fastest Growing Households are:

1990	2010
4.76 persons	2.59 persons

- Young professionals
- Empty Nesters
- Single Parents
- Couples without children
- Senior Citizens

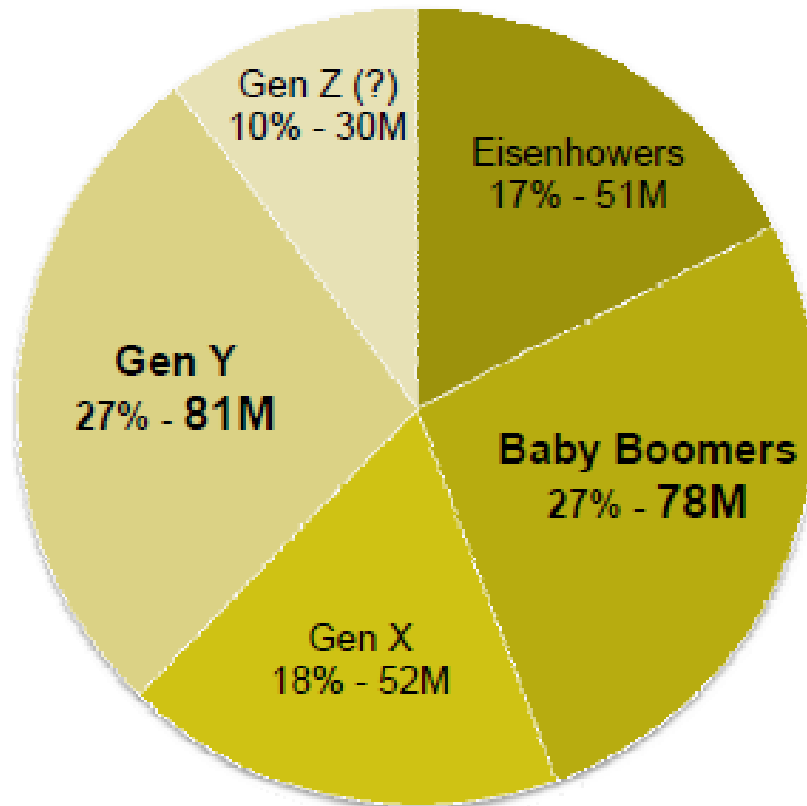
## *Changing demographics and changing lifestyles*

<u>Household</u>	<u>2000</u>	<u>2025</u>
With Children	33%	<b>28%</b>
Without Children	67%	<b>72%</b>
<i>Single</i>	26%	28%

They create demand for: the Live/Work/Walk experience.  
Multi-family housing.

# Generation Y

2010 U.S. Pop.



Generation	Born
Eisenhowers	Before 1946
<u>Baby Boomers</u>	<u>1946 – 1964</u>
Gen X	1965 – 1980
Gen Y (Echo/Millennials)	1981 – 1999
Gen Z (?)	2000 and After

# Millennials



- Born after 1982
- Small but designed space, height & light
- Proximity to transit
- Nearby restaurants & entertainment





# Empty Nesters



- 55+
- Age in place/wellness
- Multi-generational community
- Convenience & connectedness

# WINKS – WOMEN WITH INCOMES AND NO KIDS



## Portrait of a WINK

- ▶ 26-29 years of age (Gen Y is 20-29 years old)
- ▶ Not married, professional, well educated working woman
- ▶ No children
- ▶ Earning over \$50,000/year
- ▶ Largely renter, living alone
- ▶ Purchasing home in advance of marriage or children
- ▶ Prefer urban or walkable environment – will pay a premium
- ▶ Desire ability to walk to work, dining, and shopping
- ▶ Expected amenities – fitness facilities, trails, running groups, libraries, yoga instruction
- ▶ Will impact product types, floorplans and amenities
- ▶ Will have the most effect on urban and urban-lite locations





# Renters by Choice

There is also a growing population of **“Renters by Choice.”**



*“Millions of established and affluent people are increasingly drawn to apartment communities due to their:*

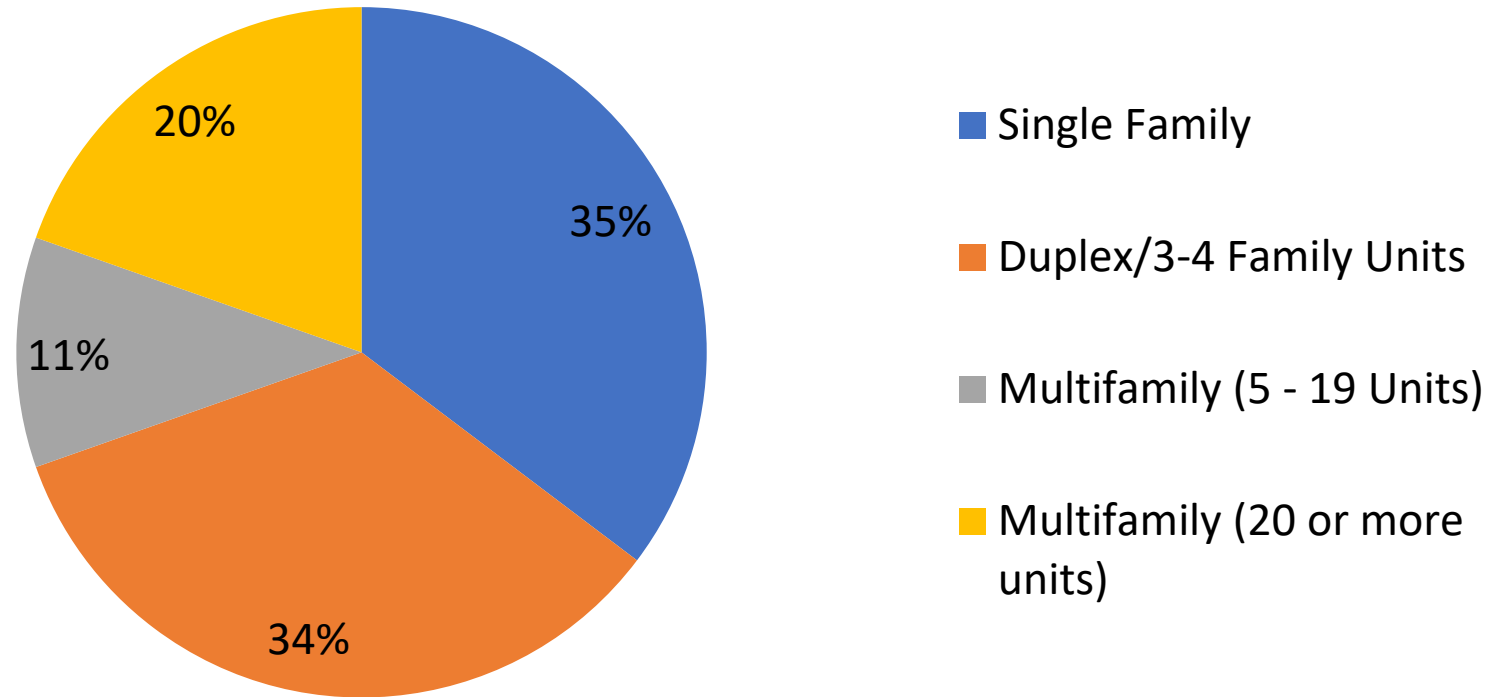
- *Superior locations near work/shop/play areas.*
- *Lack of home-owner chores/responsibilities.*
- *Freedom to respond to job changes.*
- *Ability to adjust their housing without a financial penalty & risk.*
- *Access to new amenities and new technologies.*



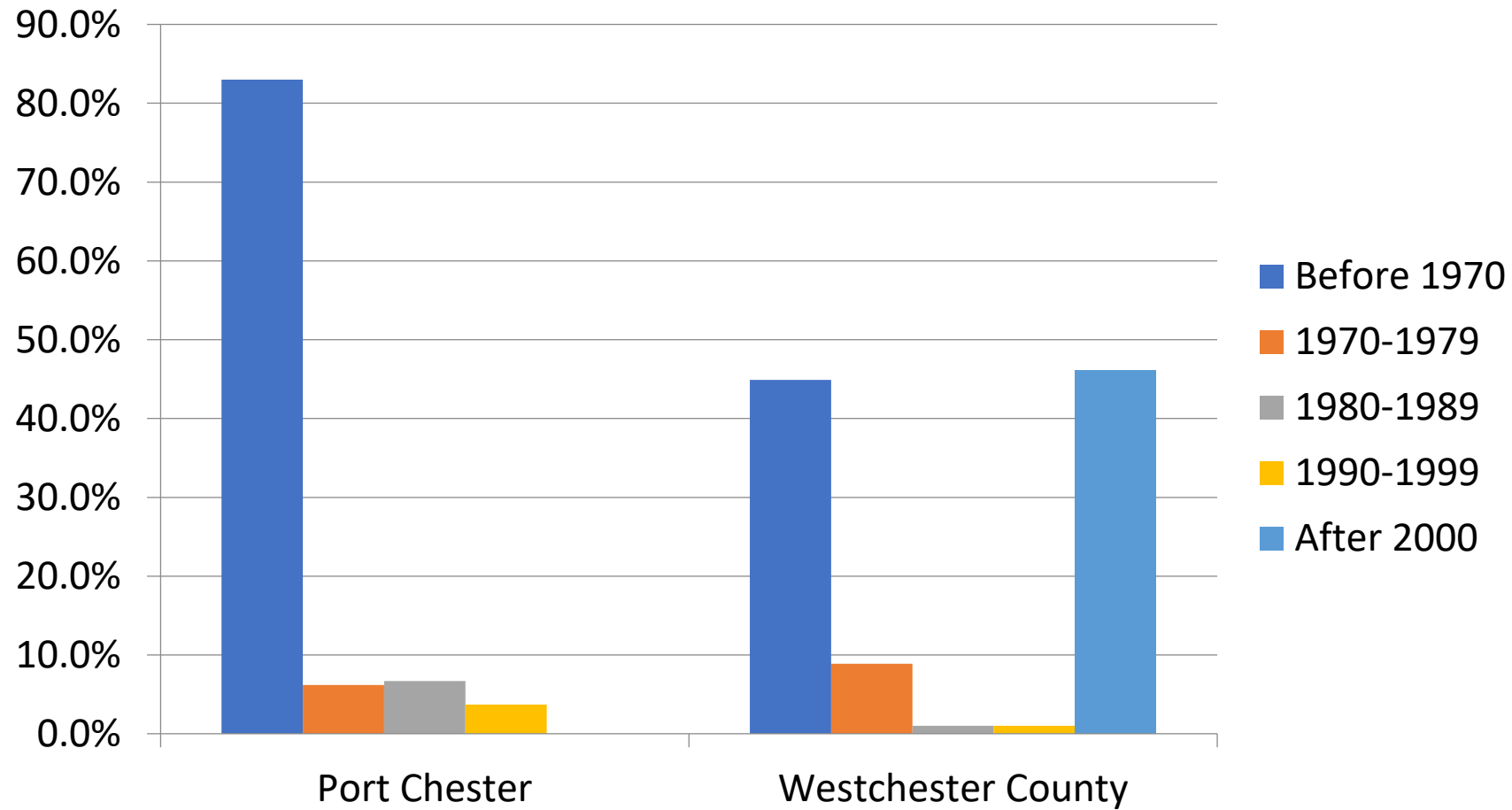



# Existing Port Chester Housing Stock

Type of Housing



# Age of Port Chester Housing



- 
- Single Largest Re-Development Site in Village
  - Given Location, Key Gateway
  - Mixed-Use Development, with:
    - Hotel/Convention Center
    - Retail Stores
    - Restaurants
    - Residential (studio, 1 BR, 2 BR; Senior/Assisted Living)
    - Community Facilities
  - Height and Density Similar Scale and Character
  - Coordinated with Access Improvements to Boston Post Road
  - Rezoned from R-2F (2-Family Res.) to PMU (Planned Mixed-Use)



# 2012 Village Comprehensive Plan

- Six+ year effort to adopt Comprehensive Plan
- WMPF Planning Achievement Award
- Recognizes importance of redevelopment of Hospital site
- Supports reactivating site as mixed use
- Increased density would comply with the recommendation to increase MXD opportunities
- Recognized that “rezoning redevelopment ... could result in modifications to the [PMU]”





# FORMER UNITED HOSPITAL SITE REDEVELOPMENT

OPPORTUNITY AREA #5



## STRATEGIC PLANNING GOALS

### *COMPREHENSIVE PLAN CONSISTENCY*

The former United Hospital site is currently vacant and located on over fifteen acres. Zoned as PMU Planned Mixed Use District, the site can be reactivated as a place-making mixed use development comprising some combination of a hotel/convention, retail stores, restaurants, community facilities or residential development comprised mainly of studio and one-bedroom units. The site should not detract from the existing downtown retail and commercial base.

- Strengthen and expand economic opportunities and ventures to the Village's tax base
- Increase Port Chester's retail capture rate by recruiting new establishments based on market demand
- Actively "brand" the Village to facilitate economic development
- Improve Port Chester's commercial areas to encourage new investment and create more attractive locations for visitors and residents



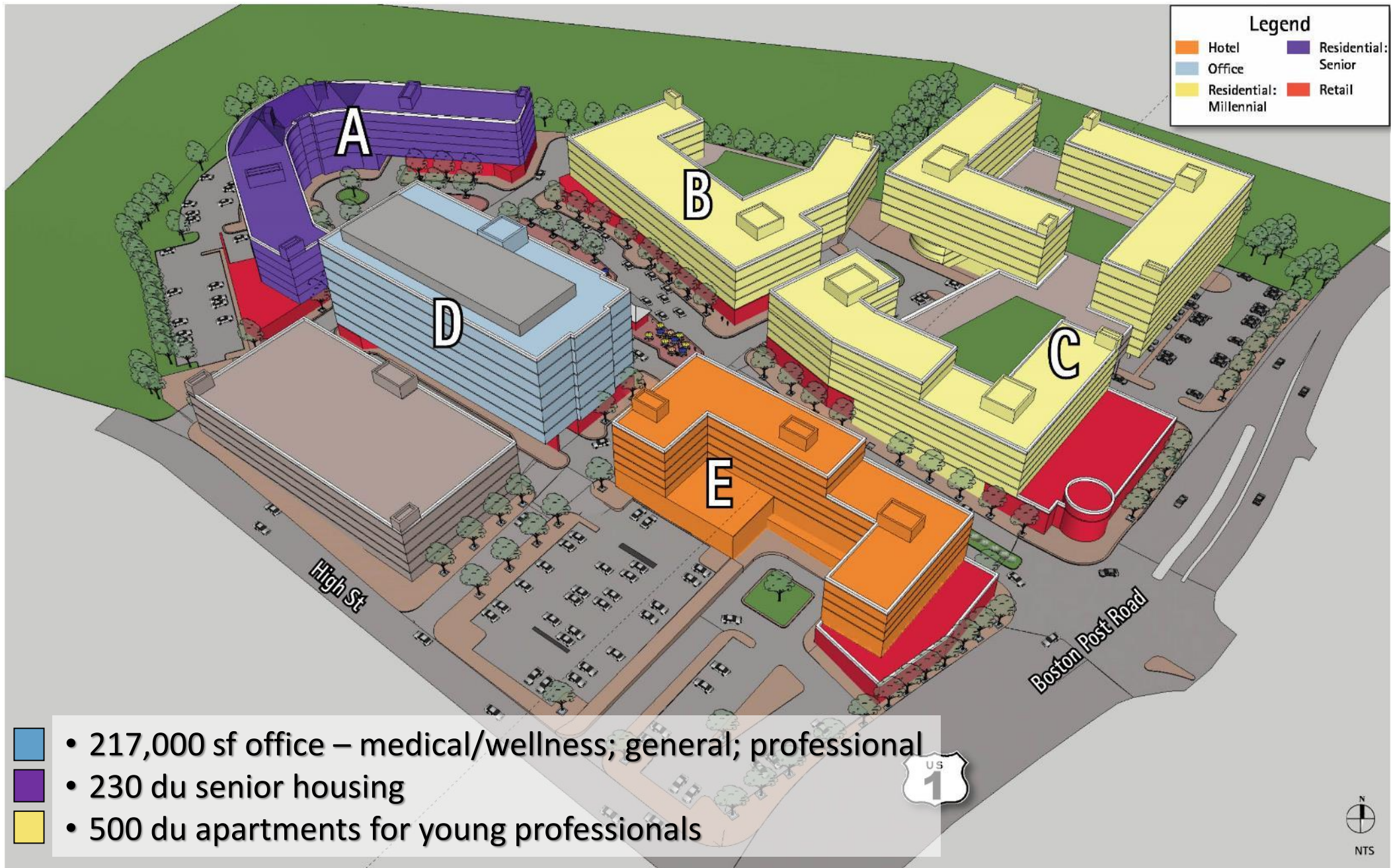
Strategic Plan



- Mixed-use development
- Housing options designed to appeal to Seniors & Millennials
- Integrated into the road network and community
- Immersive public places
- Design reflective of Village character

...that matches the vision articulated in the Village Comprehensive Plan




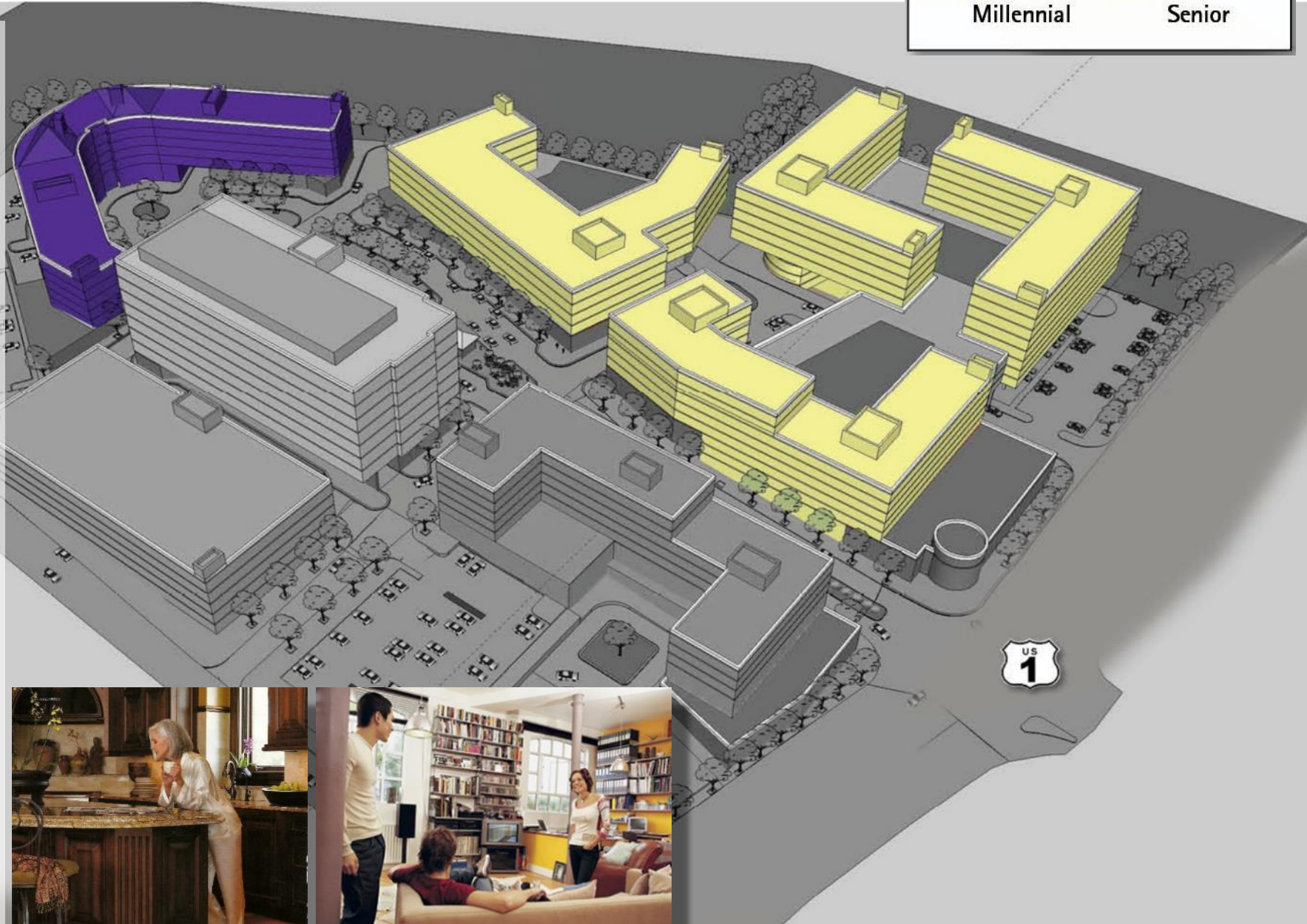




# A Dynamic Urban Style Residential Option

Legend	
	Residential: Millennial
	Residential: Senior

- **500 highly designed units for Millennials**
  - Crafted to appeal to urban edge aesthetic
  - Trades square footage for finishes and detail
  - Priced well relative to NYC market
- **230 units for those 55+ wanting to downsize but not willing to compromise on quality**
  - Multi-generational community
  - Walkable neighborhood with great amenities 
  - An age in place community with wellness facilities on site





# Downtown Vibe for Commercial Tenants

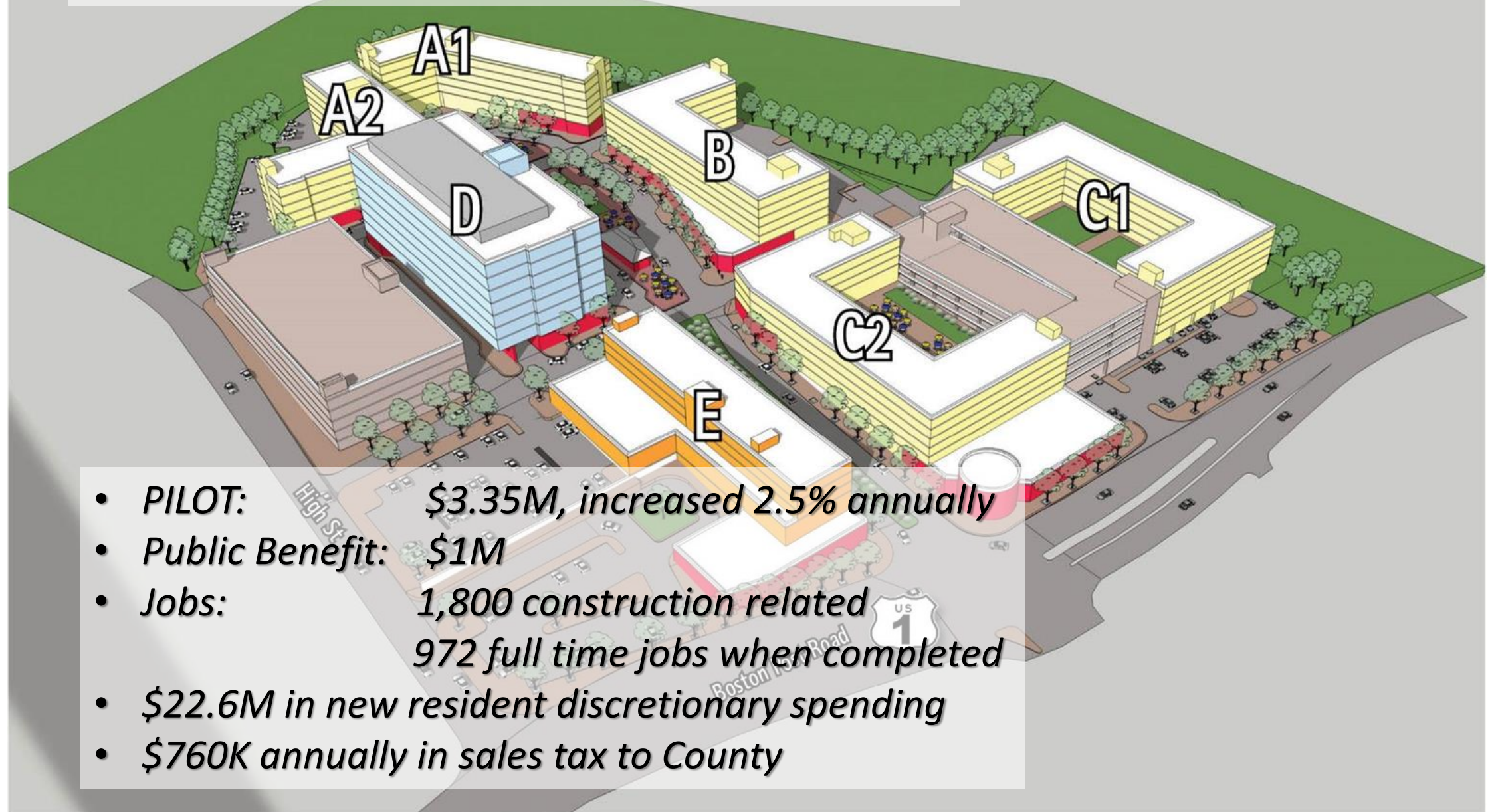
- **Downtown vibe for Office/Wellness tenants**
  - Up to 217,000 sf
  - Dynamic street environment boosts rents
  - Directly adjacent parking
- **Highway visibility and great amenities for a Hotel**
  - Prominent location on site
  - Parking at its front door
  - Easy access to transportation corridors and transit
- **An immersive and appealing street focused Retail environment**
  - Up to 90,000 sf with spaces ranging up to 20,000 sf
  - Whole Foods shadow anchor
  - Wide sidewalks perfect for outdoor dining



Legend	
Orange	Hotel
Blue	Office
Red	Retail



## *Strong Economics for the Village & County:*



- *PILOT: \$3.35M, increased 2.5% annually*
- *Public Benefit: \$1M*
- *Jobs: 1,800 construction related  
972 full time jobs when completed*
- *\$22.6M in new resident discretionary spending*
- *\$760K annually in sales tax to County*

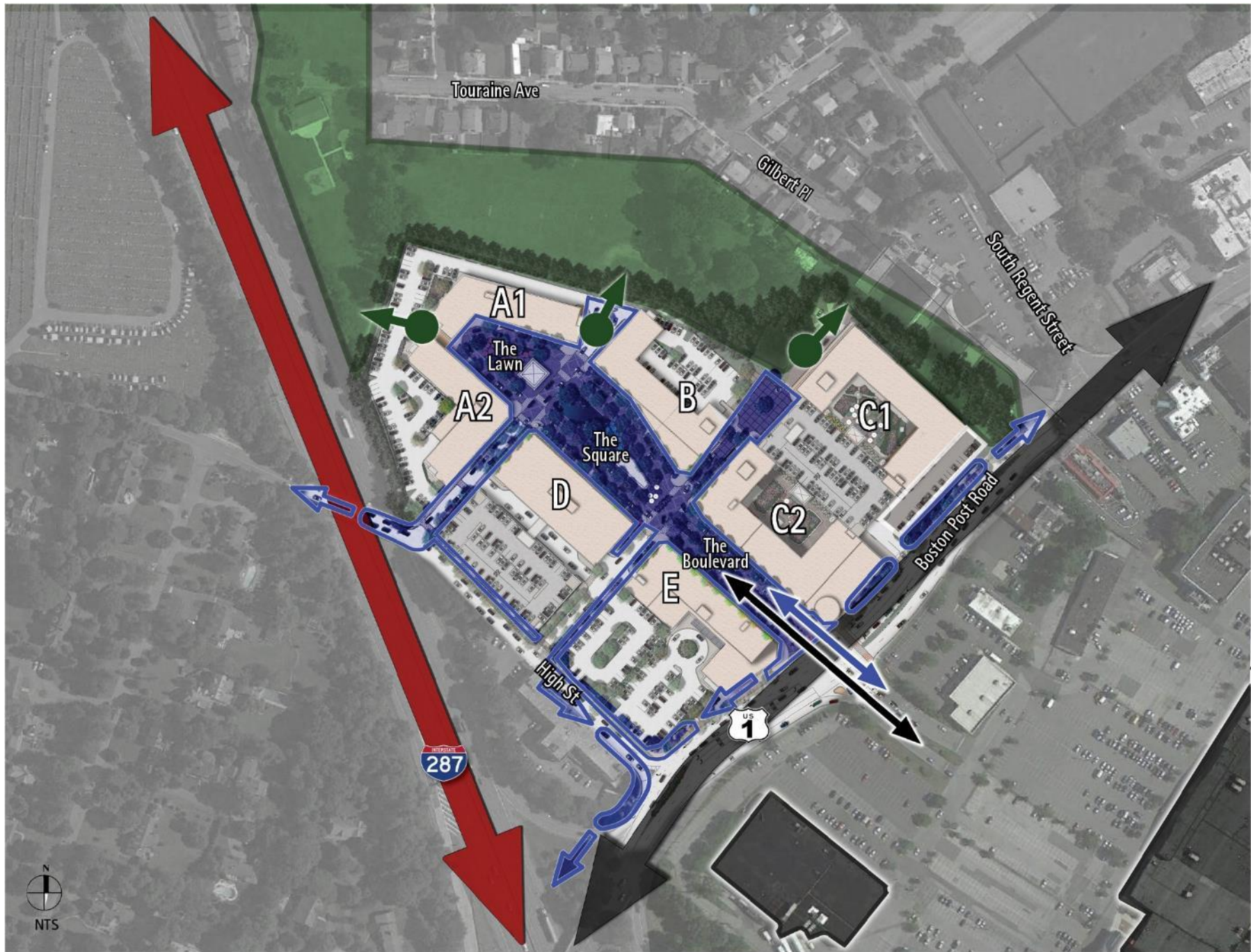


# A Public Gathering Place Like No Other In The County

- Centers the development, creating value and character
- Over an acre in size
- Offers opportunities for soft and hard surfaces, small kiosks
- Lends itself to hosting special events



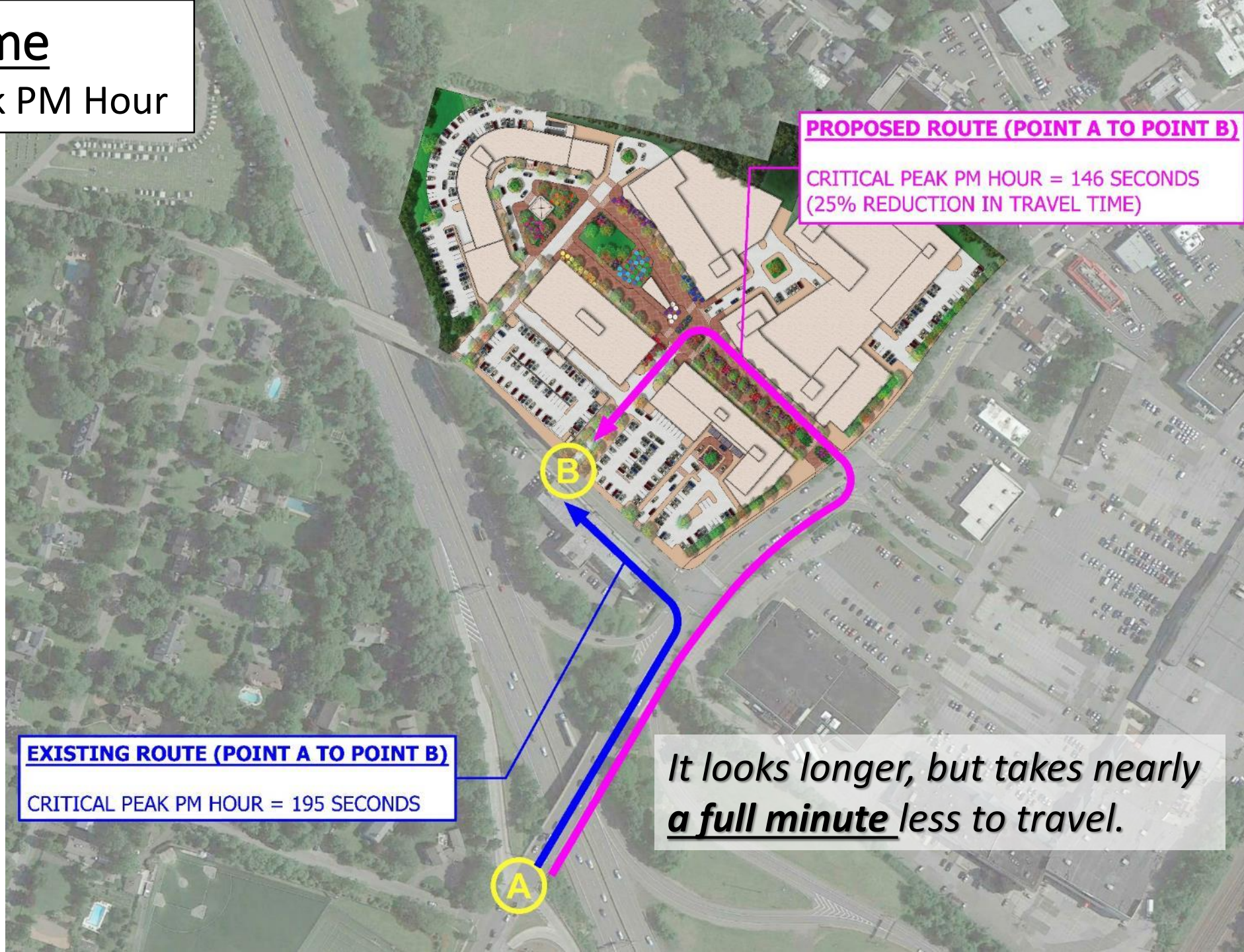






# Travel Time

Critical Peak PM Hour



**PROPOSED ROUTE (POINT A TO POINT B)**

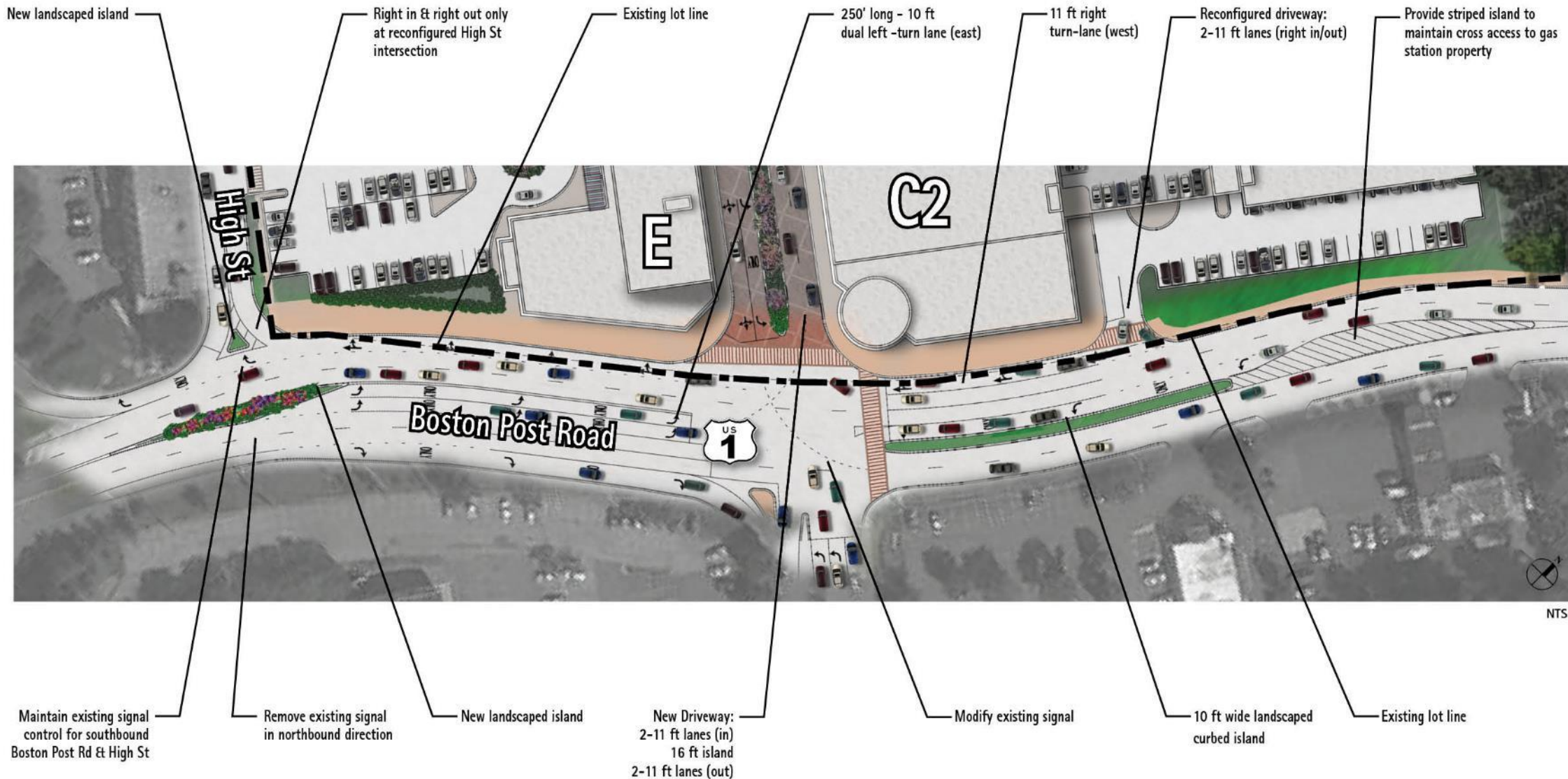
CRITICAL PEAK PM HOUR = 146 SECONDS  
(25% REDUCTION IN TRAVEL TIME)

**EXISTING ROUTE (POINT A TO POINT B)**

CRITICAL PEAK PM HOUR = 195 SECONDS

*It looks longer, but takes nearly  
**a full minute** less to travel.*

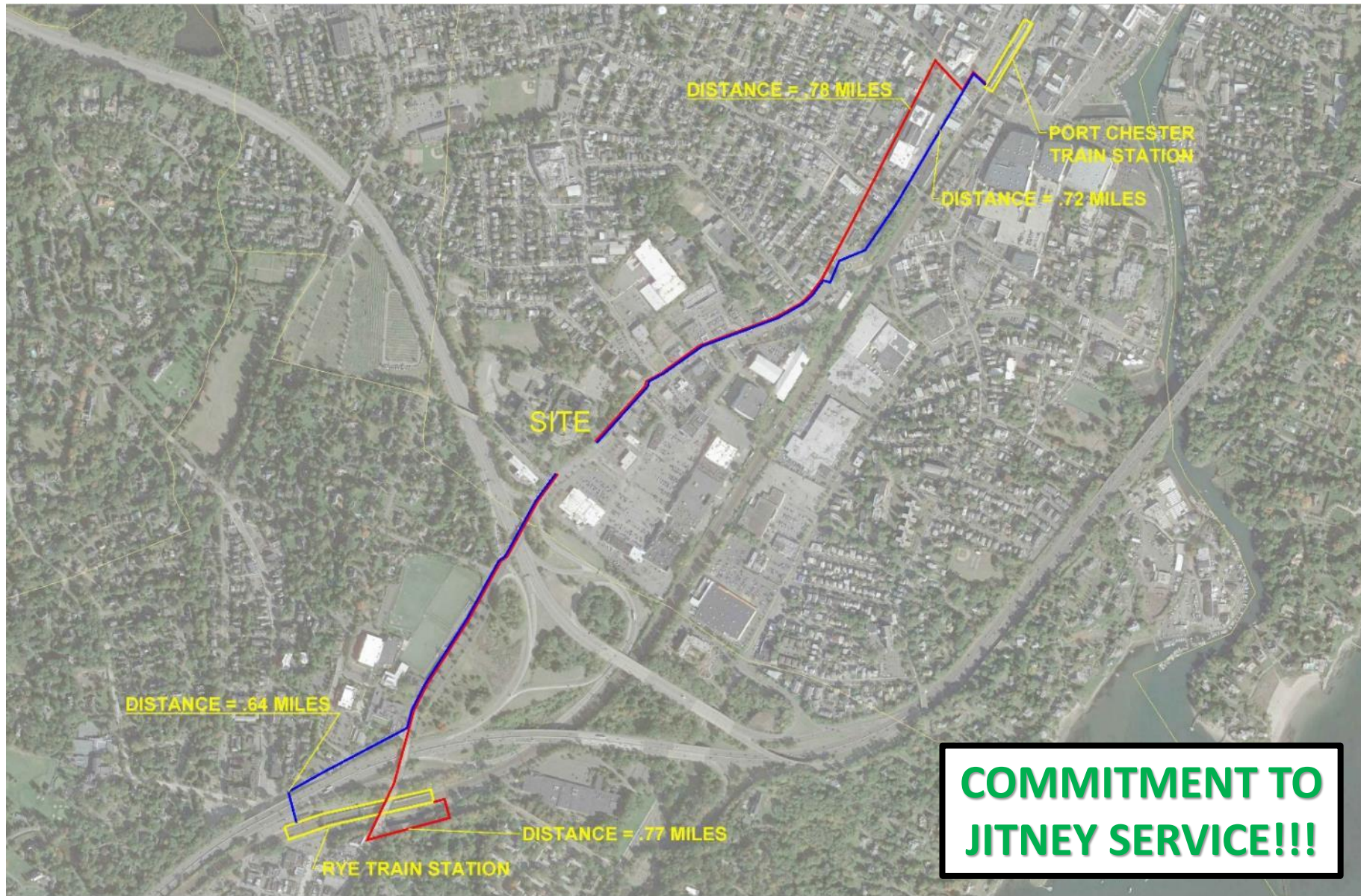




NTS

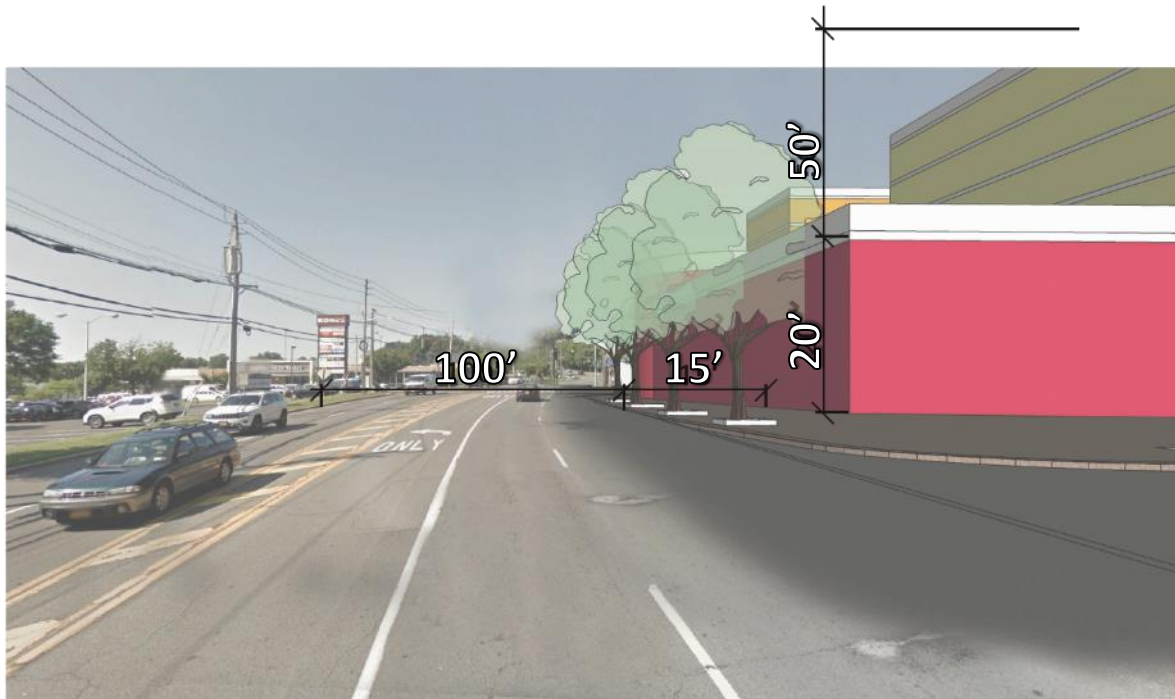


# *Train Station Walking Distances*





*Height at the street  
is human scaled*



**BOSTON POST RD, PORT CHESTER NY – LOOKING SW AT PROJECT SITE**



**30-34 N MAIN STREET, PORT CHESTER NY**



**260 BOSTON POST ROAD, PORT CHESTER NY**



*Height at the street  
is human scaled*



**141 ABENDROTH AVENUE, PORT CHESTER NY**



**BOSTON POST RD, PORT CHESTER NY – LOOKING NE AT PROJECT SITE**

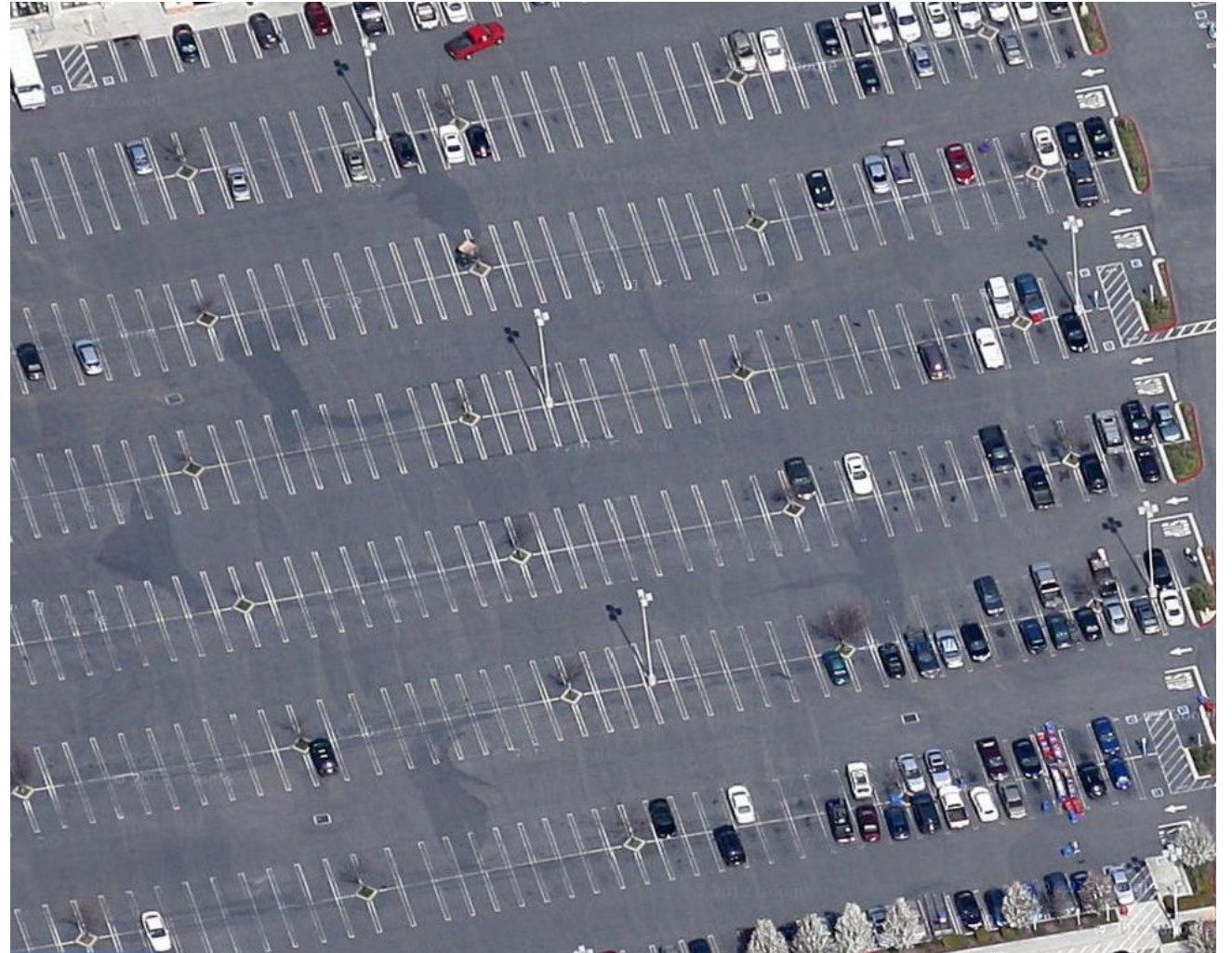


**16 N MAIN STREET, PORT CHESTER NY**



# Shared Parking and Loading

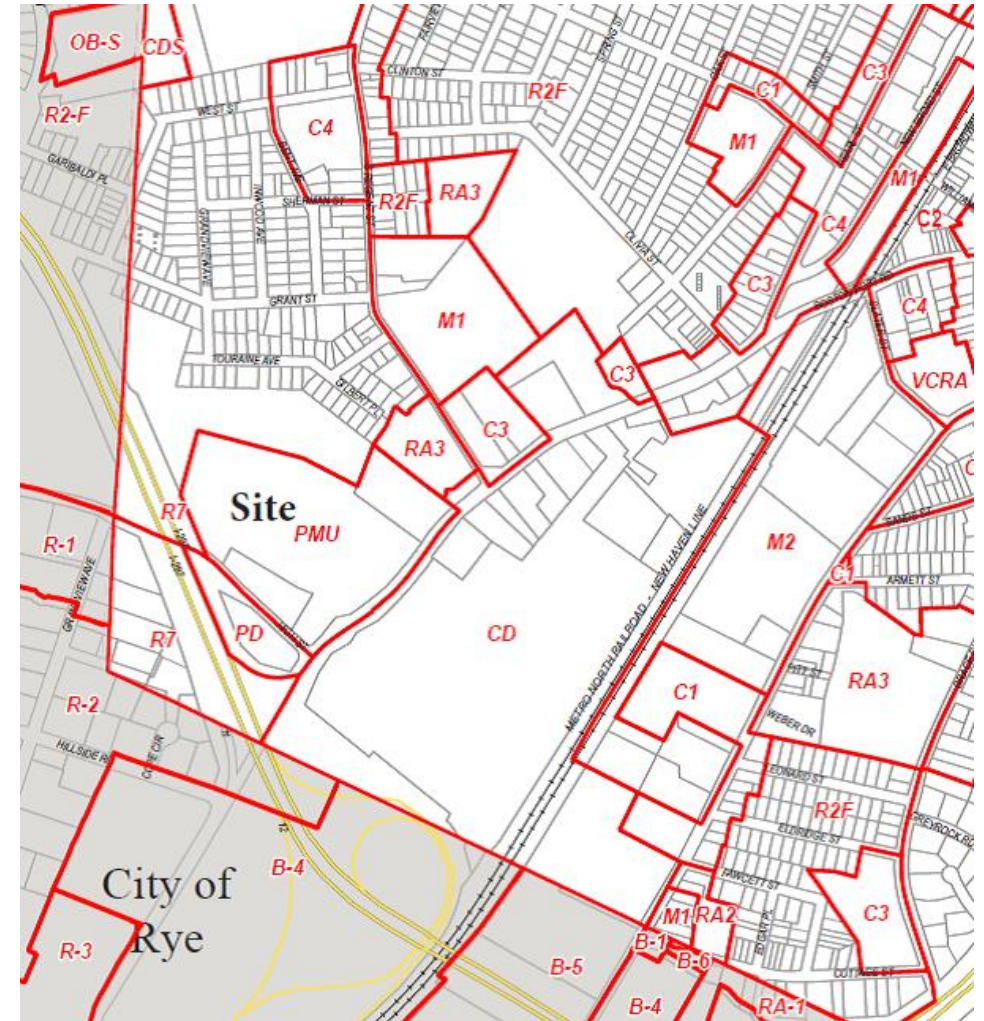
- Flexible Shared Parking and Loading approach
- The total number of required spaces may be reduced
- Demonstration that the parking demands are met based on variation in the probable times of use





# Existing Planned Mixed Use Zoning District

- March 18, 2013 – United Hospital site rezoned from R2F to PMU
- Floor Area Ratio permitted in increments based on allocation of uses
- Overall density limited to Floor Area Ratio of 0.8



## *Existing Zoning: Planned Mixed Use District*

- March 18, 2013 – United Hospital site was rezoned from R2F to PMU
- Limited Overall Density to Floor Area Ratio of 1.0 (0.8 as-of-right with an additional bonus FAR of 0.2 permitted)
- AKRF Economic Analysis Findings Report determined that “the allowable density in the existing code does not provide for the development density necessary to create a viable project given the mix of uses proposed.”





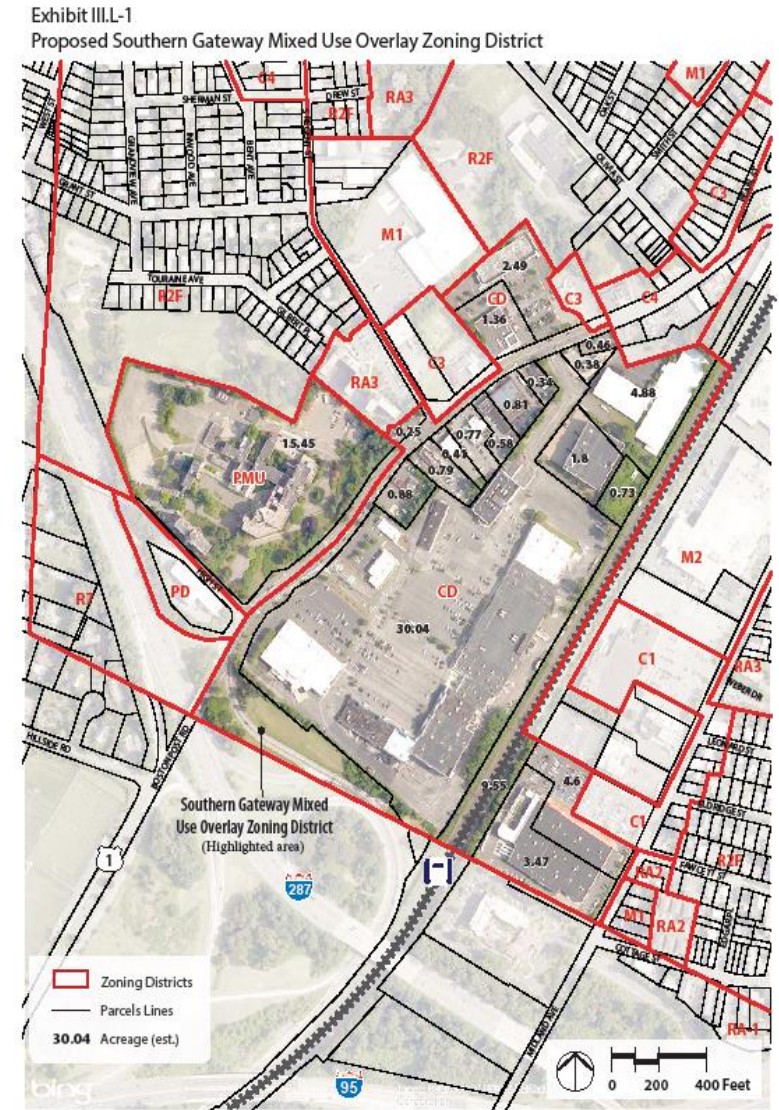
# Two Options to Achieve This Project

- Option 1: Southern Gateway Mixed Use Overlay Zone (SGMUOZ)
- Option 2: Amendment to the Current PMU Zoning District



# Option 1: SGMUOZ

- Approximately 75 acres
- United Hospital, Kohl's, Home Depot and LA Fitness sites
- Concept consistent with Comp Plan recommendations
- Maximum building height 8 stories or 115 feet
- Eligibility requirements
  - Minimum site area 10 acres
  - Only new developments
  - 25% of SF must be non-residential
  - Residential limited primarily to studios, lofts & 1BR
  - New sewer, wastewater, and traffic impacts to be reasonably mitigated
  - PMU development to incorporate access to Abendroth Park





# Option 1: SGMUOZ: FAR Bonus in Exchange for *Design Elements*

- Connected interior street grid with limited use of cul-de-sacs & dead end streets
- Adequate pedestrian & bicycle facilities to safely accommodate all modes of transportation
- Integration of existing transit infrastructure including Bee Line, Metro-North, and future I-287 east/west transit schemes
- Defined and consistent architectural vocabulary with special attention given to building facades visible from Boston Post Road and/or I-287
- Siting of retail component on Boston Post Road to be accessible from existing sidewalk to reinforce commercial corridor character
- Green building technology to reduce overall energy costs and improve attractiveness & marketability of development

# Option 1: SGMUOZ: FAR Density Bonus in Exchange for *Public Benefit*

- Provision of funds for:
  - Design/construction of municipal service or public school facility
  - Study/remediation of land along Byram River or for waterfront, bulkhead replacement and/or marina redevelopment
  - Fox Island peninsula redevelopment
  - Open or enclosed program space
  - Neighborhood revitalization development program
- Public marina improvements
- New or replacement public parking beyond that required
- Open space or dedicated parkland
- Open or enclosed space for municipal service use or public school facility
- Rebuilding sanitary sewer infrastructure
- Rebuilding water infrastructure
- Roadway and pedestrian facility improvements
- Traffic intersection improvements



# Option 1: SGMUOZ: Existing Kohl's Site

- 441,540 +/- SF of retail development on Kohl's site
- Translates to a FAR of 0.34
- Residential use currently not permitted in CD Zoning District



# Option 1: SGMUOZ: Projected Overlay Build-out Analysis of Kohl's Site

## **Overlay Zone**

- Residential use permitted
- 192 age restricted residential units
- 412 non-age restricted units
- 135 key hotel
- 90,000 SF new retail
- 141,000 SF office
- 441,549 +/- SF existing retail

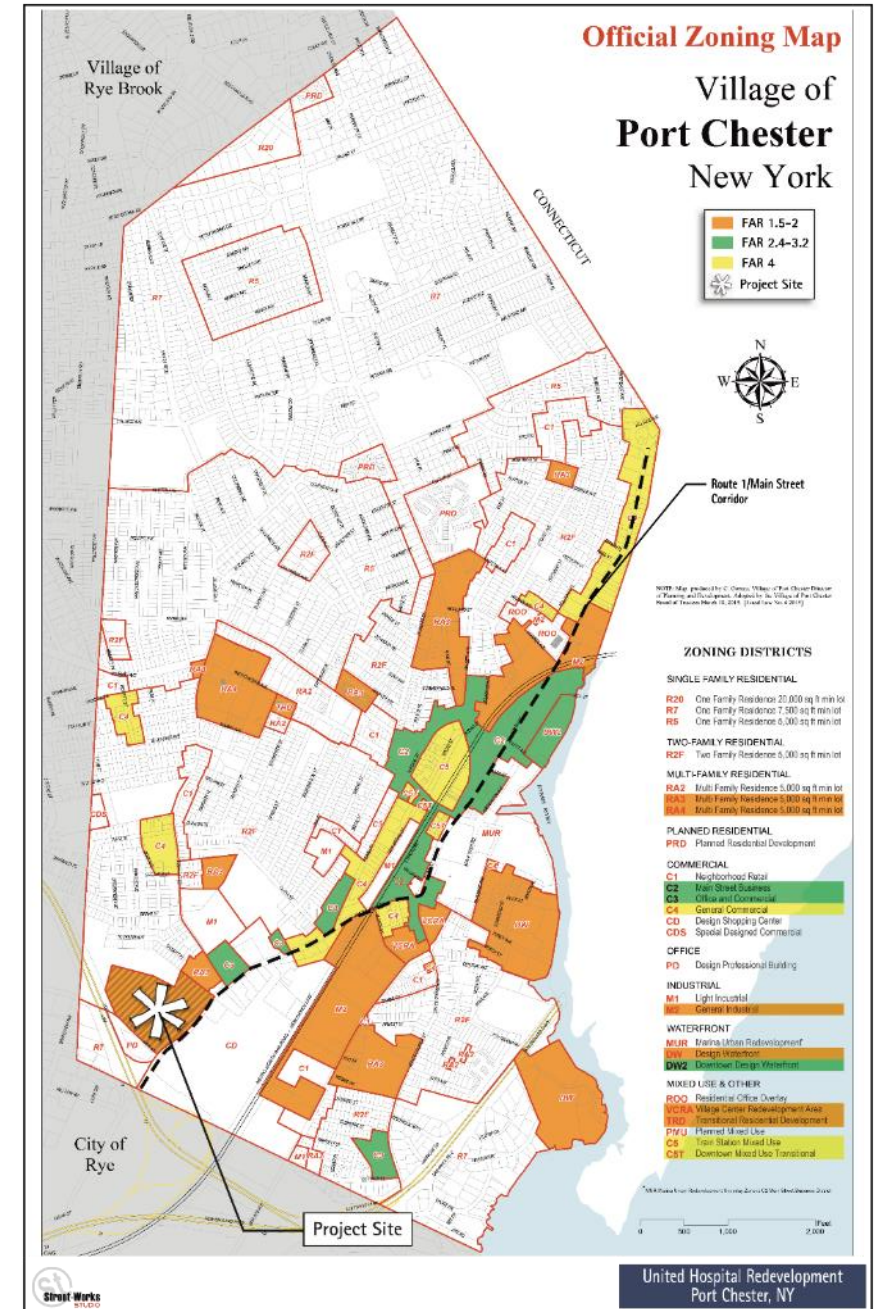
## **Overlay Zone with Density Bonus**

- Residential use permitted
- 395 age restricted residential units
- 848 non-age restricted units
- 222 key hotel
- 160,000 SF new retail
- 370,000 SF office
- 441,549 SF existing retail



# Preferred Rezoning Option: Amendment to the PMU District

- Provides a more detailed list of Permitted and Specially Permitted Uses
- Establishes Specific Dimensional Requirements
  - As-of-Right FAR of 1.4 → AKRF Report determined that the existing PMU FAR does not provide for the development density necessary to create a viable project for the proposed mix of uses
- Zoning Incentives and Community Benefits Program - 0.2 FAR increase in exchange for the provision of a monetary contribution to one of four funds
- Village eventually approved a 0.8 As-f-Right FAR with a 0.8 available bonus





## III.F: Socio-economic, Community Facilities and Services

- 1,800 construction related jobs
- 972 full time jobs on completion
- 730 new residences projected to generate approximately \$22 million annually in disposable income to be spent locally
- \$2.975M PILOT proposed:
  - \$1.785 million to Port Chester School District
  - \$1.19 million to Village





## *Amendment to the PMU District*

- Maximum site coverage of 90%
- Maximum building height of 8 stories or 115 feet
- Requirement of Design Criteria
  - Assures that the Comprehensive Plan's vision of an integrated mixed use development is reached
- Provides for a Site Plan review process by the Board of Trustees



