



# Village of Ossining, NY:

## Market Square and Parking Lot Redevelopment Possibilities

## Village Board Public Meeting

### Preliminary Urban Design Studies: Development Scenarios

**Downtown  
Revitalization  
Group**

## Downtown Revitalization Group

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115 West 30th Street	9 Maple Street
New York, NY 10001	Liberty, NY 12754
212-239-8293	845-292-0461

**June 11, 2013**

## **Tonight's AGENDA:**

- I. Introduction –of the Downtown Revitalization Group consultant team; Goals of this Study; and Progress to date**
- II. Existing Analysis**
  - existing conditions
  - architecture, urban design & streetscape, history
  - parking assesment
  - economic analysis
- III. Preliminary Urban Design Studies: Development Scenarios**
  - 6 schemes: 3-D rendering diagram, site plan, site section, project calculations
- IV. Development Scenarios – Feasibility MATRIX with Criteria**
- V. Questions & Answers, and Discussion / Next Steps**

# **I. Introduction –of the Downtown Revitalization Group consultant team; Goals of this Study; and Progress to date**

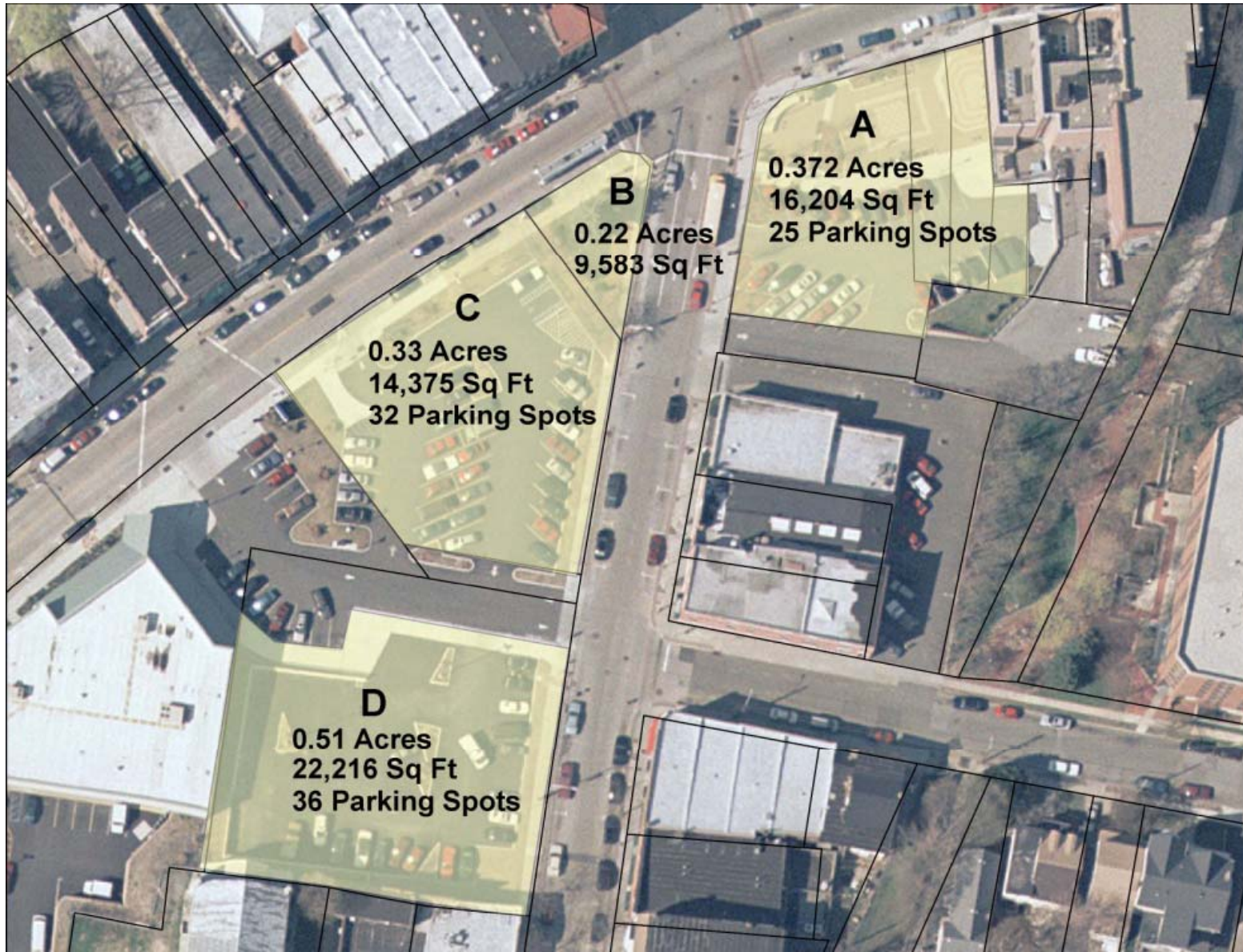
## **Downtown Revitalization Group**

**Consultant Team consultant members include the following:**

- **DADRAS ARCHITECTS**
- **LARISA ORTIZ ASSOCIATES**
- **NELSON / NYGAARD CONSULTING ASSOCIATES**
- **ELIZABETH HAND-FRY, LANDSCAPE ARCHITECT**

### **The Scope of Work**

- 1. Village Board Public Meetings**
- 2. Development of Scenarios, schematics, and a site plan for each site**
- 3. Creation of a development program including physical information and basic economic analysis**





## II. Existing Analysis

by the DOWNTOWN REVITALIZATION GROUP team



## Existing Site Conditions







Existing Site Conditions





**Historic Ossining  
– Village Center**



## **“Urban Spaces – Urban Places: the art of ‘Placemaking’ –transforming Public Spaces into Community Spaces”**

# **DADRAS**

## **ARCHITECTS**

### **Downtown Revitalization Group:**

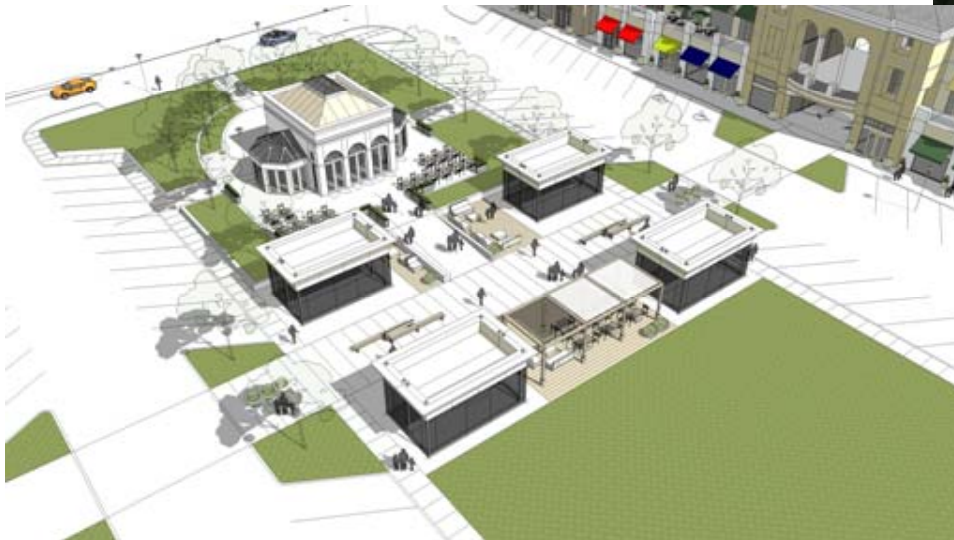
Designing our downtowns, and Main Streets, for people and social activity, is both a philosophy and a process –that capitalizes on a community’s assets and potential. Through careful planning and design, as well as programming, of urban spaces, we can promote the “social life of urban spaces” as a positive goal for revitalization of our cities, towns and villages.



**“When you focus on place, you do everything differently” - PPS**

**PPS**  
PROVIDING FOR  
PUBLIC  
SPACES













**Ossining Village Fair**





## **II. Existing Analysis**

by the DOWNTOWN REVITALIZATION GROUP team

### **PARKING ASSESSMENT**



## **KEY FINDINGS + RECOMMENDATIONS**

- **Current Parking Requirements May Not Be a Barrier**
- **Residential Demand Can Be Accommodated On-Site**
- **Non-Residential Demand Will Peak When Capacities are High**
- **Develop Full Cost/ Benefit Analysis of Lot 8 Expansion**
- **Develop A Comprehensive Parking Management Strategy**

## **II. Existing Analysis**

by the DOWNTOWN REVITALIZATION GROUP team



### **Feasibility Analysis**

For the purposes of preliminary feasibility testing, the consultant tested both the residential and commercial portions of the Schemes 1 and 2 using the following programming assumptions.

### **Preliminary Findings**

The initial proforma analysis suggests that both schemes require some degree of subsidy under conservative market assumptions. Yet as any developer knows, a proforma is a living document.

Minor tweaks in assumptions that reduce either development costs and/or reduce debt service or operating costs (both of which allow the developer to increase the maximum supportable level of debt) can have a significant impact on feasibility. Once a preferred scheme is selected, the consultant will perform additional financial analysis and sensitivity testing.

## **A. Goals of the Effort and this Study:**

1. Begin to identify issues in existing zoning and parking regulations that could be explored. Explore massing diagrams to work with existing configuration constraints.
2. Create structures to fix the holes in the downtown fabric.
3. Create a positive “engine” that will help to drive the economy of adjacent downtown retail.
4. Create a catalyst to revitalize Ossining at it’s downtown’s center.
5. Create uses and programming that will help contribute to the downtown’s revitalization.
6. Create building uses and plaza functions that will support, and that are complementary to, existing downtown retail and residential.
7. Create a scheme that will respond to the topography of the site, and function as a midpoint to people traveling from waterfront to route 9A.
8. Improve, reshape and better define public space: & “placemaking”.
9. Create a great new public space that can accommodate a growing Farmer’s Market, music concerts, festivals and other programmed civic events.
10. Create buildings that are contextual and support best practices in sustainability.

## **B. Constraints/ Limitations:**

1. Existing size and configuration of Village owned properties (Lots A, B, C, D).
2. Existing Zoning- height limitations and parking requirements (among others).
3. Existing Economic factors.
4. Existing downtown: physical/ aesthetic current conditions.
5. Under utilized sites in downtown.
6. Existing negative perceptions of downtown.
7. Existing topography of the site, and the challenges it presents to the physical connections to the waterfront, train, and route 9A (among others).
8. Existing “fractured” Main Street fabric -as a result of urban renewal.
9. Existing public space is undersized and fractured/dis-connected.
10. Lack of contextual architecture, urban design, and sustainable practices.









### **C. Possible Incentives for positive successful development :**

1. Cost of land acquisition.
  2. Village's role in developing public spaces/ plaza amenity
  3. Village to pay for, and to program, public spaces.
  4. Waiver of parking requirements.
  5. Tax incentives by the use of LDC's, CDC's and IDA.
  6. Property tax incentives.
  7. Possible grants for portions of the project.
  8. Possible acquisition of small adjacent parcels for successful development.
- 
- Consider creating two different RFP's (Lot A; and Lots B, C, D)
  - \*A better development package will attract /allow for better developers to build a better building that will give this project a better chance of achieving it's goals.

### III. Preliminary Urban Design Studies: Development Scenarios

- 6 schemes: 3-D rendering diagram, site plan, site section, project calculations

#### FEASIBILITY MATRIX

SCHEME	ONE	TWO	THREE	FOUR	FIVE	SIX
RENDERINGS						
OVERALL SCORE	13	23	12	22	32	22
REGULATORY	1*	2*	3*	4	5	6
How well does the scheme adhere to existing zoning requirements? *Feasible under current zoning						
PARKING	2	3	1	4	5	6
How well can the scheme accommodate required parking?						
MARKET DEMAND	1*	2*	3*	4	5	6
Is there demonstrated market demand at the proposed use category? *Feasible under current market						
PUBLIC SPACE	2	5	2	4	6	1
What is the quality of the public space provided?						
ECONOMIC IMPACT	4	5	2	2	6	1
What is the potential for broader economic impact on the downtown economy?						
DESIGN	3	6	1	4	5	2
What is the quality of the proposed design scheme?						
SCHEME OVERVIEW						
Total Unit Count	53	47	53	79	75	70
Total SF of Res. Space	70,620	65,493	70,620	99,559	86,580	90,804
Total SF Retail Space	19,398	19,384	22,406	19,398	21,990	20,640
Total SF of Landscaping	14,579	22,307	14,579	14,579	15,241	22,039
Total # of Parking Spaces	74	64	74	89	77	96

### III. Preliminary Urban Design Studies: Development Scenarios

- 6 schemes: 3-D rendering diagram, site plan, site section, project calculations



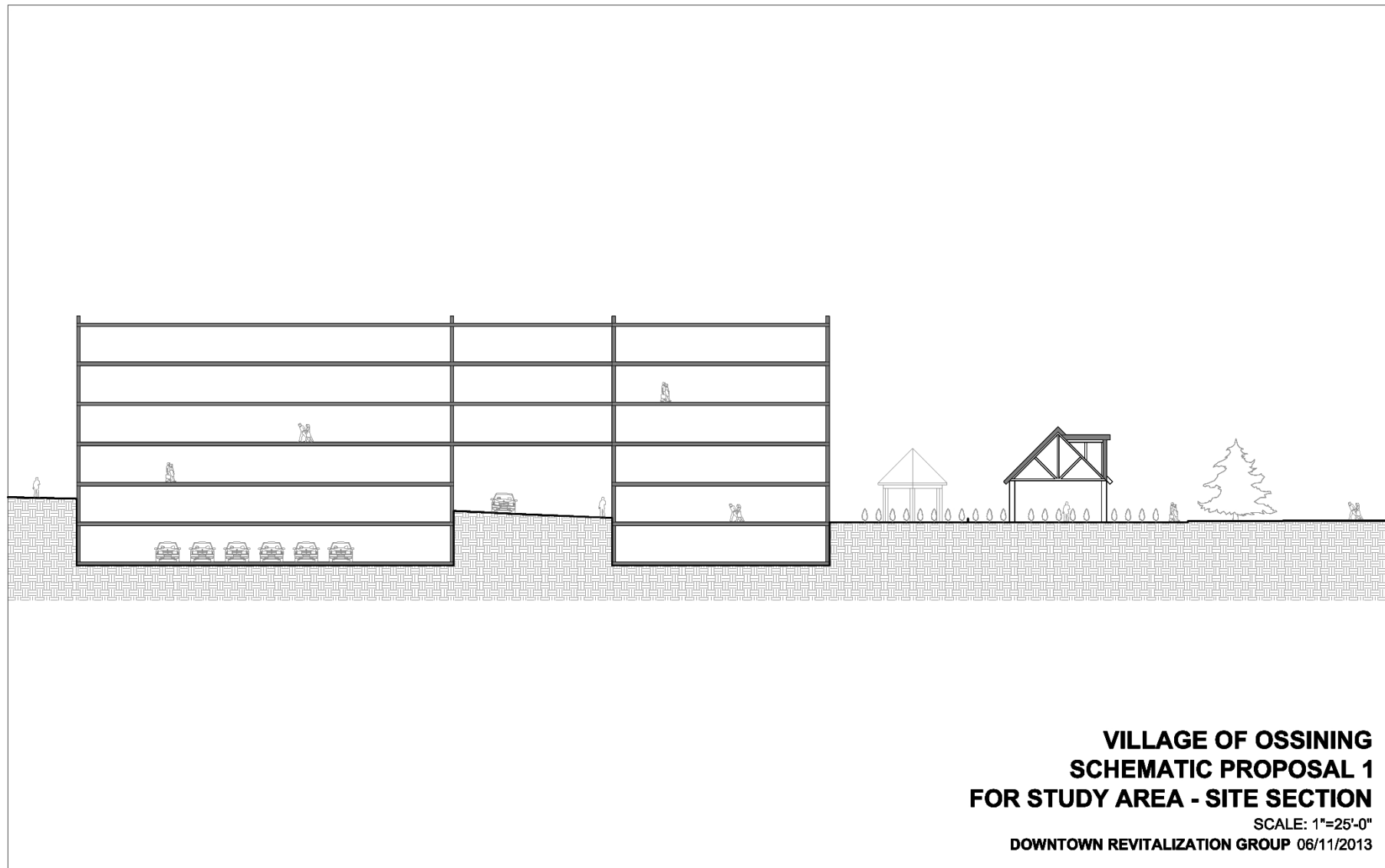
**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 1  
FOR STUDY AREA - AERIAL VIEW**

NOT TO SCALE  
DOWNTOWN REVITALIZATION GROUP 06/11/2013



**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 1  
FOR STUDY AREA - SITE PLAN**  
SCALE: 1"=50'-0"  
DOWNTOWN REVITALIZATION GROUP 06/11/2013





**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 1  
FOR STUDY AREA - SITE SECTION**  
SCALE: 1"=25'-0"  
DOWNTOWN REVITALIZATION GROUP 06/11/2013

## SCHEME 1 - SQUARE FOOTAGE OF PROPOSALS - VILLAGE OF OSSINING

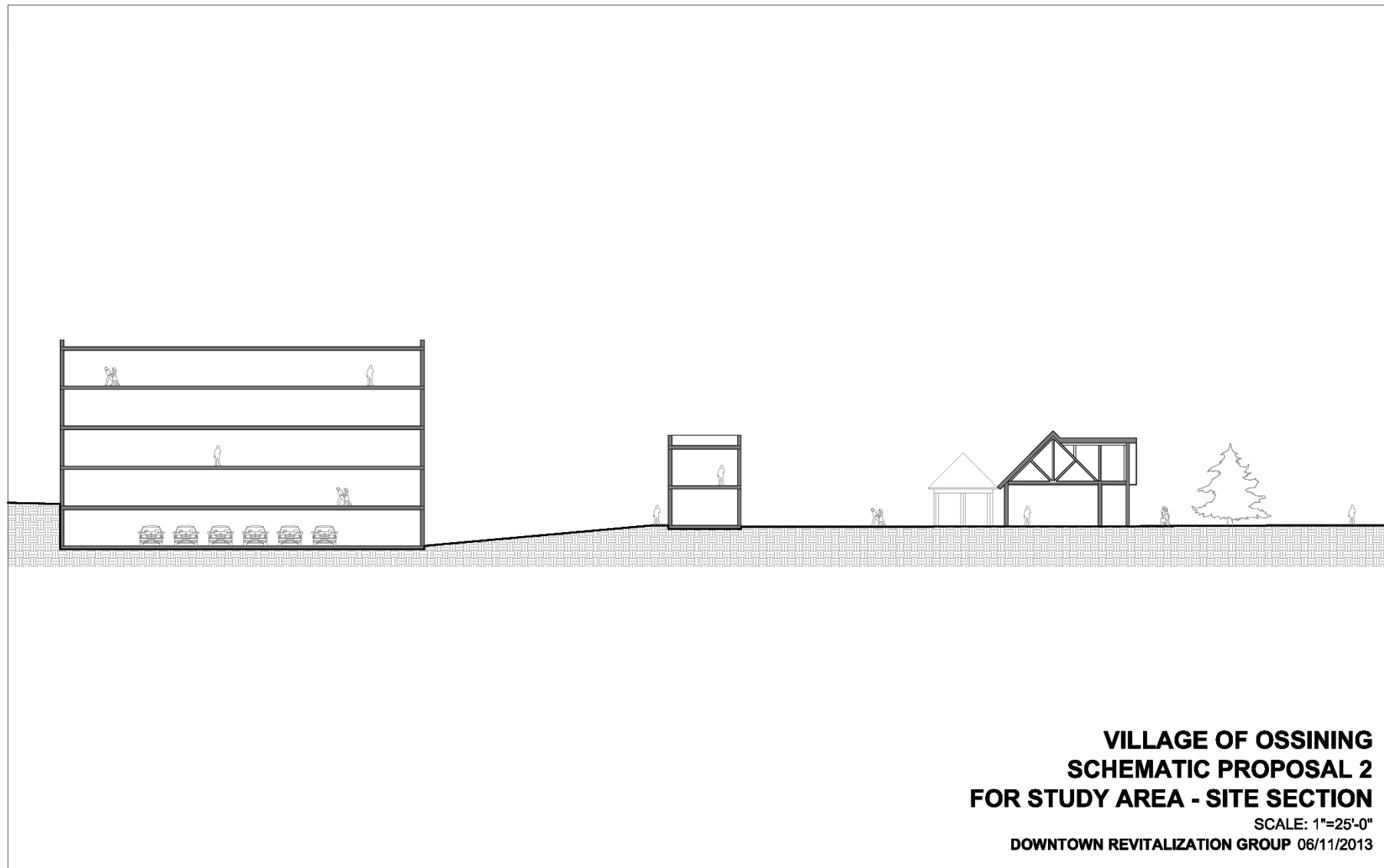
DEVELOPMENT	AREA CALCULATION	
<b>Building 1 at Triangle</b> 4 levels + 1 basement (flexible use) Retail at ground level Residential condominiums at 3 upper levels	<b>38,270 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>7,654 sq. ft. retail at ground level</li> <li>22,962 sq. ft. residential condominiums               <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 6 units</li> <li>950 sq. ft. 2-BR, 6 units</li> <li>1,200 sq. ft. 3-BR, 6 units</li> </ul> </li> </ul>	<b>Total SF of Retail Space: <u>19,398 sq. ft.</u></b> 14,842 sq. ft. at Building 1/2/Bridge at Triangle 4,556 sq. ft. at Townhouse Building  <b>Total SF of Residential Space: <u>70,620 sq. ft., incl. circulation/utility spaces</u></b> 22,962 sq. ft. at Building 1 at Triangle 9,024 sq. ft. at Bridge Building at Triangle 21,564 sq. ft. at Building 2 at Triangle 17,070 sq. ft. at Townhouse Building
<b>Bridge Building at Triangle</b> 3 levels, residential condominiums	<b>9,024 sq. ft. TOTAL</b> 3,008 sq. ft. per level <ul style="list-style-type: none"> <li>9,024 sq. ft. residential condominiums               <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 9 units</li> </ul> </li> </ul>	
<b>Building 2 at Triangle</b> 4 levels + 1 basement (parking) Retail at ground level Residential condominiums at 3 upper levels	<b>35,940 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>7,188 sq. ft. retail at ground level</li> <li>21,564 sq. ft. residential condominiums               <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 9 units</li> <li>950 sq. ft. 2-BR, 6 units</li> <li>1,200 sq. ft. 3-BR, 3 units</li> </ul> </li> </ul>	<b>Total Number of Residential Units: <u>53</u></b> 800 sq. ft. 1-BR - 24 units 950 sq. ft. 2-BR - 12 units 1,200 sq. ft. 3-BR - 9 units Townhouse - 8 units
<b>Landscaping at Triangle</b> Including Market Pavilion, kiosks and lawn	<b>14,579 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>1,792 sq. ft. Market Pavilion</li> <li>2,560 sq. ft. lawn</li> <li>288 sq. ft. kiosks (2 at 144 sq. ft. each)</li> <li>9,939 sq. ft. pavement and green</li> </ul>	<b>Total SF of Landscaping: <u>14,579 sq. ft.</u></b>
<b>Townhouse Building at Old Market Square</b> 3 levels + 1 basement Retail at 60% of ground level, 40% for upper level townhouse access Private townhouses at 2 upper levels Basement as flexible use	<b>28,356 sq. ft. TOTAL</b> 7,089 sq. ft. per level <ul style="list-style-type: none"> <li>528 sq. ft. (24'-0"x22'-0") ground level retail, 6 units</li> <li>694 sq. ft. (irreg.) ground level retail, 2 units</li> <li>2,112 sq. ft. private townhouses, 6 units with two levels plus 40% of ground level for access each</li> <li>2,199 sq. ft. private townhouses, 2 units with two levels plus 40% of ground level for access each</li> </ul>	<b># of Parking Spaces (approximate): <u>74 parking spaces</u></b> 24 spaces at ground level at Building 2 at Triangle 32 spaces at basement level at Building 2 at Triangle 18 spaces at Townhouse Building



**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 2  
FOR STUDY AREA - AERIAL VIEW**  
NOT TO SCALE  
DOWNTOWN REVITALIZATION GROUP 06/11/2013



**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 2  
FOR STUDY AREA - SITE PLAN**  
SCALE: 1"=50'-0"  
DOWNTOWN REVITALIZATION GROUP 06/11/2013



## SCHEME 2 - SQUARE FOOTAGE OF PROPOSALS - VILLAGE OF OSSINING

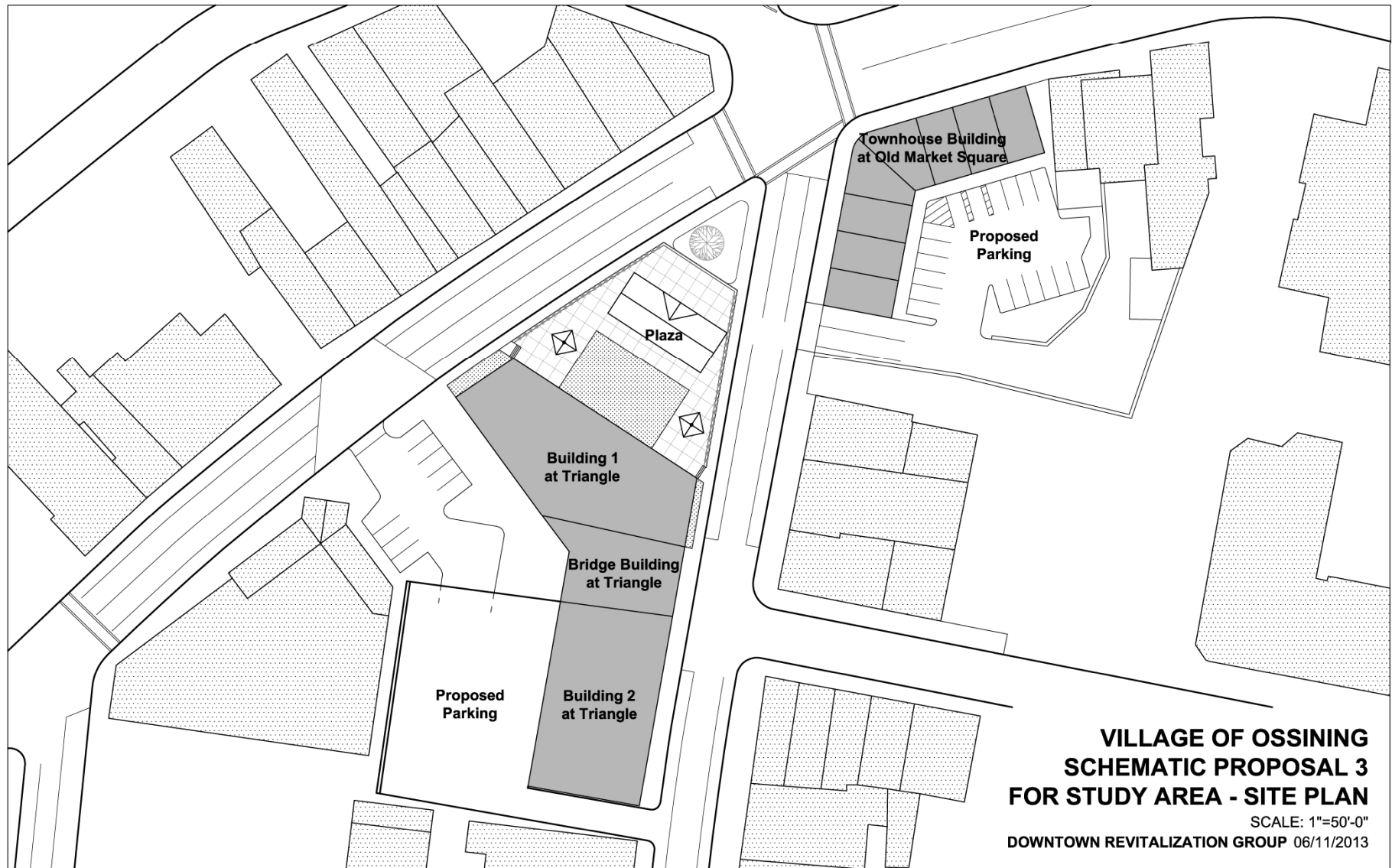
DEVELOPMENT	AREA CALCULATION	
<b>Landscaping at Triangle</b> Including Market Pavilion, kiosks and skating rink	<b>22,307 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>1,984 sq. ft. Market Pavilion</li> <li>4,608 sq. ft. skating rink</li> <li>288 sq. ft. kiosks (2 at 144 sq. ft. each)</li> <li>15,427 sq. ft. pavement and green</li> </ul>	<b>Total SF of Retail Space: <u>19,384 sq. ft.</u></b> 4,032 sq. ft. at Restaurant Building at Triangle 10,796 sq. ft. at Building at Lot D 4,556 sq. ft. at Townhouse Building
<b>Restaurant Building at Triangle</b> 2 levels	<b>4,032 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>4,032 sq. ft. restaurants at ground and second level (at 2,016 sq. ft. each level)</li> </ul>	<b>Total SF of Residential Space: <u>65,493 sq. ft., incl. circulation/utility spaces</u></b> 48,423 sq. ft. at Building at Lot D 17,070 sq. ft. at Townhouse Building
<b>Building at Lot D</b> 4 levels + basement Ground level retail and parking (~50%/50%) 3 upper levels residential condominiums Basement level parking	<b>59,219 sq. ft. TOTAL, not including parking</b> <ul style="list-style-type: none"> <li>10,796 sq. ft. retail at ground level</li> <li>48,423 sq. ft. residential condominiums <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 15 units</li> <li>950 sq. ft. 2-BR, 15 units</li> <li>1,200 sq. ft. 3-BR, 9 units</li> </ul> </li> </ul> <b>21,486 sq. ft. TOTAL for parking space</b> <ul style="list-style-type: none"> <li>5,345 sq. ft. parking at ground level</li> <li>16,141 sq. ft. at basement level</li> </ul>	<b>Total Number of Residential Units: <u>47</u></b> 800 sq. ft. 1-BR - 15 units 950 sq. ft. 2-BR - 15 units 1,200 sq. ft. 3-BR - 9 units Townhouse - 8 units
<b>Townhouse Building at Old Market Square</b> 3 levels + 1 basement Retail at 60% of ground level, 40% for upper level townhouse access Private townhouses at 2 upper levels Basement as flexible use	<b>28,356 sq. ft. TOTAL</b> 7,089 sq. ft. per level <ul style="list-style-type: none"> <li>528 sq. ft. (24'-0"x22'-0") ground level retail, 6 units</li> <li>694 sq. ft. (irreg.) ground level retail, 2 units</li> <li>2,112 sq. ft. private townhouses, 6 units with two levels plus 40% of ground level for access each</li> <li>2,199 sq. ft. private townhouses, 2 units with two levels plus 40% of ground level for access each</li> </ul>	<b>Total SF of Landscaping: <u>22,307 sq. ft.</u></b>  <b># of Parking Spaces (approximate): <u>64 parking spaces</u></b> 14 spaces at ground level at Building at Lot D 32 spaces at basement level at Building at Lot D 18 spaces at Townhouse Building

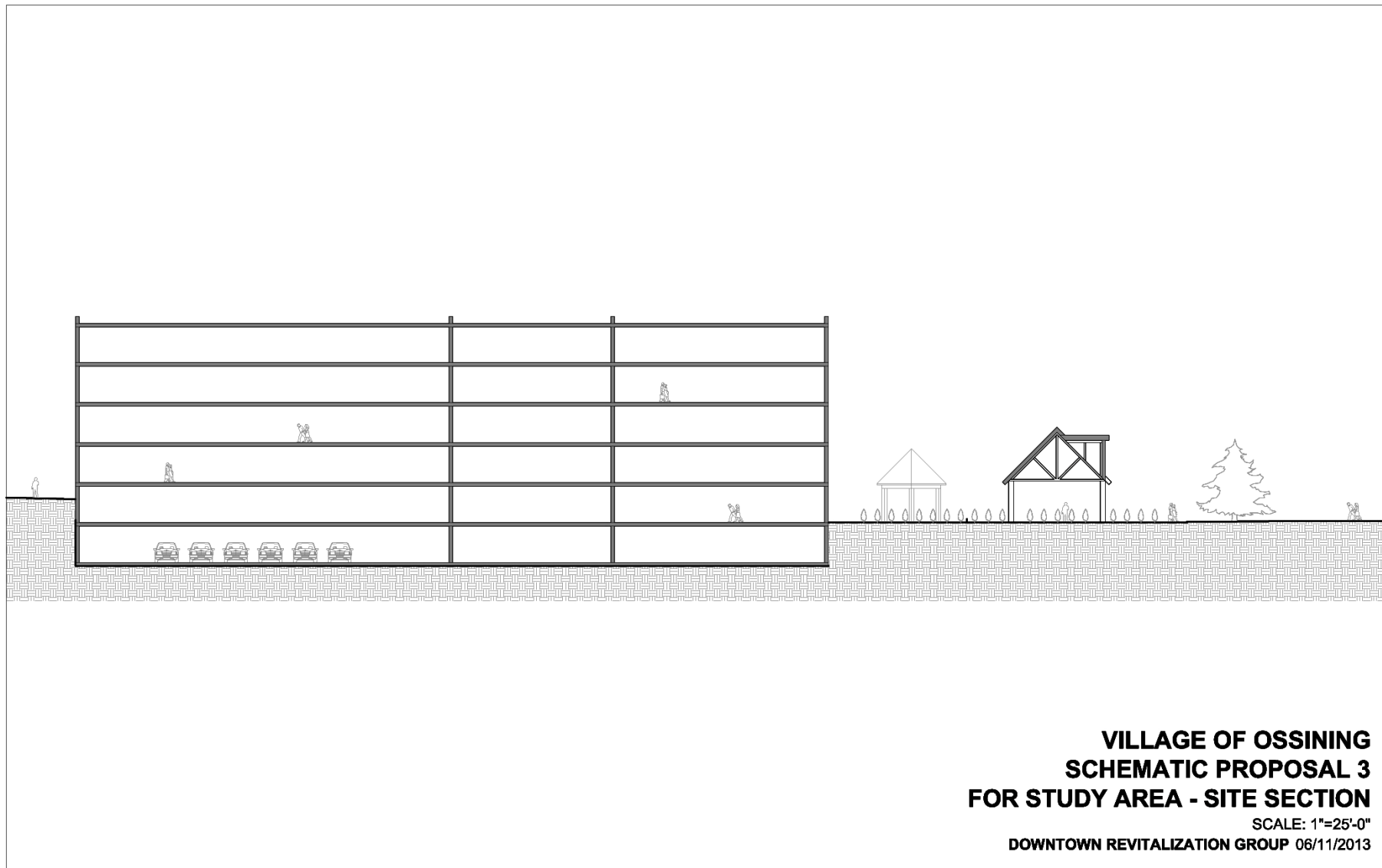




**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 3  
FOR STUDY AREA - AERIAL VIEW**  
NOT TO SCALE  
DOWNTOWN REVITALIZATION GROUP 06/11/2013



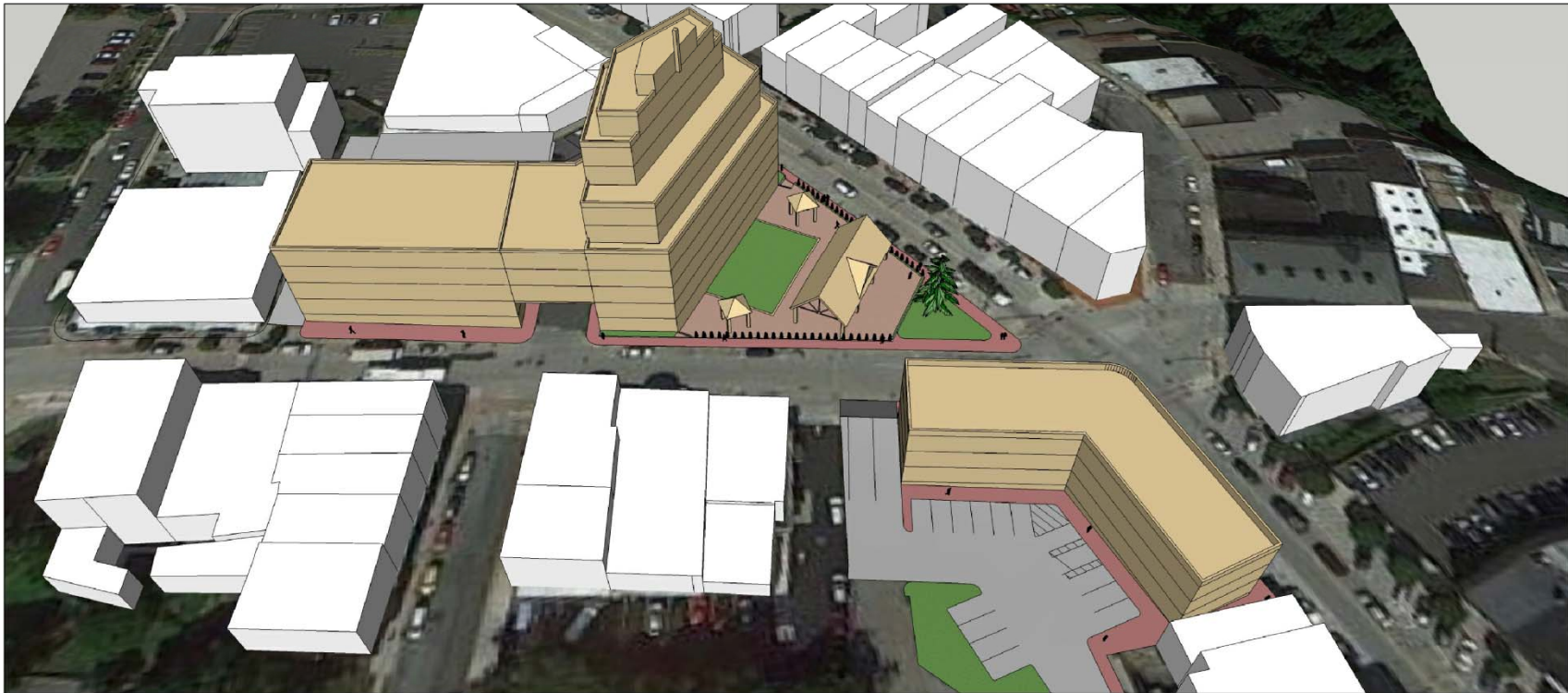




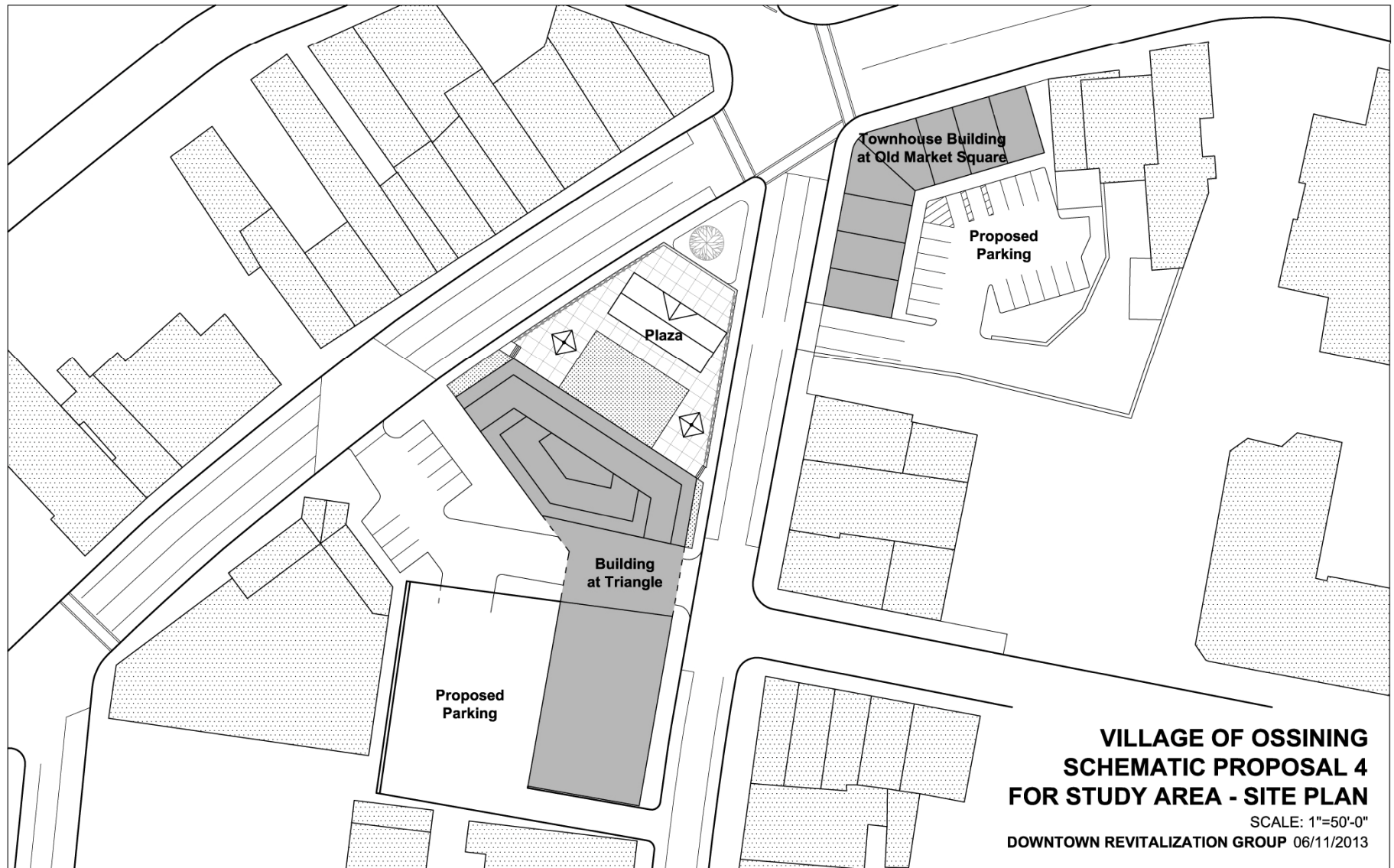
### SCHEME 3 - SQUARE FOOTAGE OF PROPOSALS - VILLAGE OF OSSINING

DEVELOPMENT	AREA CALCULATION	
<b>Building 1 at Triangle</b> 4 levels + 1 basement (flexible use) Retail at ground level Residential condominiums at 3 upper levels	<b>38,270 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>7,654 sq. ft. retail at ground level</li> <li>22,962 sq. ft. residential condominiums               <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 6 units</li> <li>950 sq. ft. 2-BR, 6 units</li> <li>1,200 sq. ft. 3-BR, 6 units</li> </ul> </li> </ul>	<b>Total SF of Retail Space: <u>22,406 sq. ft.</u></b> 17,850 sq. ft. at Building 1/2/Bridge at Triangle 4,556 sq. ft. at Townhouse Building  <b>Total SF of Residential Space: <u>70,620 sq. ft., incl. circulation/utility spaces</u></b> 22,962 sq. ft. at Building 1 at Triangle 9,024 sq. ft. at Bridge Building at Triangle 21,564 sq. ft. at Building 2 at Triangle 17,070 sq. ft. at Townhouse Building
<b>Bridge Building at Triangle</b> 4 levels + 1 basement (flexible use) Retail at ground level Residential condominiums at 3 upper levels	<b>15,040 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>3,008 sq. ft. retail at ground level</li> <li>9,024 sq. ft. residential condominiums               <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 9 units</li> </ul> </li> </ul>	<b>Total Number of Residential Units: <u>53</u></b> 800 sq. ft. 1-BR - 24 units 950 sq. ft. 2-BR - 12 units 1,200 sq. ft. 3-BR - 9 units Townhouse - 8 units
<b>Building 2 at Triangle</b> 4 levels + 1 basement (parking) Retail at ground level Residential condominiums at 3 upper levels	<b>35,940 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>7,188 sq. ft. retail at ground level</li> <li>21,564 sq. ft. residential condominiums               <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 9 units</li> <li>950 sq. ft. 2-BR, 6 units</li> <li>1,200 sq. ft. 3-BR, 3 units</li> </ul> </li> </ul>	<b>Total SF of Landscaping: <u>14,579 sq. ft.</u></b>  <b># of Parking Spaces (approximate): <u>74 parking spaces</u></b> 24 spaces at ground level at Building 2 at Triangle 32 spaces at basement level at Building 2 at Triangle 18 spaces at Townhouse Building
<b>Landscaping at Triangle</b> Including Market Pavilion, kiosks and lawn	<b>14,579 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>1,792 sq. ft. Market Pavilion</li> <li>2,560 sq. ft. lawn</li> <li>288 sq. ft. kiosks (2 at 144 sq. ft. each)</li> <li>9,939 sq. ft. pavement and green</li> </ul>	
<b>Townhouse Building at Old Market Square</b> 3 levels + 1 basement Retail at 60% of ground level, 40% for upper level townhouse access Private townhouses at 2 upper levels Basement as flexible use	<b>28,356 sq. ft. TOTAL</b> 7,089 sq. ft. per level <ul style="list-style-type: none"> <li>528 sq. ft. (24'-0"x22'-0") ground level retail, 6 units</li> <li>694 sq. ft. (irreg.) ground level retail, 2 units</li> <li>2,112 sq. ft. private townhouses, 6 units with two levels plus 40% of ground level for access each</li> <li>2,199 sq. ft. private townhouses, 2 units with two levels plus 40% of ground level for access each</li> </ul>	

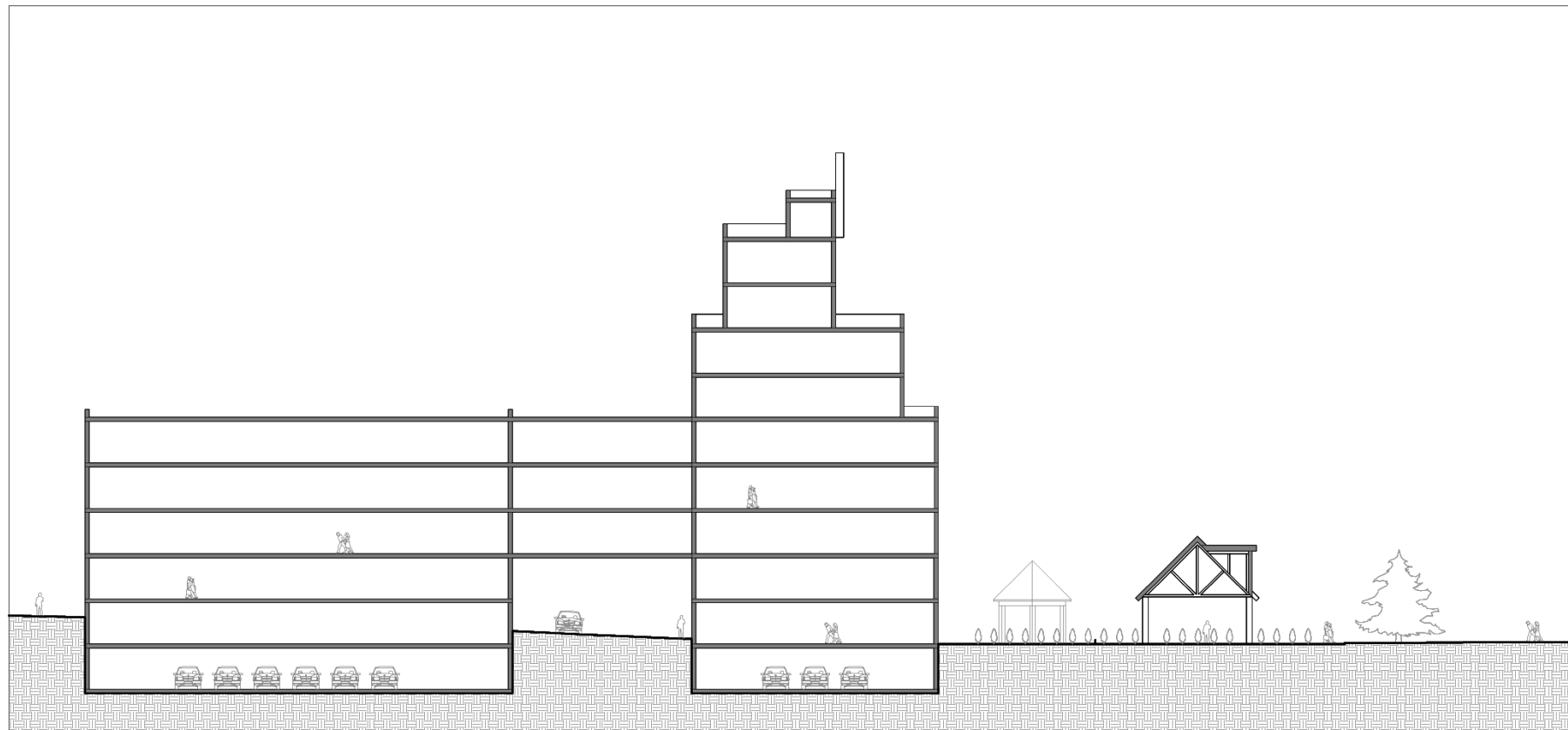




**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 4  
FOR STUDY AREA - AERIAL VIEW**  
NOT TO SCALE  
DOWNTOWN REVITALIZATION GROUP 06/11/2013



**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 4  
FOR STUDY AREA - SITE PLAN**  
SCALE: 1"=50'-0"  
DOWNTOWN REVITALIZATION GROUP 06/11/2013



**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 4  
FOR STUDY AREA - SITE SECTION**

SCALE: 1"=25'-0"

DOWNTOWN REVITALIZATION GROUP 06/11/2013

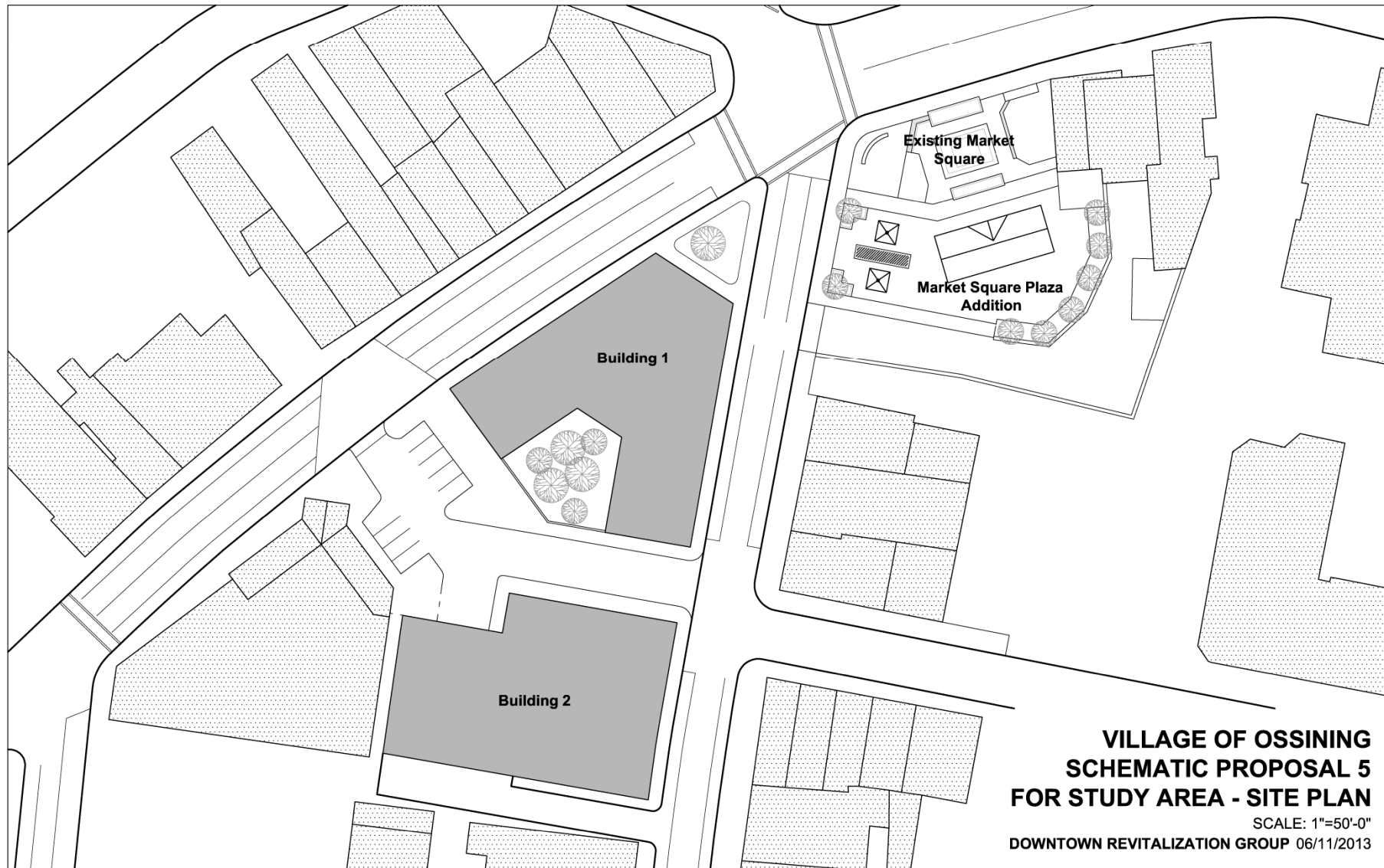


## SCHEME 4 - SQUARE FOOTAGE OF PROPOSALS - VILLAGE OF OSSINING

DEVELOPMENT	AREA CALCULATION	
<b>Building 1 at Triangle</b> 10 levels + 1 rooftop + 1 basement (parking) Retail at ground level Residential condominiums at 9 upper levels	<b>38,270 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>7,654 sq. ft. retail at ground level</li> <li>51,901 sq. ft. residential condominiums               <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 20 units</li> <li>950 sq. ft. 2-BR, 18 units</li> <li>1,200 sq. ft. 3-BR, 6 units</li> </ul> </li> </ul>	<b>Total SF of Retail Space: <u>19,398 sq. ft.</u></b> 14,842 sq. ft. at Building 1/2/Bridge at Triangle 4,556 sq. ft. at Townhouse Building  <b>Total SF of Residential Space: <u>99,559 sq. ft., incl. circulation/utility spaces</u></b> 51,901 sq. ft. at Building 1 at Triangle 9,024 sq. ft. at Bridge Building at Triangle 21,564 sq. ft. at Building 2 at Triangle 17,070 sq. ft. at Townhouse Building
<b>Bridge Building at Triangle</b> 3 levels, residential condominiums	<b>9,024 sq. ft. TOTAL</b> 3,008 sq. ft. per level <ul style="list-style-type: none"> <li>9,024 sq. ft. residential condominiums               <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 9 units</li> </ul> </li> </ul>	800 sq. ft. 1-BR - 38 units 950 sq. ft. 2-BR - 24 units 1,200 sq. ft. 3-BR - 9 units Townhouse - 8 units
<b>Building 2 at Triangle</b> 4 levels + 1 basement (parking) Retail at ground level Residential condominiums at 3 upper levels	<b>35,940 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>7,188 sq. ft. retail at ground level</li> <li>21,564 sq. ft. residential condominiums               <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 9 units</li> <li>950 sq. ft. 2-BR, 6 units</li> <li>1,200 sq. ft. 3-BR, 3 units</li> </ul> </li> </ul>	<b>Total Number of Residential Units: <u>79</u></b> 800 sq. ft. 1-BR - 38 units 950 sq. ft. 2-BR - 24 units 1,200 sq. ft. 3-BR - 9 units Townhouse - 8 units
<b>Landscaping at Triangle</b> Including Market Pavilion, kiosks and lawn	<b>14,579 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>1,792 sq. ft. Market Pavilion</li> <li>2,560 sq. ft. lawn</li> <li>288 sq. ft. kiosks (2 at 144 sq. ft. each)</li> <li>9,939 sq. ft. pavement and green</li> </ul>	<b>Total SF of Landscaping: <u>14,579 sq. ft.</u></b>
<b>Townhouse Building at Old Market Square</b> 3 levels + 1 basement Retail at 60% of ground level, 40% for upper level townhouse access Private townhouses at 2 upper levels Basement as flexible use	<b>28,356 sq. ft. TOTAL</b> 7,089 sq. ft. per level <ul style="list-style-type: none"> <li>528 sq. ft. (24'-0"x22'-0") ground level retail, 6 units</li> <li>694 sq. ft. (irreg.) ground level retail, 2 units</li> <li>2,112 sq. ft. private townhouses, 6 units with two levels plus 40% of ground level for access each</li> <li>2,199 sq. ft. private townhouses, 2 units with two levels plus 40% of ground level for access each</li> </ul>	<b># of Parking Spaces (approximate): <u>89 parking spaces</u></b> 15 spaces at basement level at Building 1 at Triangle 24 spaces at ground level at Building 2 at Triangle 32 spaces at basement level at Building 2 at Triangle 18 spaces at Townhouse Building

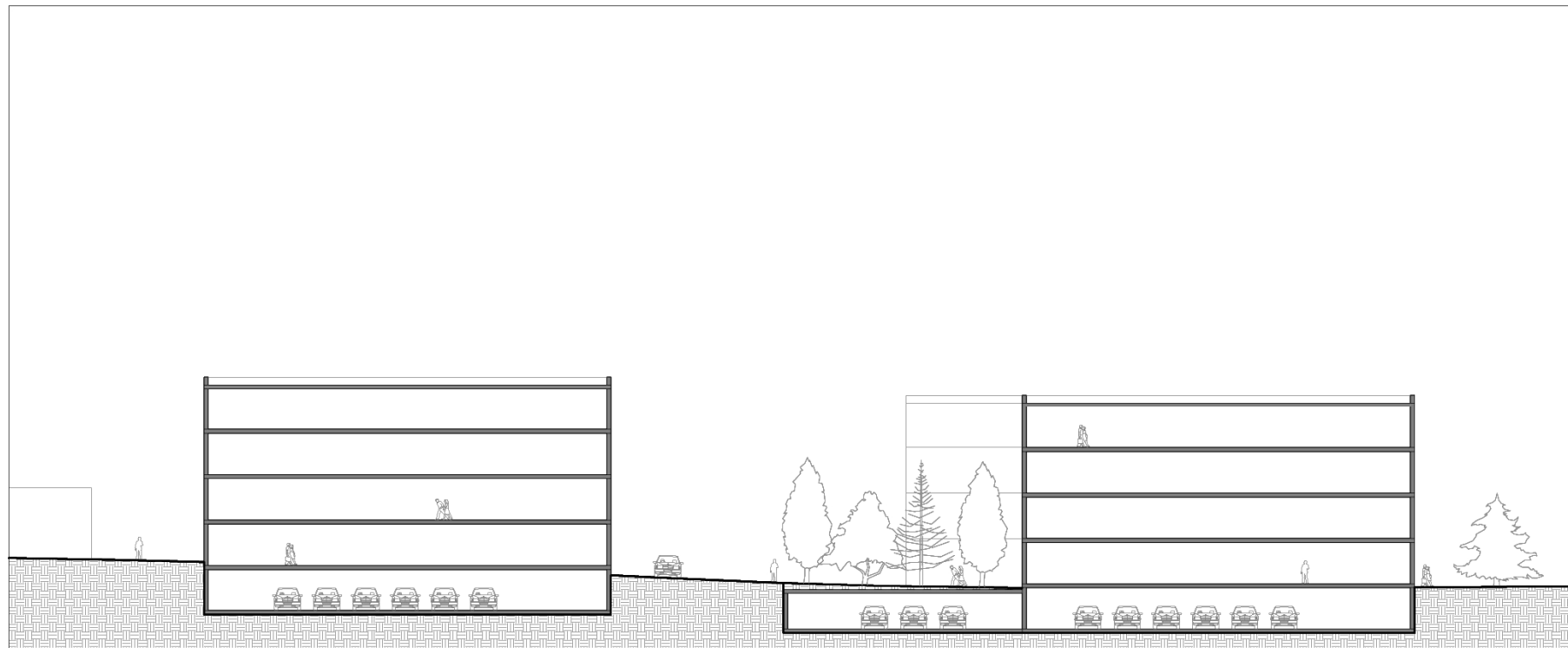


**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 5  
FOR STUDY AREA - AERIAL VIEW**  
NOT TO SCALE  
DOWNTOWN REVITALIZATION GROUP 06/11/2013



**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 5  
FOR STUDY AREA - SITE PLAN**  
SCALE: 1"=50'-0"  
DOWNTOWN REVITALIZATION GROUP 06/11/2013





**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 5  
FOR STUDY AREA - SITE SECTION**

SCALE: 1"=25'-0"

DOWNTOWN REVITALIZATION GROUP 06/11/2013

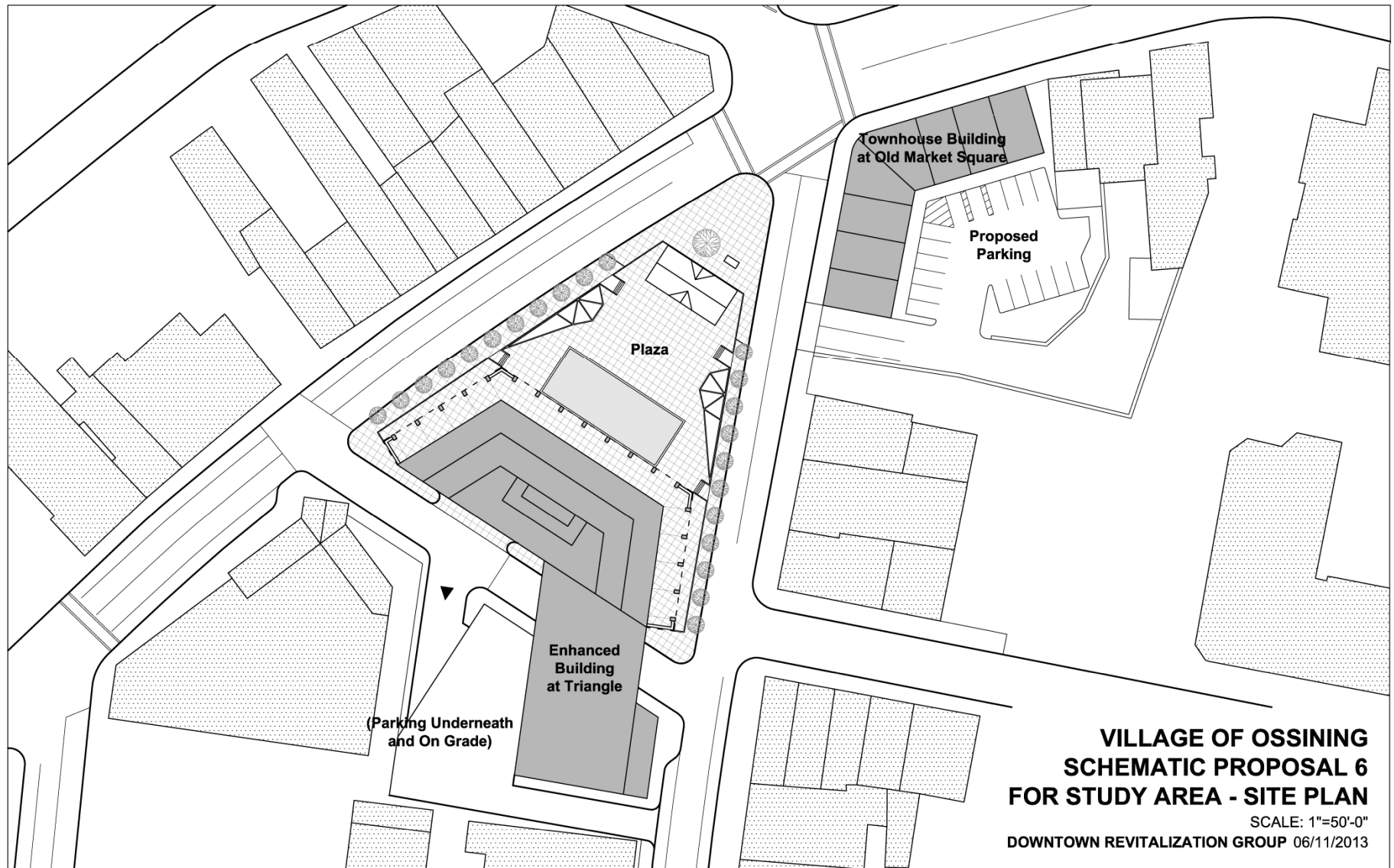
## SCHEME 5 - SQUARE FOOTAGE OF PROPOSALS - VILLAGE OF OSSINING

DEVELOPMENT	AREA CALCULATION	
<b>Building 1</b> 4 levels + 1 basement (parking) Retail at ground level Residential condominiums at 3 upper levels	<b>56,200 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>14,050 sq. ft. retail at ground level</li> <li>42,150 sq. ft. residential condominiums                             <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 18 units</li> <li>950 sq. ft. 2-BR, 12 units</li> <li>1,200 sq. ft. 3-BR, 6 units</li> </ul> </li> </ul> <b>17,170 sq. ft. parking space at basement</b>	<b>Total SF of Retail Space: <u>21,990 sq. ft.</u></b> 14,050 sq. ft. at Building 1 7,940 sq. ft. at Building 2  <b>Total SF of Residential Space: <u>86,580 sq. ft., incl. circulation/utility spaces</u></b> 42,150 sq. ft. at Building 1 44,430 sq. ft. at Building 2
<b>Building 2</b> 4 levels + 1 basement (parking) Ground level retail and parking Residential condominiums at 3 upper levels	<b>52,370 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>7,940 sq. ft. retail at ground level</li> <li>44,430 sq. ft. residential condominiums                             <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 21 units</li> <li>950 sq. ft. 2-BR, 12 units</li> <li>1,200 sq. ft. 3-BR, 6 units</li> </ul> </li> </ul> <b>21,680 sq. ft. TOTAL for parking space</b> <ul style="list-style-type: none"> <li>6,870 sq. ft. parking at ground level</li> <li>14,810 sq. ft. at basement level</li> </ul>	<b>Total Number of Residential Units: <u>75</u></b> 800 sq. ft. 1-BR - 39 units 950 sq. ft. 2-BR - 24 units 1,200 sq. ft. 3-BR - 12 units  <b>Total SF of Landscaping: <u>15,241 sq. ft. (with Existing Market Square: 20,876 sq. ft.)</u></b>
<b>Landscaping at Triangle</b> Traditional tree	<b>2,756 sq. ft. TOTAL</b>	
<b>Landscaping at Market Square Plaza Addition</b>      <b>(Existing Market Square)</b>	<b>12,485 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>1,792 sq. ft. Market Pavilion</li> <li>288 sq. ft. kiosks (2 at 144 sq. ft. each)</li> <li>10,405 sq. ft. pavement, green and water feature</li> </ul> <b>(5,635 sq. ft. APPROX.)</b>	<b># of Parking Spaces (approximate): <u>77 parking spaces</u></b> 28 spaces at basement level at Building 1 15 spaces at ground level at Building 2 34 spaces at basement level at Building 2 at Triangle

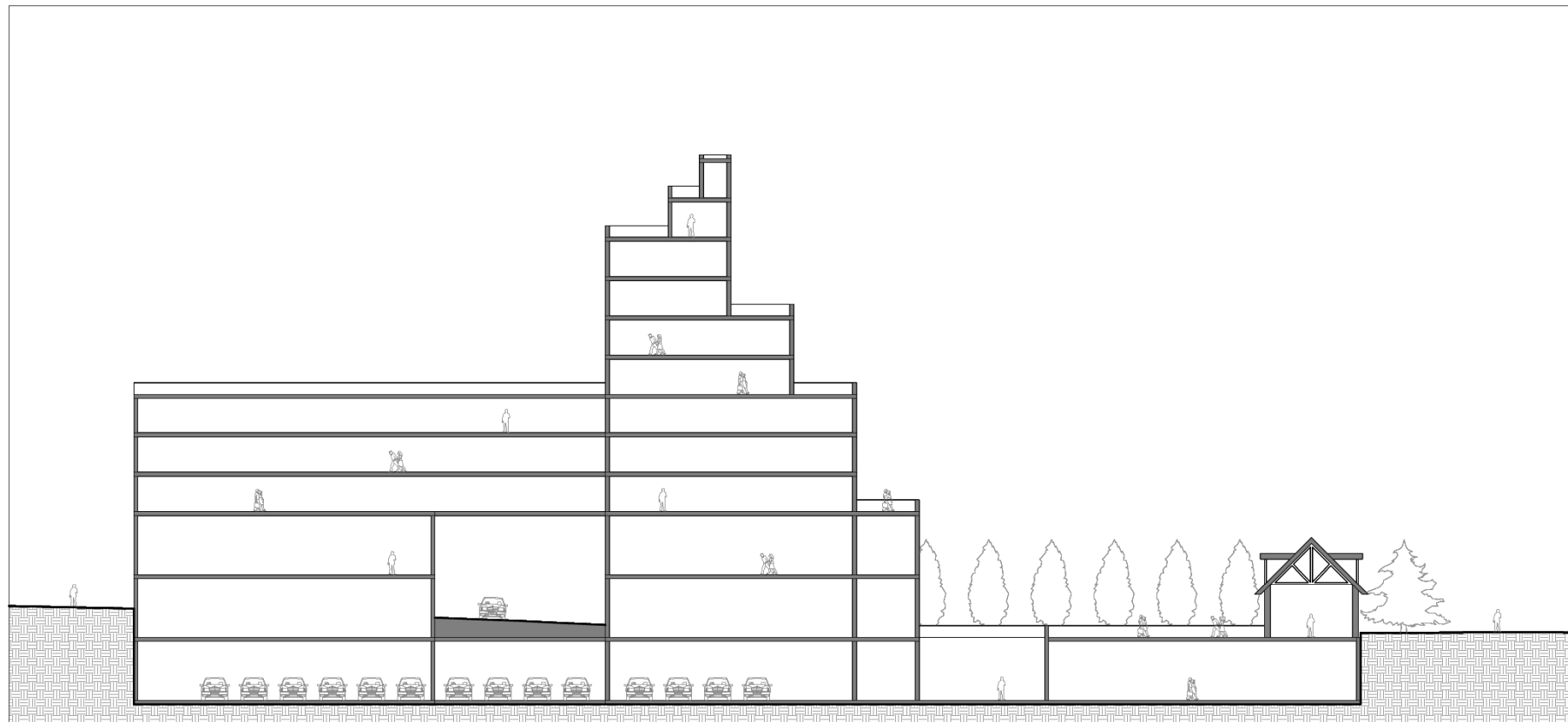


**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 6  
FOR STUDY AREA - AERIAL VIEW**  
NOT TO SCALE  
DOWNTOWN REVITALIZATION GROUP 06/11/2013





**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 6  
FOR STUDY AREA - SITE PLAN**  
SCALE: 1"=50'-0"  
DOWNTOWN REVITALIZATION GROUP 06/11/2013



**VILLAGE OF OSSINING  
SCHEMATIC PROPOSAL 6  
FOR STUDY AREA - SITE SECTION**

SCALE: 1"=25'-0"







DOWNTOWN REVITALIZATION GROUP 06/11/2013

## SCHEME 6 - SQUARE FOOTAGE OF PROPOSALS - VILLAGE OF OSSINING

DEVELOPMENT	AREA CALCULATION	
<b>Enhanced Building at Triangle</b> 10 levels + 1 rooftop + 1 basement (parking) Ground level retail and parking Residential condominiums at 6 upper levels Retail at levels 8-10	<b>89,818 sq. ft. TOTAL, not including parking</b> <ul style="list-style-type: none"> <li>9,790 sq. ft. retail at ground level</li> <li>6,294 sq. ft. retail at topmost three levels</li> <li>73,734 sq. ft. residential condominiums               <ul style="list-style-type: none"> <li>800 sq. ft. 1-BR, 30 units</li> <li>950 sq. ft. 2-BR, 20 units</li> <li>1,200 sq. ft. 3-BR, 12 units</li> </ul> </li> </ul> <b>26,965 sq. ft. TOTAL for parking space</b> <ul style="list-style-type: none"> <li>10740 sq. ft. parking at ground level</li> <li>16225 sq. ft. at basement level</li> </ul>	<b>Total SF of Retail Space: <u>20,640 sq. ft.</u></b> 16,084 sq. ft. at Enhanced Building at Triangle 4,556 sq. ft. at Townhouse Building  <b>Total SF of Residential Space: <u>90,804 sq. ft., incl. circulation/utility spaces</u></b> 73,734 sq. ft. at Enhanced Building at Triangle 17,070 sq. ft. at Townhouse Building
<b>Public Cultural Spaces Underneath Plaza</b>	<b>6,256 sq. ft. TOTAL</b>	<b>Total Number of Residential Units: <u>70</u></b>
<b>Landscaping at Triangle</b> Including Market Pavilion and Sunken Plaza	<b>22, 039 sq. ft. TOTAL</b> <ul style="list-style-type: none"> <li>1,152 sq. ft. Market Pavilion</li> <li>2,560 sq. ft. Sunken Plaza</li> <li>18,327 sq. ft. pavement and green</li> </ul>	800 sq. ft. 1-BR - 30 units 950 sq. ft. 2-BR - 20 units 1,200 sq. ft. 3-BR - 12 units Townhouse - 8 units
<b>Townhouse Building at Old Market Square</b> 3 levels + 1 basement Retail at 60% of ground level, 40% for upper level townhouse access Private townhouses at 2 upper levels Basement as flexible use	<b>28,356 sq. ft. TOTAL</b> 7,089 sq. ft. per level <ul style="list-style-type: none"> <li>528 sq. ft. (24'-0"x22'-0") ground level retail, 6 units</li> <li>694 sq. ft. (irreg.) ground level retail, 2 units</li> <li>2,112 sq. ft. private townhouses, 6 units with two levels plus 40% of ground level for access each</li> <li>2,199 sq. ft. private townhouses, 2 units with two levels plus 40% of ground level for access each</li> </ul>	<b>Total SF of Landscaping: <u>22,039 sq. ft.</u></b>  <b># of Parking Spaces (approximate): <u>96 parking spaces</u></b> 54 spaces at basement level at Enhanced Building at Triangle 24 spaces at ground level at Enhanced Building at Triangle 18 spaces at Townhouse Building
<b><u>Alternative Use: Downtown Hotel with Meeting and Conference Facilities</u></b> <b>87 standard rooms and 16 suites, 103 rooms total</b> <b>14,097 sq. ft. retail at ground floor,</b> <b>14,097 sq. ft. ballroom/meeting space, 6,294 upper level retail</b>		

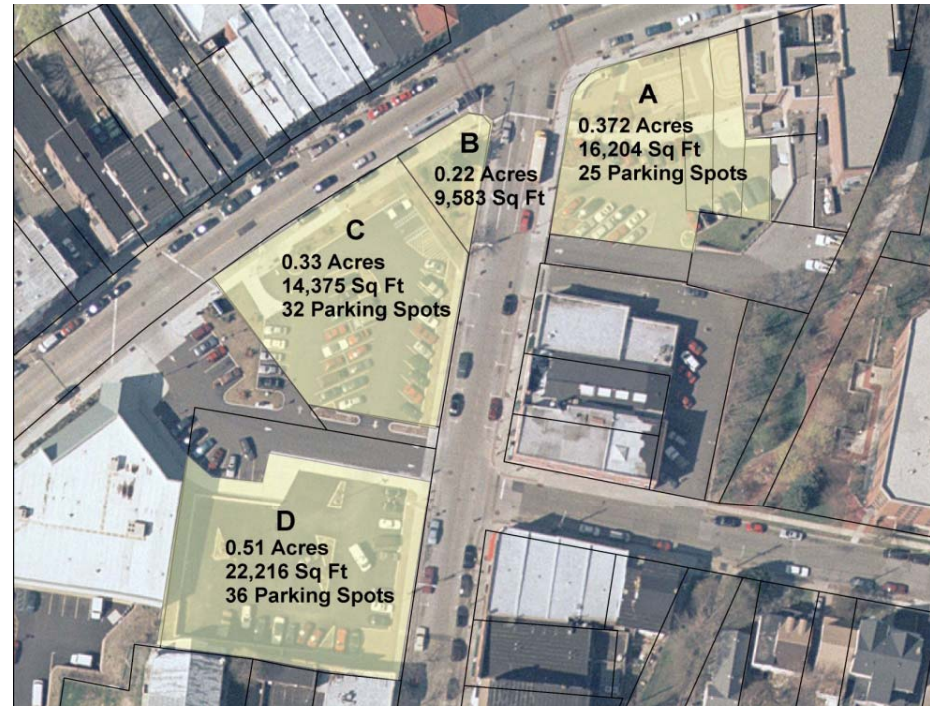
## IV. Development Scenarios – Feasibility MATRIX with Criteria

### FEASIBILITY MATRIX

SCHEME	ONE	TWO	THREE	FOUR	FIVE	SIX
     						
<b>RENDERINGS</b>						
<b>OVERALL SCORE</b>	<b>13</b>	<b>23</b>	<b>12</b>	<b>22</b>	<b>32</b>	<b>22</b>
<b>REGULATORY</b>	<b>1*</b>	<b>2*</b>	<b>3*</b>	<b>4</b>	<b>5</b>	<b>6</b>
How well does the scheme adhere to existing zoning requirements?						
*Feasible under current zoning						
<b>PARKING</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>6</b>
How well can the scheme accommodate required parking?						
<b>MARKET DEMAND</b>	<b>1*</b>	<b>2*</b>	<b>3*</b>	<b>4</b>	<b>5</b>	<b>6</b>
Is there demonstrated market demand at the proposed use category?						
*Feasible under current market						
<b>PUBLIC SPACE</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>4</b>	<b>6</b>	<b>1</b>
What is the quality of the public space provided?						
<b>ECONOMIC IMPACT</b>	<b>4</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>6</b>	<b>1</b>
What is the potential for broader economic impact on the downtown economy?						
<b>DESIGN</b>	<b>3</b>	<b>6</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>2</b>
What is the quality of the proposed design scheme?						
<b>SCHEME OVERVIEW</b>						
Total Unit Count	53	47	53	79	75	70
Total SF of Res. Space	70,620	65,493	70,620	99,559	86,580	90,804
Total SF Retail Space	19,398	19,384	22,406	19,398	21,990	20,640
Total SF of Landscaping	14,579	22,307	14,579	14,579	15,241	22,039
Total # of Parking Spaces	74	64	74	89	77	96



## V. Questions & Answers, and Discussion / Next Steps



**Downtown  
Revitalization  
Group**

### Downtown Revitalization Group

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**June 11, 2013**