



HIGHEST & BEST USE STUDY

CITY OF PEEKSKILL, NY

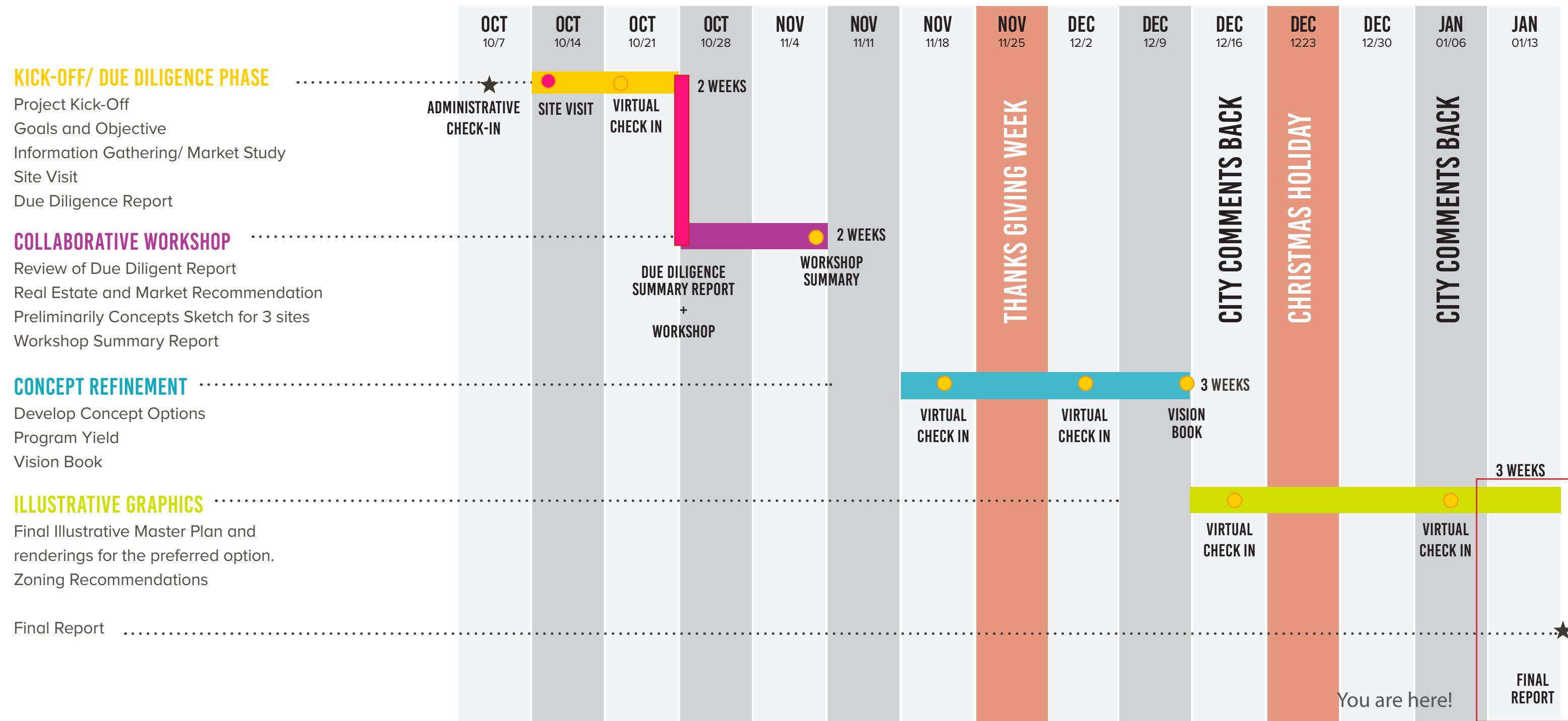
Final Plan and
Recommendations
January, 31st 2025

RKG



COOPER CARRY

TIMELINE AND DELIVERABLES



MARKET STUDY



MARKET STUDY

OFFICE



31,000 SF over 10 year period

Due to the availability of existing office space in the market, the feasibility of new office development is likely to focus on smaller spaces suitable for professional or medical offices within mixed-use developments. Types of office tenants include Professional, Scientific, and Technical Services, Health Care and Social Assistance, and Administrative and Support Services.

RETAIL



Under 40,000 SF over 10 year period in a mixed use concept

Key Sectors Driving Demand: Accommodation and Food Services, Arts, Entertainment, and Recreation, Retail Trade. **Retail Considerations:** Smaller-scale food, service-based, and experiential retail expected to perform better.

INDUSTRIAL



Increasing need for small flex spaces for overall market stabilization.

Preferred Median building size for Industrial use is 10,000 SF

Sector type: Smaller flexible industrial spaces (for storage, distribution, and mixed-use manufacturing).

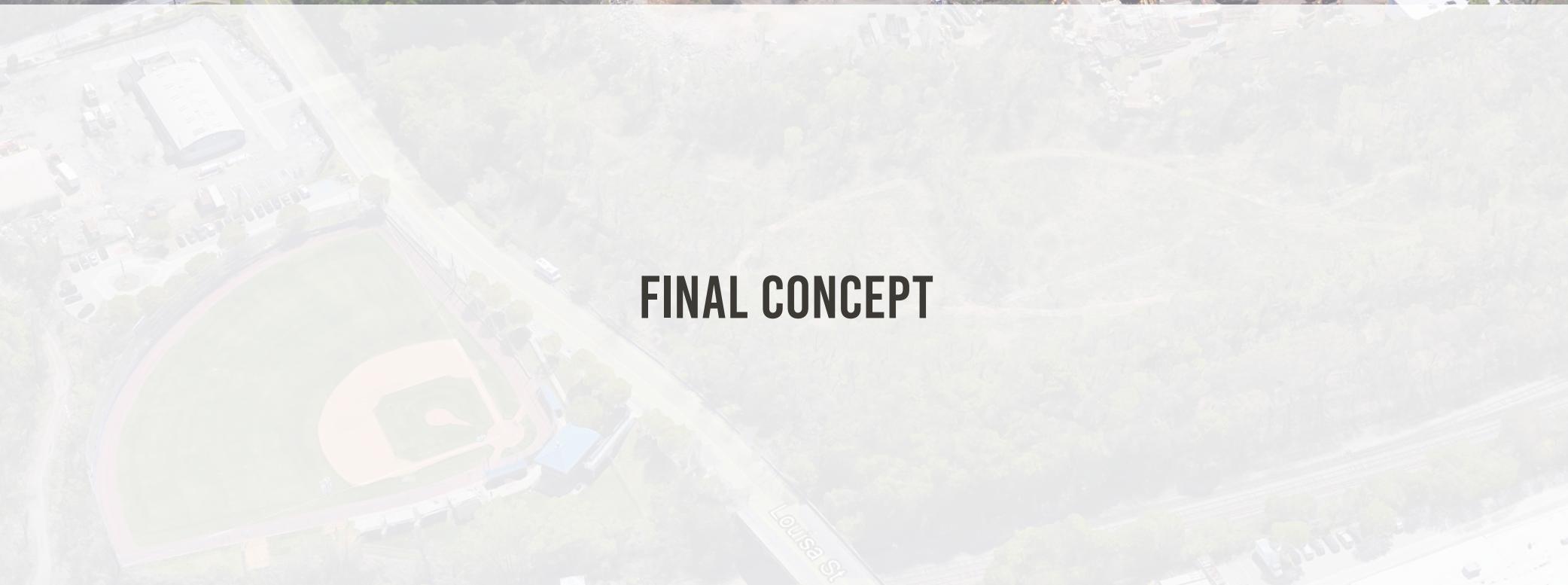
RESIDENTIAL



Historically at Peekskill market area, for residential product type average unit absorption rate is of 160 units per year.

Continued strong demand for rental and owner-occupied housing, particularly for smaller units. Average unit size 860 SF

FINAL CONCEPT



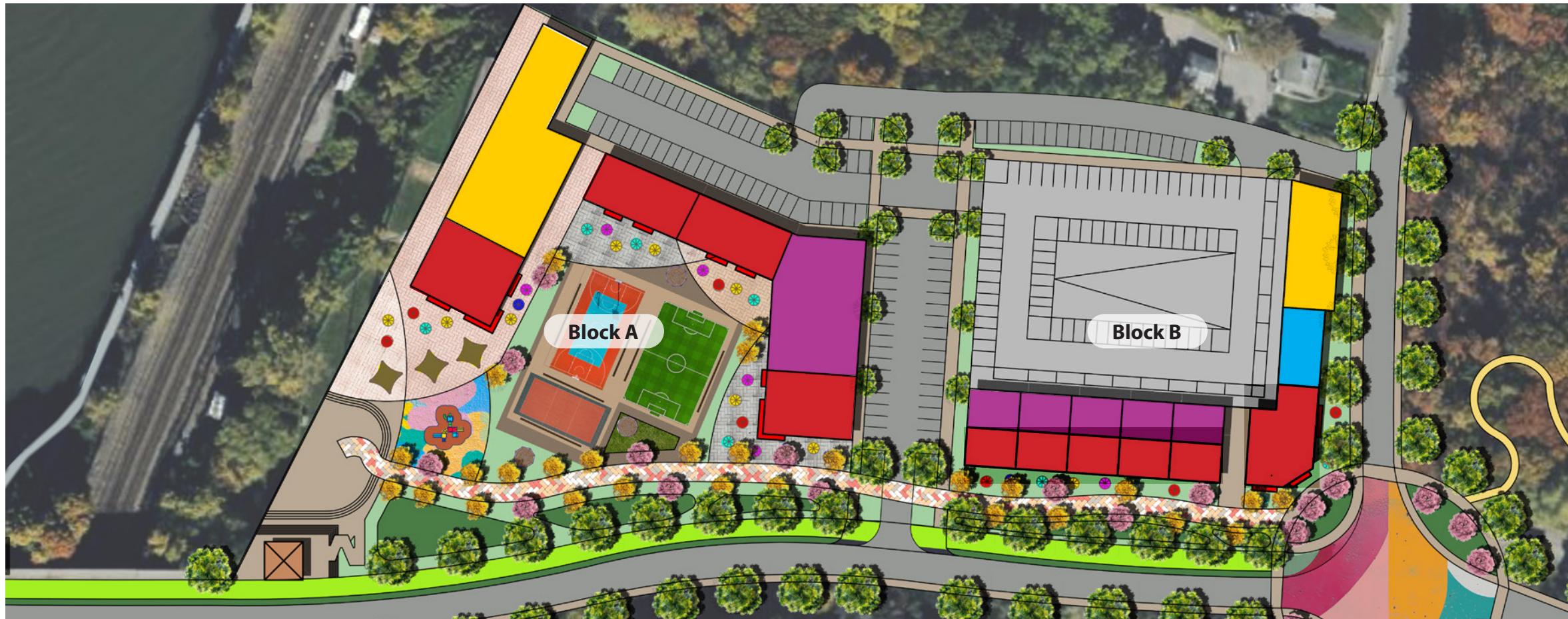
SITE PLAN



Program:

1. Industrial: 15,000 Sq Ft
2. Office: 16,000 Sq Ft
3. Retail: 21,500 Sq Ft
4. Residential: 206 Units
5. Parking required: 436 Spaces
6. Parking Provided: 427 Spaces
7. Public Open Space: 1.7 Acres

LAND USE



Block A

Ground Floor (0.0 lvl.)

1. Industrial: 9,000 Sf
2. Retail: 12,000 Sf
3. Residential: 08 Units @ 1,100 Sf per unit
4. Surface Parking: 85 Spaces

Block B

Ground Floor (0.0 lvl.)

1. Industrial: 6,000 Sf
2. Office: 2,000 Sf
3. Retail: 9,500 Sf
4. Residential: 03 Units @ 1,100 Sf per unit
5. Parking Deck: 85 Spaces
6. Surface parking: 20 Spaces



Block A

First Floor (+20 lvl.)

1. Residential: 32 Units @ 1,100 Sf per unit

Block B

First Floor (+20 lvl.)

1. Office: 4,000 Sf
2. Artist Lofts: 5 Units
3. Residential: 03 Units @ 1,100 Sf per unit
4. Parking: 120 Spaces

LAND USE



Block A

Second Floor (+30 lvl.)

1. Residential: 32 Units @ 1,100 Sf per unit



Block B

Second Floor (+34 lvl.)

1. Office: 10,000 Sf
2. Residential: 03 Units @ 4,500 Sf per unit
3. Parking: 120 Spaces

Block A

Third Floor (+40 lvl.)

1. Residential: 21 Units @ 1,100 Sf per unit

Forth Floor (+50 lvl.)

1. Residential: 21 Units @ 1,100 Sf per unit

Block B

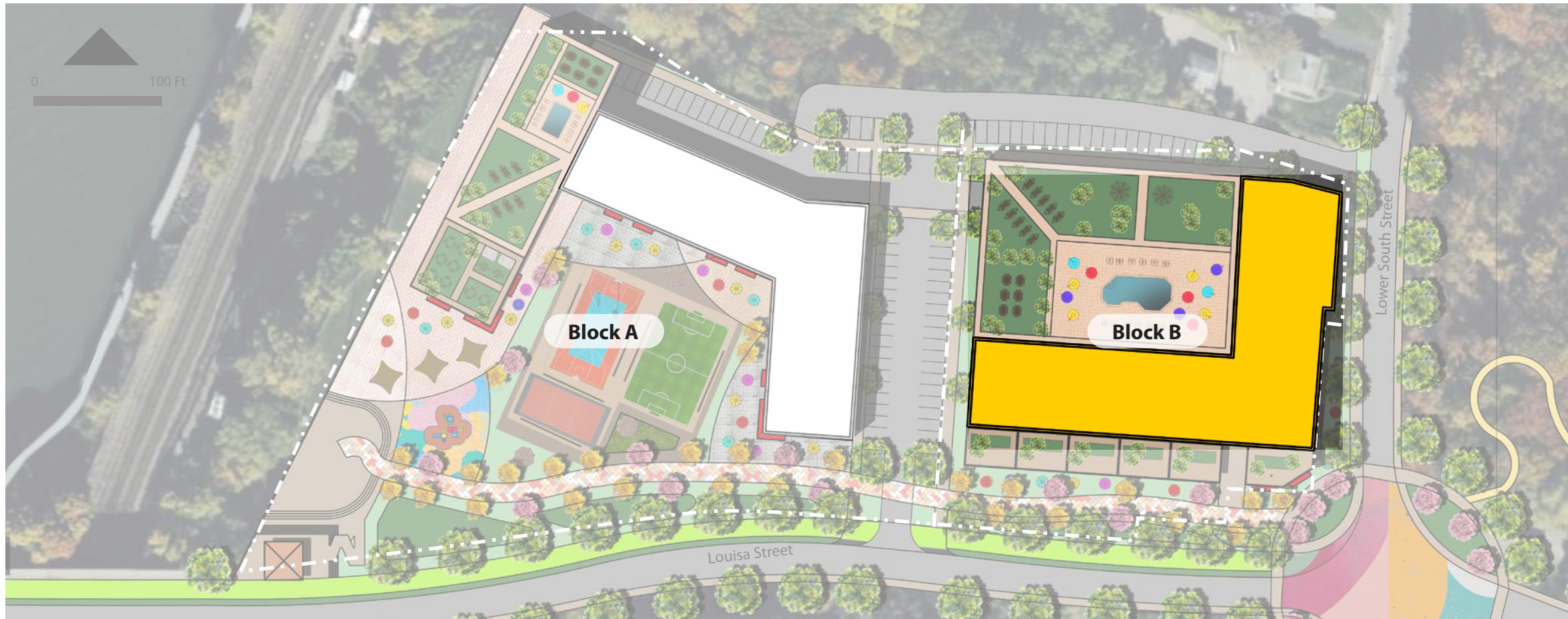
Third Floor (+44 lvl.)

1. Residential: 26 Units @ 1,100 Sf per unit

Forth Floor (+54 lvl.)

2. Residential: 26 Units @ 1,100 Sf per unit

LAND USE

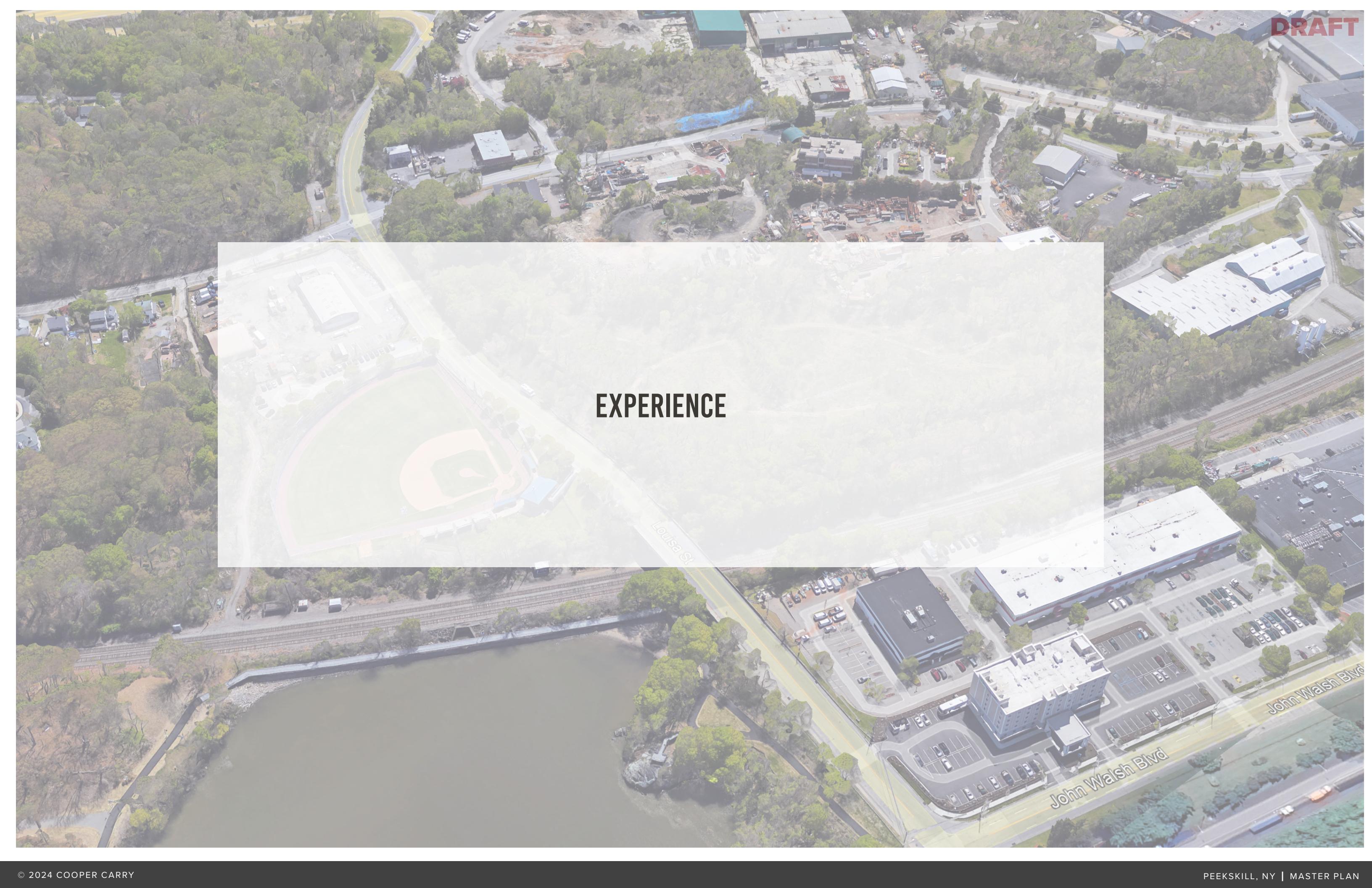


Block B

Fifth Floor (+64 lvl.)

1. Residential: 26 Units @ 1,100 Sf per unit

Levels/Land Use	Block A					Block B				
	Industrial	Office	Retail	Residential	Parking Provided	Industrial	Office	Retail	Residential	Parking Provided
Ground Floor	9,000		12,000	8	85	6,000	2,000	9,500	03	102
First Floor				32			4,000		08	120
Second Floor				32			10,000		03	120
Third Floor				21					26	
Fourth Floor				21					26	
Fifth Floor									26	
Total	9,000	0	12,000	114		6,000	16,000	9,500	92	
Recommended Parking Ratio	1 Space/ 1000 Sf	1 Space/ 400 Sf	1 Space / 300 Sf	1.5 Space/Unit	Parking Provided	1 Space/ 1000 Sf	1 Space/ 400 Sf	1 Space / 300 Sf	1.5 Space/Unit	Parking Provided
Parking required	9	0	40	171	85	6	40	32	138	342
Total parking	220				85	216				342



EXPERIENCE

INSPIRATIONAL IMAGES

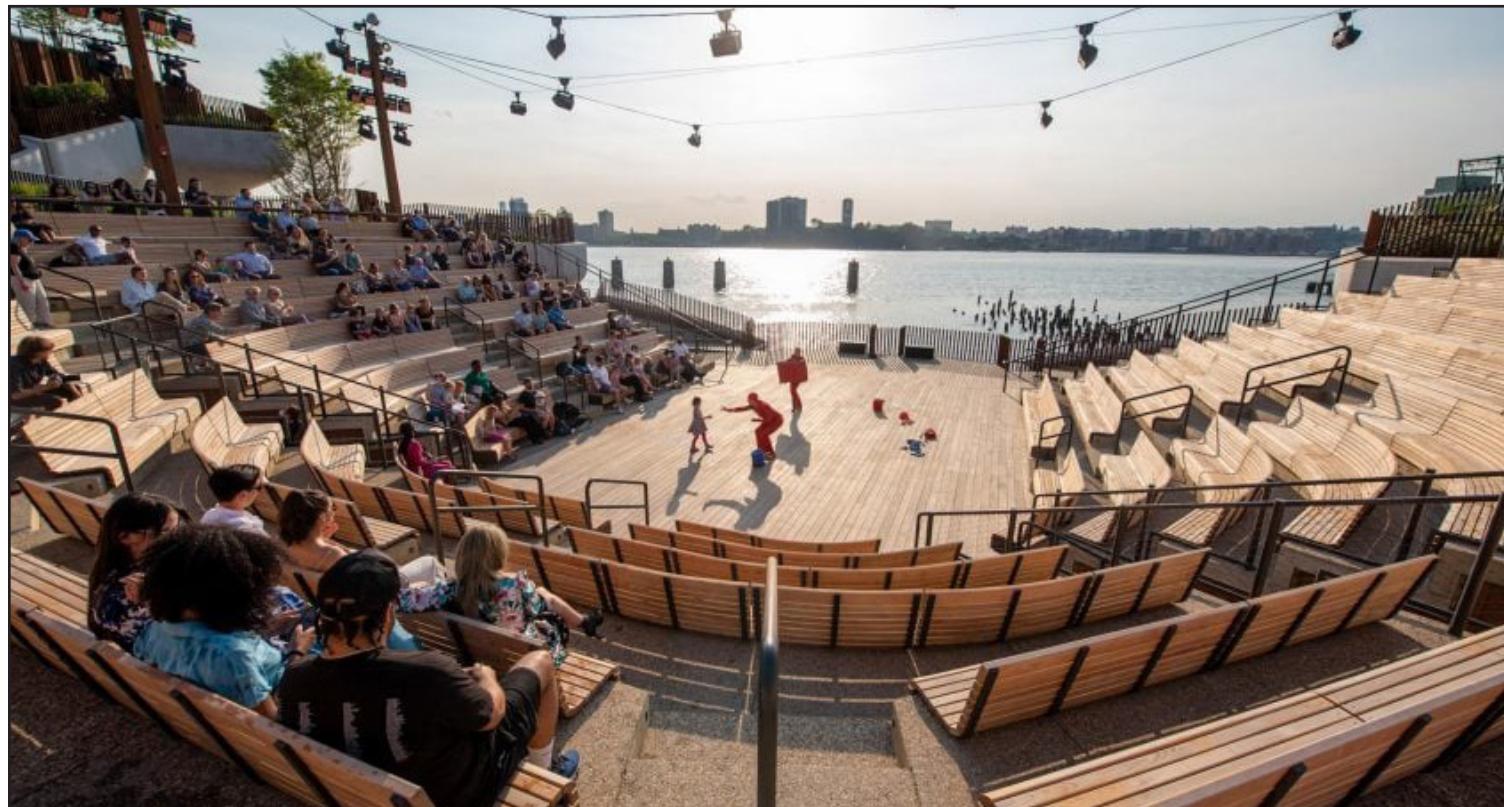
Greenway Buffer



Artist Village



Community's Balcony, and a Celebration Space



Celebratory Intersection



INSPIRATIONAL IMAGES

Active Fields



Tot Lot



Restaurant along the water



Gateway Character



LANDSCAPE CHARACTER



PEDESTRIAN SPINE

Kids/Family Zone



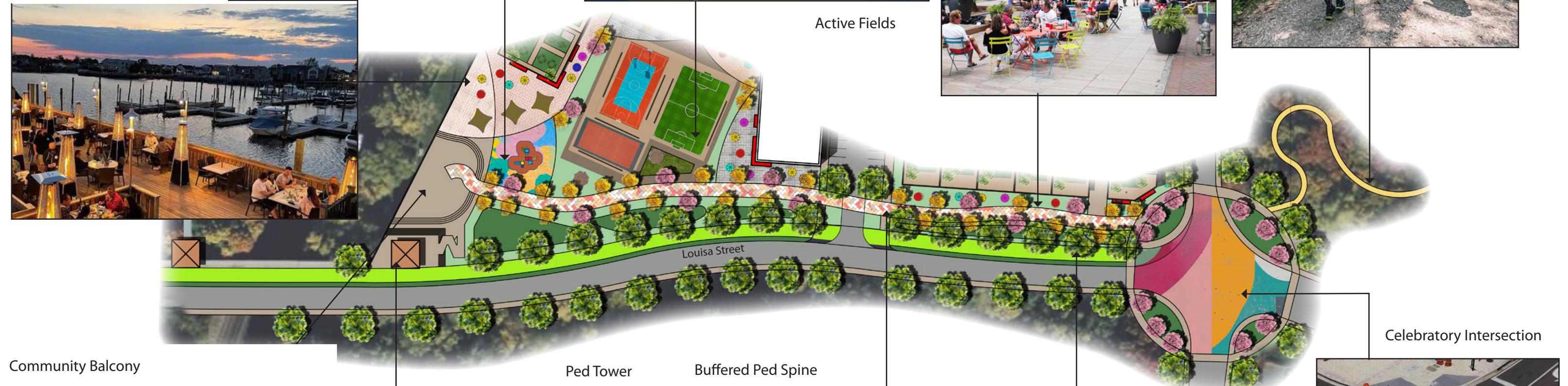
Restaurant along the river



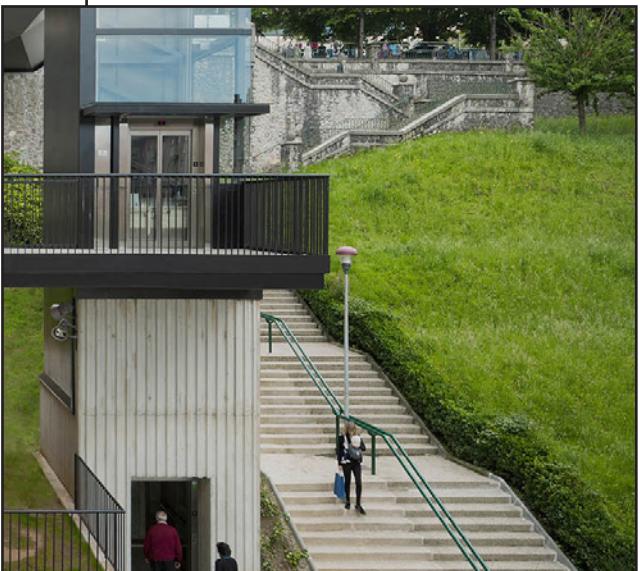
Outdoor Seating Along the Ped Spine



Active Fields



Community Balcony



Ped Tower



Buffered Ped Spine



Buffered Ped Bike Infrastructure



Celebratory Intersection

STREET CHARACTER

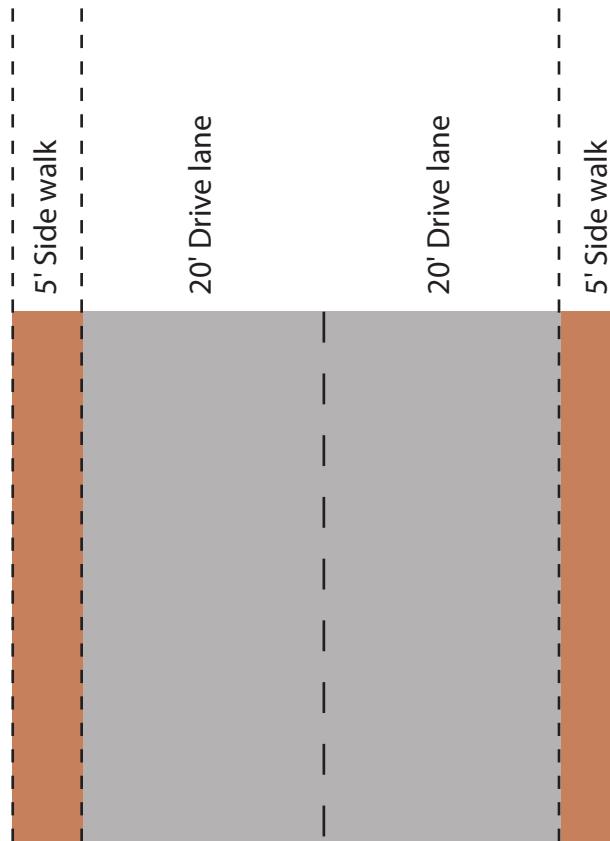


STREET SECTIONS AND RECOMMENDATIONS:

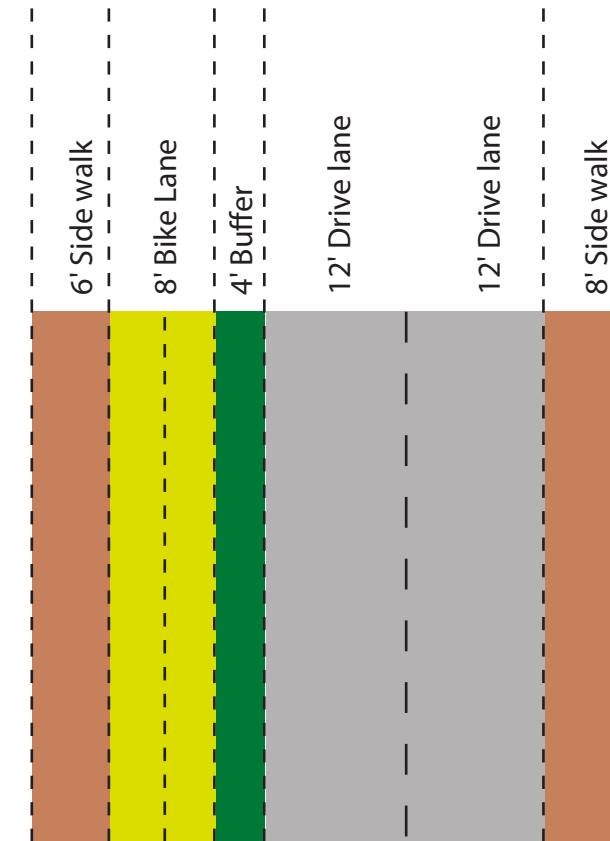
Louisa Street: 50 Ft ROW



Existing Street Section



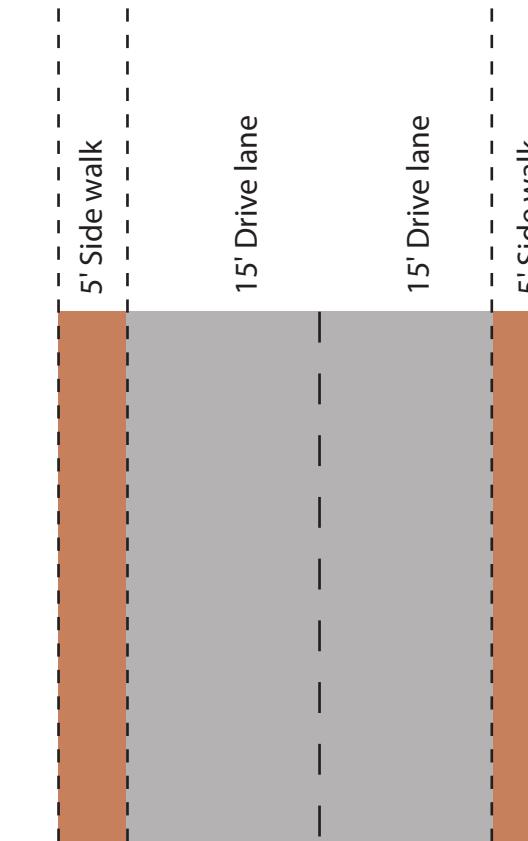
Proposed Street Section



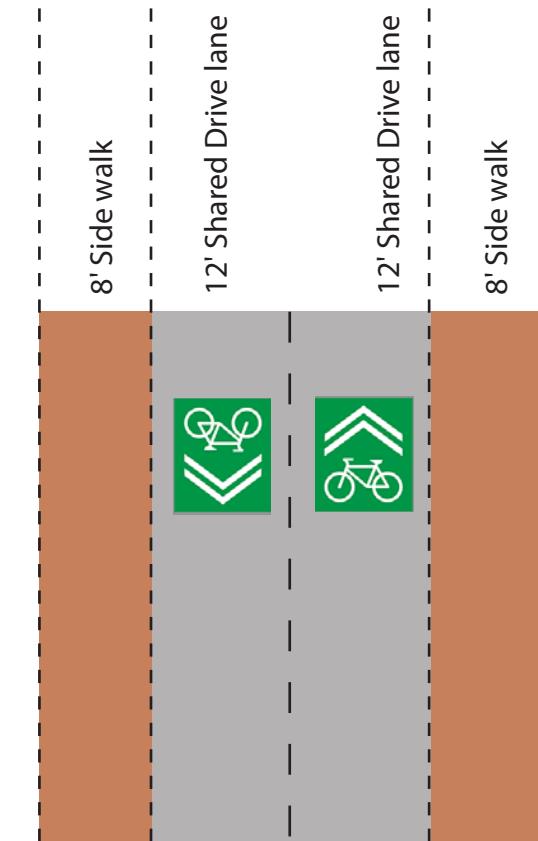
Lower South Street: 40 Ft ROW



Existing Street Section



Proposed Street Section



PHASING



PHASE 1



1. Continue utilizing the existing City facility building, and maintain the access from Lower South Street.
2. Convert the salt storage shed into a parking lot to support the development on Block A.

Recommended parking ratio changes:

Retail:
Average 1 Space/250 SF
To
Average 1 Space/300 SF

Residential:
Average 1.5 Space/Unit
To
Average 1.2 Space/Unit

PHASE 2



1. Relocate the City Facility and finish the environmental remediation.
2. Extend the parking lot to the entire Block B
3. Build the parking deck for the Block B development while maintaining the parking needs for Block A.

PHASE 3



Program:

1. Industrial: 15,000 Sf
2. Office: 16,000 Sf
3. Retail: 21,500 Sf
4. Residential: 206 Units
5. Parking required: 436 Spaces
6. Parking Provided: 427 Spaces
7. Public Open Space: 1.7 Acres

FULL BUILD-OUT WITH LOWER SOUTH STREET SITE



Program:

1. Industrial: 23,000 Sf
2. Office: 16,000 Sf
3. Retail: 25,000 Sf
4. Residential: 212 Units
5. Parking required: 465 Spaces
6. Parking Provided: 477 Spaces
7. Public Open Space: 1.7 Acres

To fully activate the Lower South Street and Louisa Street intersection, the City may consider proposing artist lofts with integrated workshop spaces and ground-floor retail storefronts at 1003 Lower South Street. This development would align with and enhance the architectural and economic character established for Blocks A and B.

ZONING RECOMMENDATION



PROPOSED ZONING RECOMMENDATION FOR 30 LOUISA STREET, 1001-1003 LOWER SOUTH STREET SITES: W-F3 WATER FRONT DISTRICT 3

Purpose:

The purpose of the WF-3 District is to promote sustainable, mixed-use development that leverages the unique waterfront location for commercial, residential, and recreational uses while preserving scenic views, open spaces, and public access to the waterfront

Permitted Uses

1. Commercial Uses (limited to 4,000 square feet of floor area per structure). Example, Retail stores, professional and business offices
2. Municipal Parks and Playgrounds
3. Artist Lofts
4. Restaurants with 199 or fewer seats
5. Farmer's Markets
6. Cultural Arts Facilities, Performing Arts Centers, Theaters, and Museums

Lot and Building Requirements:

1. Height Limitations: six stories or 65 feet.
2. Bonus Height: Additional height (up to two extra stories, not exceeding 85 feet) can be granted by the Common Council if the development contributes to municipal improvements.
3. Yard Requirements: No requirement, but if provided, the minimum depth must be 10 feet.
4. Setback from Streets: Buildings must be set back 10 feet from the curb.
5. Residential Parking: Cannot be located within the frontage that abuts the street.
6. Residential Unit Size: For multiple-dwelling developments with more than five units, the average residential unit size must be at least 800 square feet per unit.

Special Use Permits

1. Residential Uses: Dwelling units, including townhouses, garden apartments, and mid-rise apartments
2. Restaurants with seating for more than 200 patrons
3. Professional and business offices with a floor area greater than 4,000 square feet.
4. Community service and parking facility
5. Bed-and-Breakfast Hotels



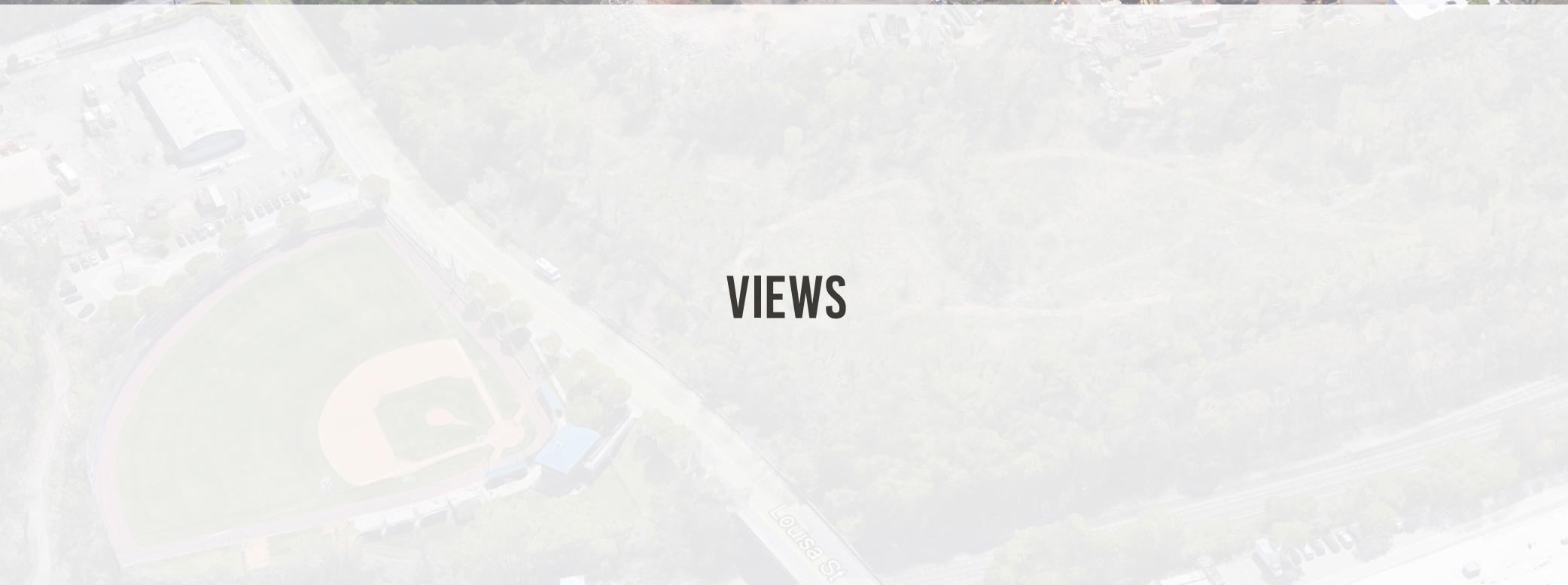
Variances

Bonus Height Variance Application: Apply for a height variance to increase the allowable building height from 65 feet to 85 feet. This adjustment will effectively address market demand while accommodating parking needs with minimal infrastructure investment.

Parking Ratio Variance

- a. Retail: 1 parking space per 300 GSF of retail development.
- b. Residential: An average of 1.2 parking spaces per unit.

VIEWS



BIRDS EYE VIEWS

North East



South East



North West



South West



PEDESTRIAN SPINE AND ARTIST VILLAGE AREA



ACTIVE SPORTS AND COMMUNITY ZONE

