




**DRAFT**

# HIGHEST & BEST USE STUDY

CITY OF PEEKSKILL, NY

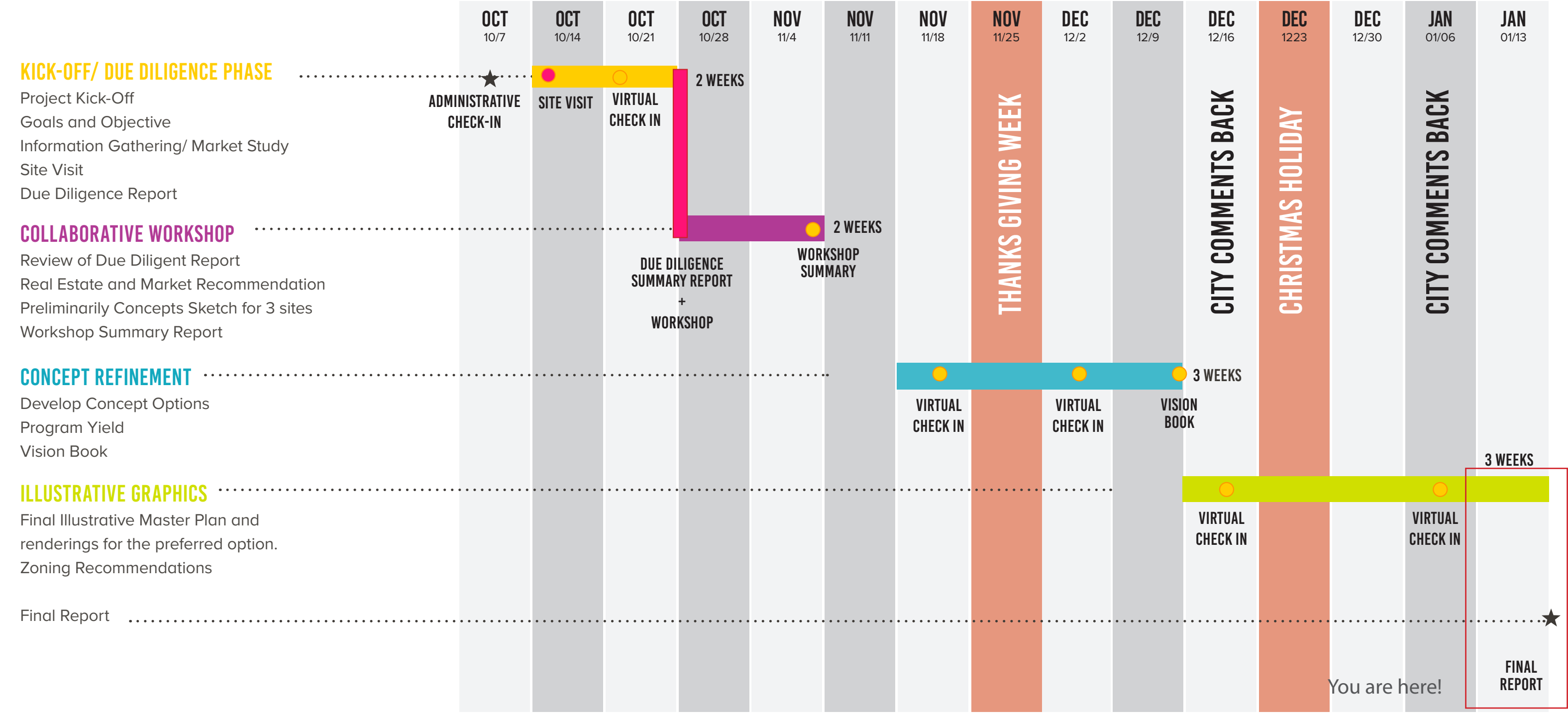
Final Plan and  
Recommendations  
January, 31st 2025

**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).

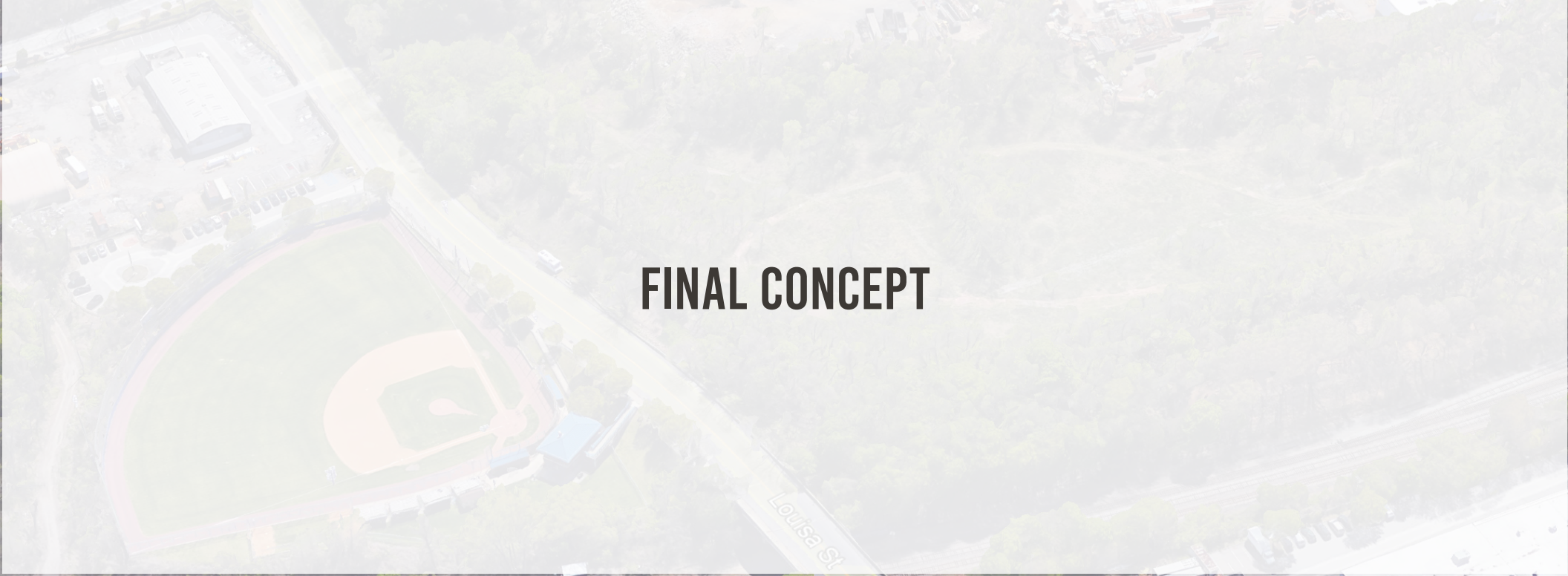
## RESIDENTIAL



### 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 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



# 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.)

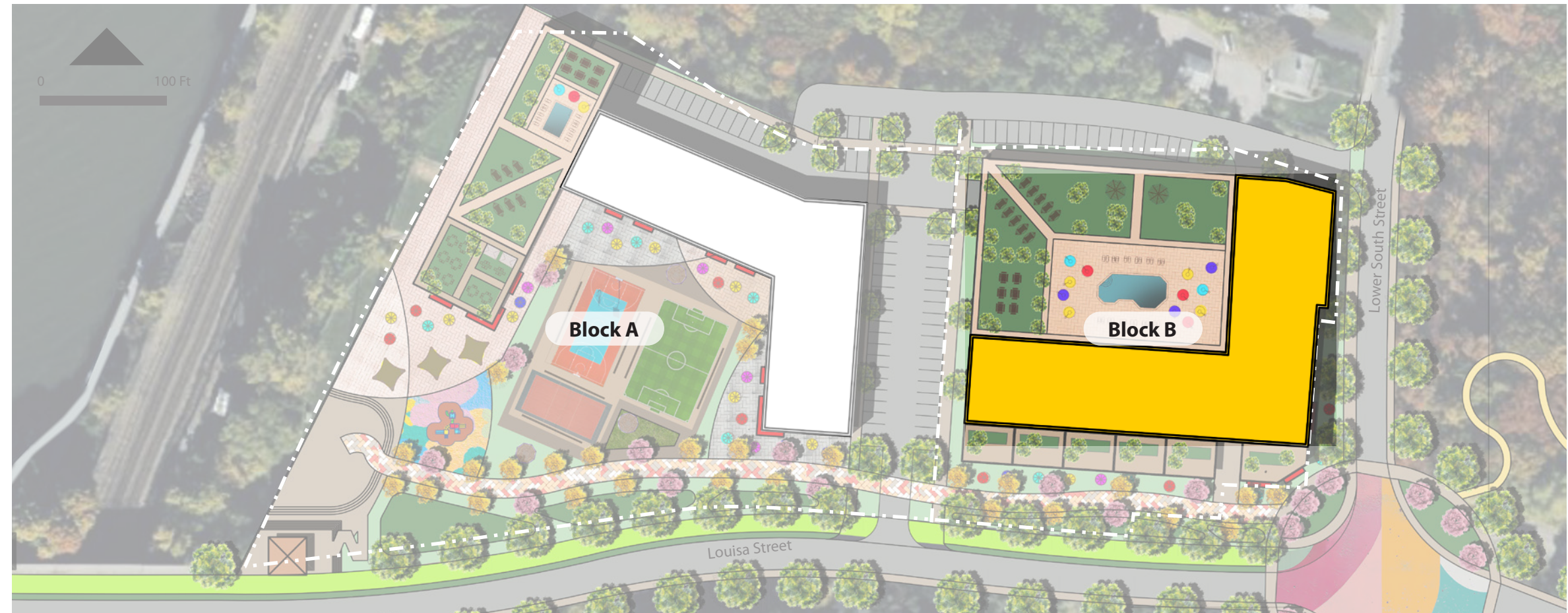
1. Residential: 26 Units @ 1,100 Sf per unit

### 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

	Block A					Block B				
Levels/Land Use	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



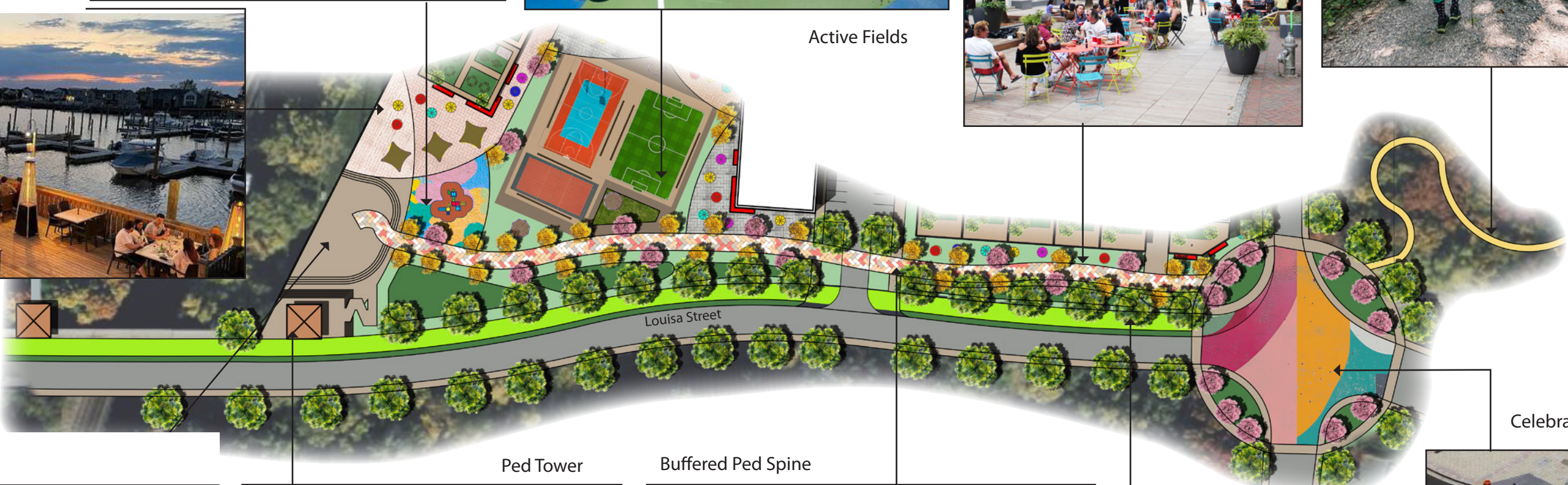
Outdoor Seating Along the Ped Spine



Trail connection



Active Fields



Restaurant along the river



Celebratory Intersection



Buffered Ped Bike Infrastructure



Buffered Ped Spine



Ped Tower



Community Balcony







STREET CHARACTER



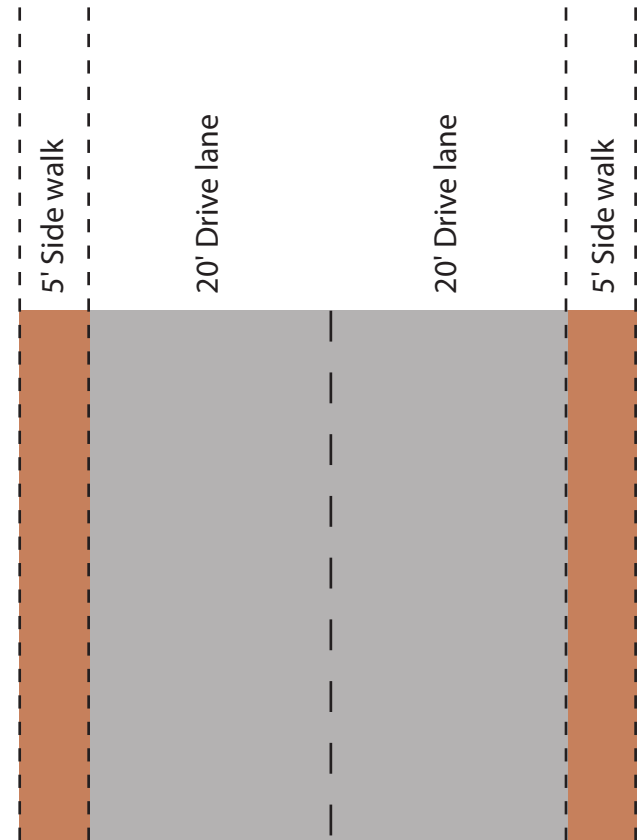


STREET SECTIONS AND RECOMMENDATIONS:

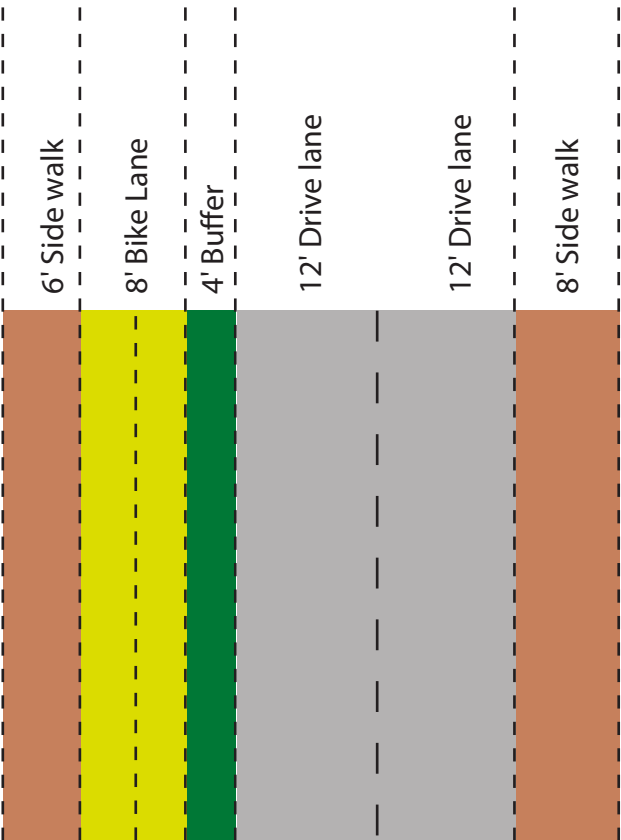
Louisa Street: 50 Ft ROW



Existing Street Section



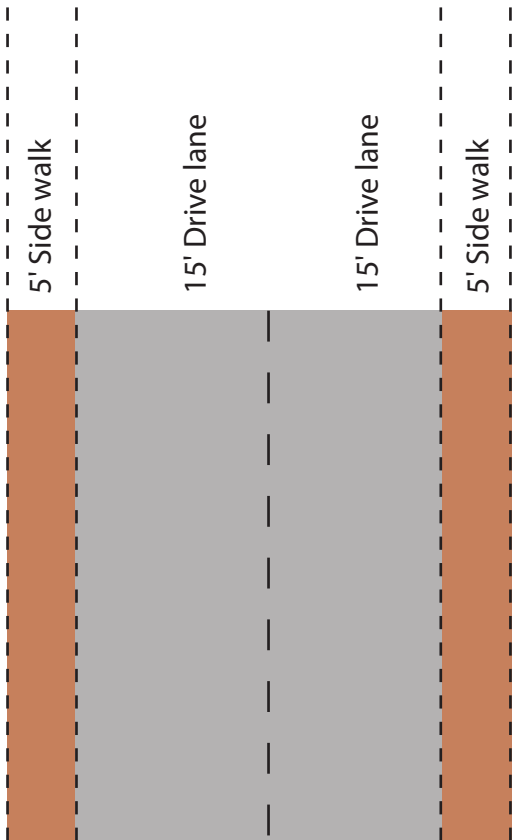
Proposed Street Section



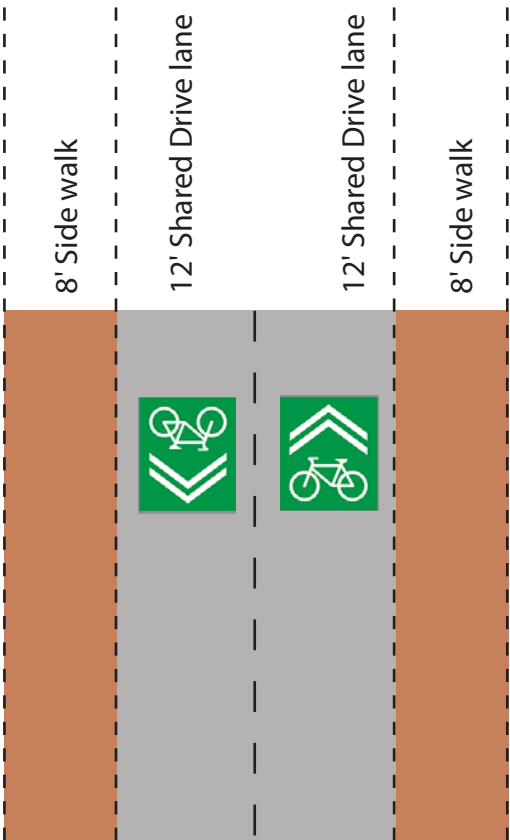
Lower South Street: 40 Ft ROW



Existing Street Section



Proposed Street Section









# PHASE 1



## Program:

1. Industrial: 9,000 Sf
2. Retail: 12,000 Sf
3. Residential: 114 Units
4. Parking required: 186 Spaces
5. Parking Provided: 180 Spaces

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



## Program:

1. Industrial: 9,000 Sf
2. Retail: 12,000 Sf
3. Residential: 114 Units
4. Parking required: 186 Spaces
5. Parking Provided: 180 Spaces

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

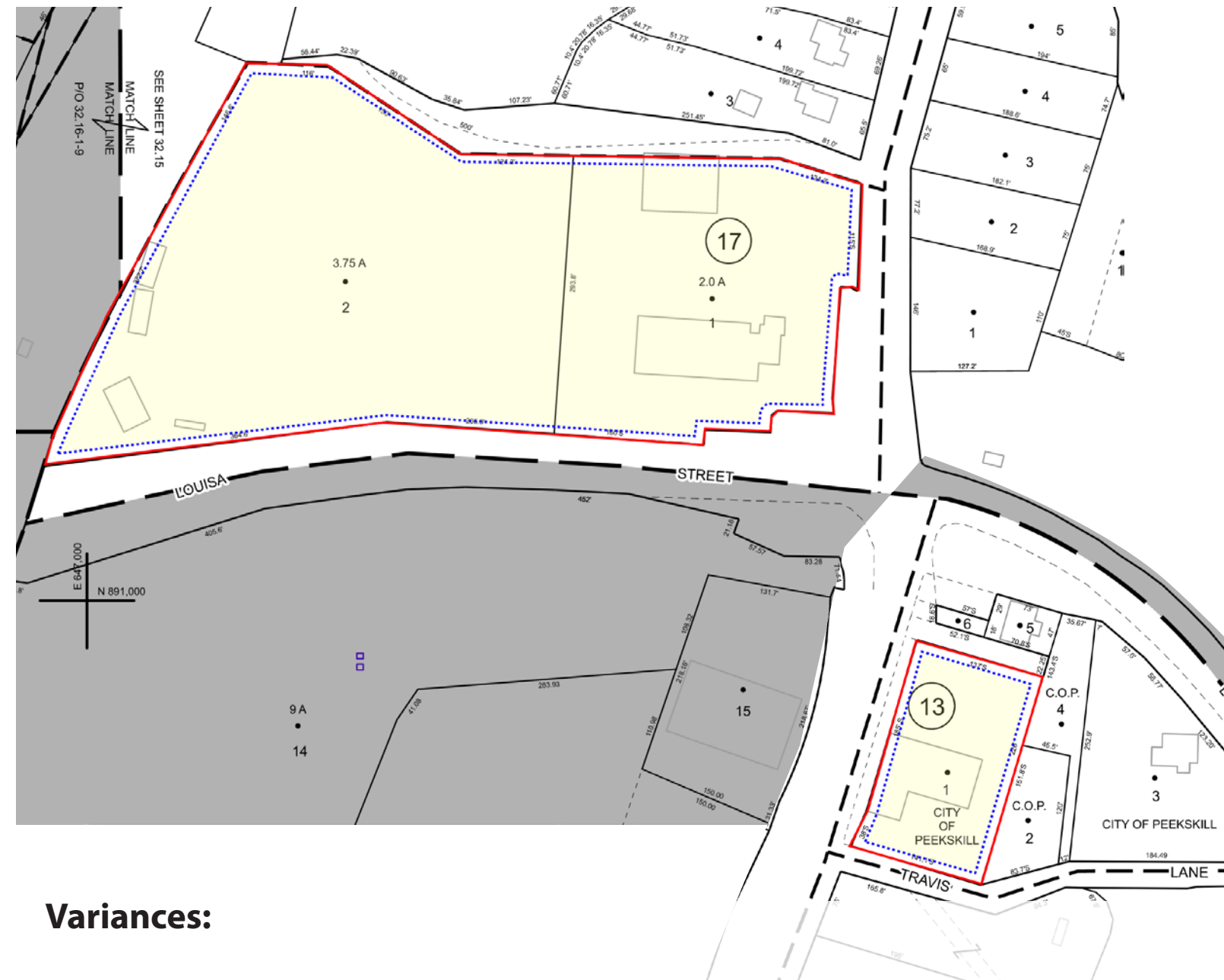
1. Commercial Uses (limited to 4,000 square feet of floor area per structure). Example, Retail stores, professional and business offices
2. Municipal Parks and Playgrounds
3. Artist Lofts
4. Restaurants with 199 or fewer seats
5. Farmer's Markets
6. Cultural Arts Facilities, Performing Arts Centers,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

## 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

## 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.



## 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

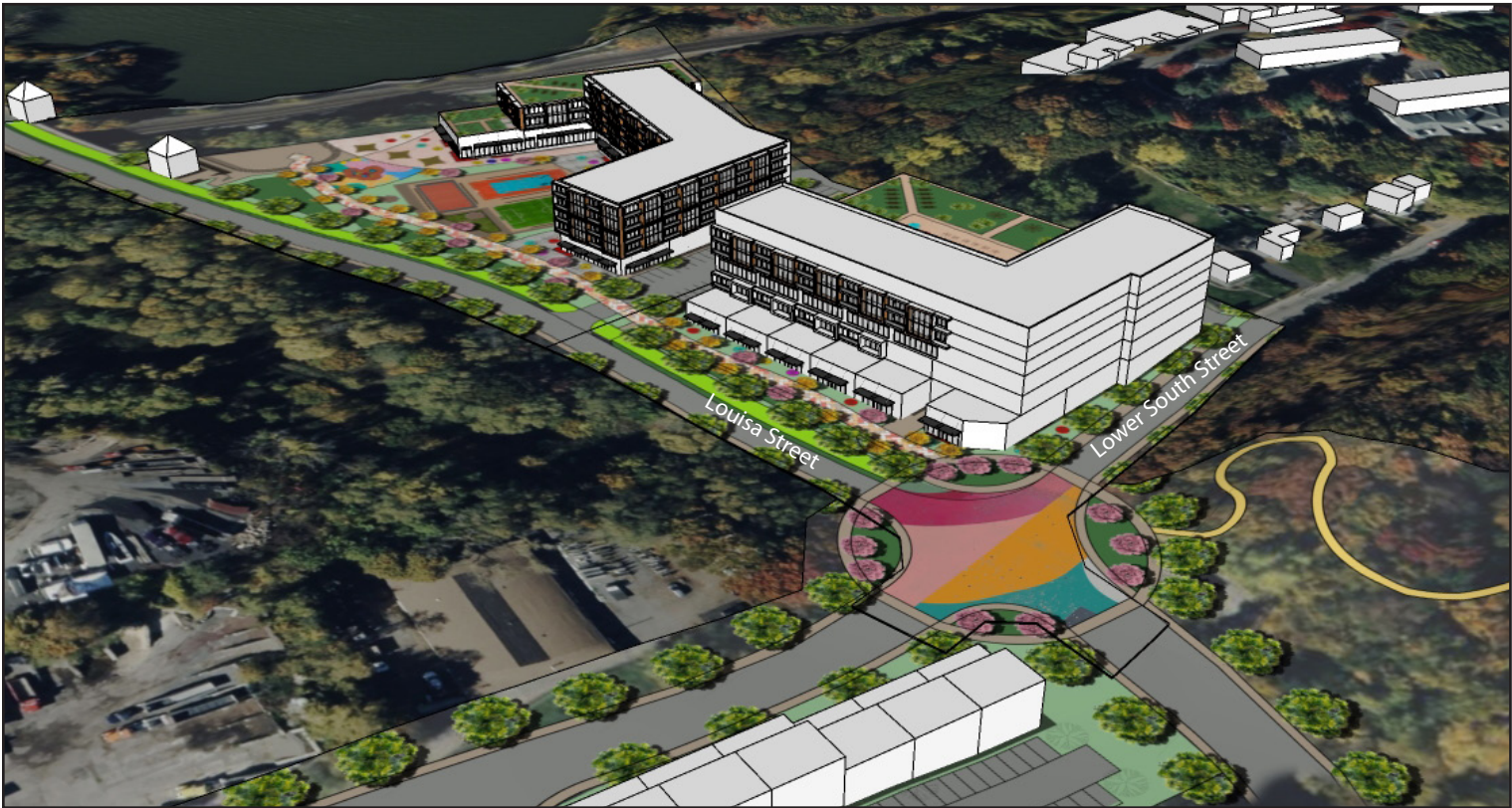
North East



South East



North West



South West





## PEDESTRIAN SPINE AND ARTIST VILLAGE AREA





ACTIVE SPORTS AND COMMUNITY ZONE

