

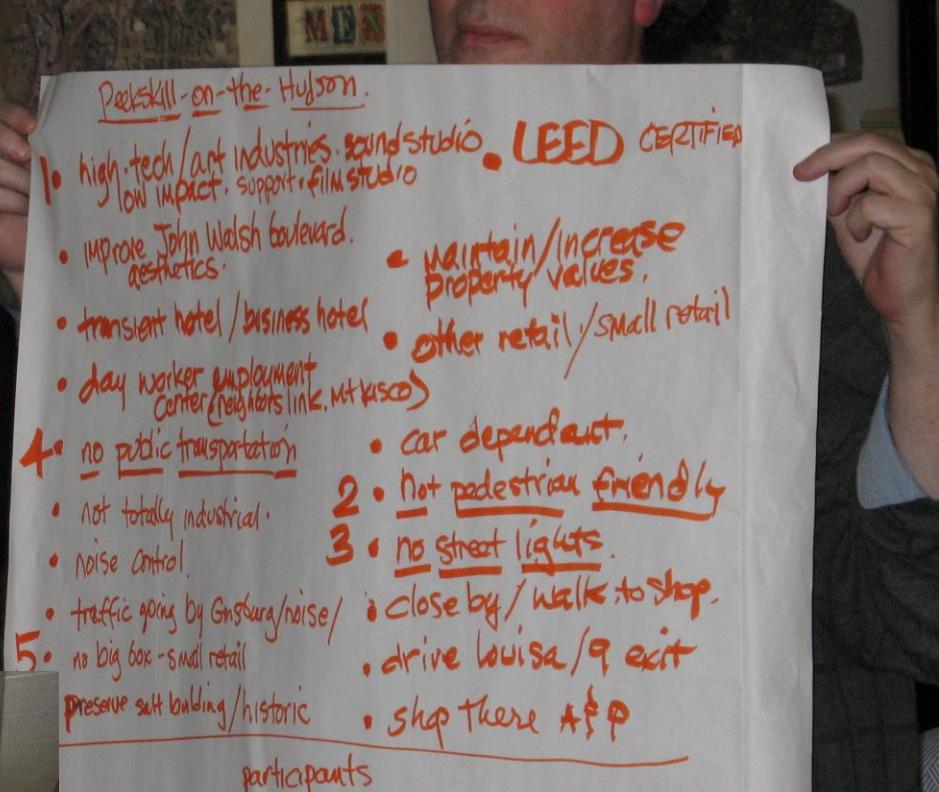
# Lower South Street/Louisa Street Charrette Final Presentation



September 22, 2009

# Recap

- Mayor and Council called for a Charrette to engage the public on creating a vision for the Lower South Street area.
- Visioning workshop held March 11, 2009
- Charrette held April 24 & 25, 2009
- Over 100 people attended from all walks of life: citizens, developers, business owners, architects, artists, etc.



# Agenda for Tonight's Presentation

- ❑ Assumptions
- ❑ Must-Haves
- ❑ Issues Brought Up During the Process
- ❑ Summary of Visioning Workshop
- ❑ Summary of Charrette
- ❑ Vision Statement
- ❑ Final Graphics



# Assumptions

- Expand the tax base
- Housing not primary use
- Complement, not compete with downtown
- Southern gateway to City
- Area needs new name. Some ideas:

Charles Point Industrial Park

Fleishmann's Industrial Park

Peekskill South Industrial Park

Peekskill on the Hudson

Industryville / Jobtown / Industry City

Hudson Valley Green Industrial Park

Hudson River Commerce Park

Southside / Heart of the Hudson

Foundrytown / Port Peekskill

Peekskill Advanced Research Center  
(PARC)

# “Must-haves”



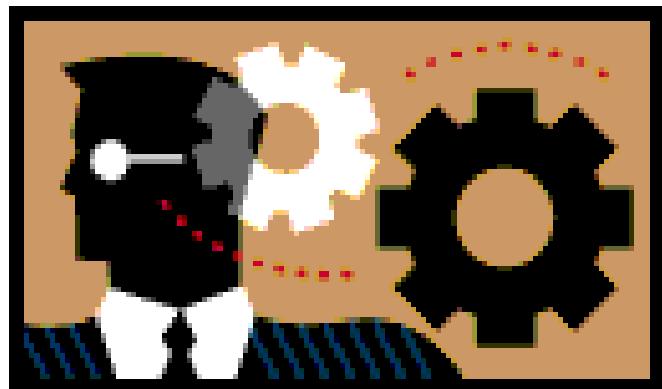
# More “must-haves”

- DPW Facilities Will Be Relocated
- Brownfields Will Be Remediated
- Existing Streetscape and Buildings Will Be Improved



# Issues brought up during the process

- How do we achieve our must-haves?
- Design and development issues?
- Big box retail?
- Existing uses?
- Arts as industry?
- Future land uses?



# How do we...?

- How will the area be connected to:



# How do we...?



How do we define the area as a gateway?

How will we “green” the area?

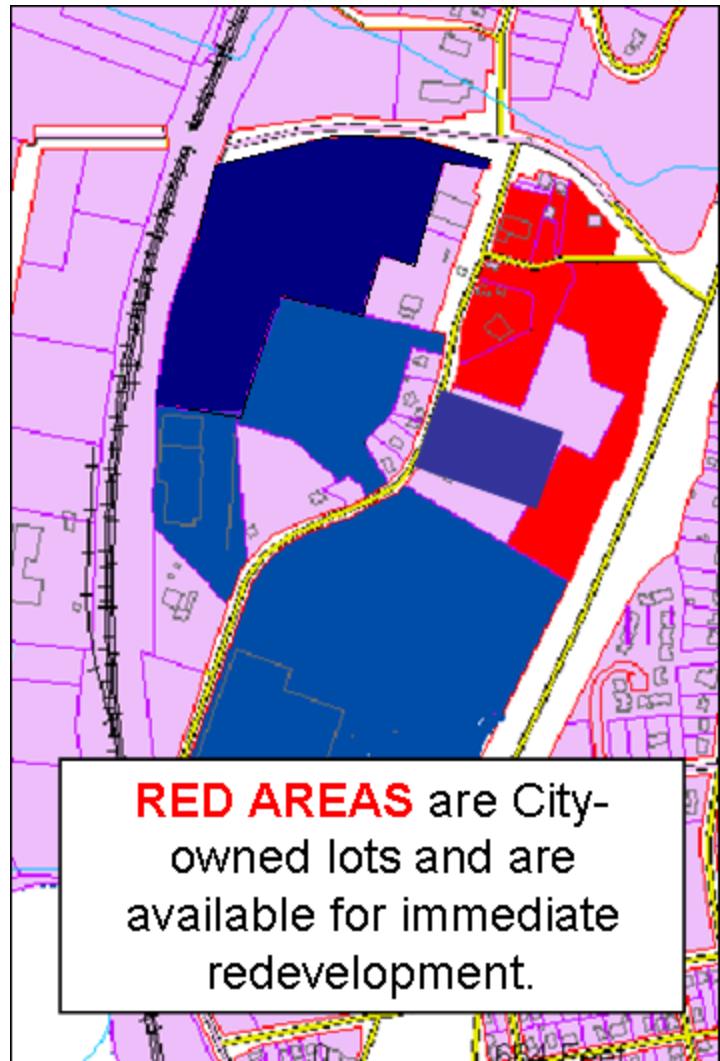
What is the optimal mix of uses?

# No Consensus on “Big Box” Retail

- Clearly developer interest in the area
- How “big” is too big?
- How can big boxes be accommodated in a pedestrian-friendly manner?
- Impacts on downtown, traffic network
- Impacts on tax base, job creation
- Retail versus industry – which is best for long term viability?

# Existing Land Uses

- Time frame for plan: several decades
- What uses stay, which are altered?
  - Coleman, Byram, Perini, BASF, Burnwell, A&P, etc.
- A large portion of the area is available NOW for redevelopment.



# The Arts as Industry

- What uses are included in this category: film, large sculptures, set design, etc.?
- How to complement, not compete with the downtown arts district?
- What about a historic parts warehouse or home restoration center – building materials yard, historic materials, bricks, paving, ironworks?

# Other Future Land Uses



# Summary of Visioning Workshop

- Should be mixed use: industry, retail, mfg.
- Biggest emphasis: economic development
  - Jobs, Tax base, Protect Existing Businesses But Promote New “Green” Industrial Uses
  - Accommodate “unique” retail and consider big box
- Improve infrastructure: roads, trucks, parking, sidewalks, drainage, bike access
- Improve connections to downtown, waterfront
- Provide recreational opportunities: active, passive, indoor & outdoor discussed
- Historic preservation
- Long term: Relocate waterfront businesses to this area freeing up that area for more appropriate recreational uses

# Summary of Charrette

- Economic Development
  - Business retention, expansion & attraction
  - Clustering, branding, industrial
  - “District level marketing”
- Green Infrastructure and Development
  - Natural infrastructure, green roofs
  - Emphasize attracting “green” businesses
- Transportation
  - Shuttle / jitney / light rail?
  - Sidewalks / pedestrians / bike access
  - Roundabouts / truck access / intermodal rail access
- Promote Local Efforts:
  - Local business / mfg / employment
  - Local food: hydroponics / aquaponics / “green” waste mgmt
  - Local energy: using the Hudson River
- Less discussion of recreation, historic preservation

# VISION STATEMENT

*Lower South Street/Louisa Street is a growing mixed-use workplace district, building on Peekskill's rich history and its connections to city and mountains, to river, rail, and harbor, to walkable streets and regional highways, to livable neighborhoods and a thriving downtown. Anchored by expanding local businesses, it has helped Peekskill become the commercial and cultural heart of the Hudson Valley, with new green jobs, an emerging arts and media industry, active recreation and entertainment, and unlimited potential.*

# Graphics and Images

- Synthesize all comments/vision into images
- **Conceptual** – gives an idea for bulk, uses, density, circulation, amenities:

These are not final construction plans and thus they will evolve over time.

- Extensive assistance was provided by volunteer architect Charles Napoli
- Primary and Alternate Plan

# The Concept: A High-Density “Flex Space” Plan

Transportation links to waterfront / downtown & Fleischmann's Pier

“Spanish Steps” connecting Louisa w/ Hilltop Promenade

Hilltop promenade w/ views

Flex Space Structures w/ over 400k s.f. of capacity for retail, mfg, art & other uses

Parking Structures

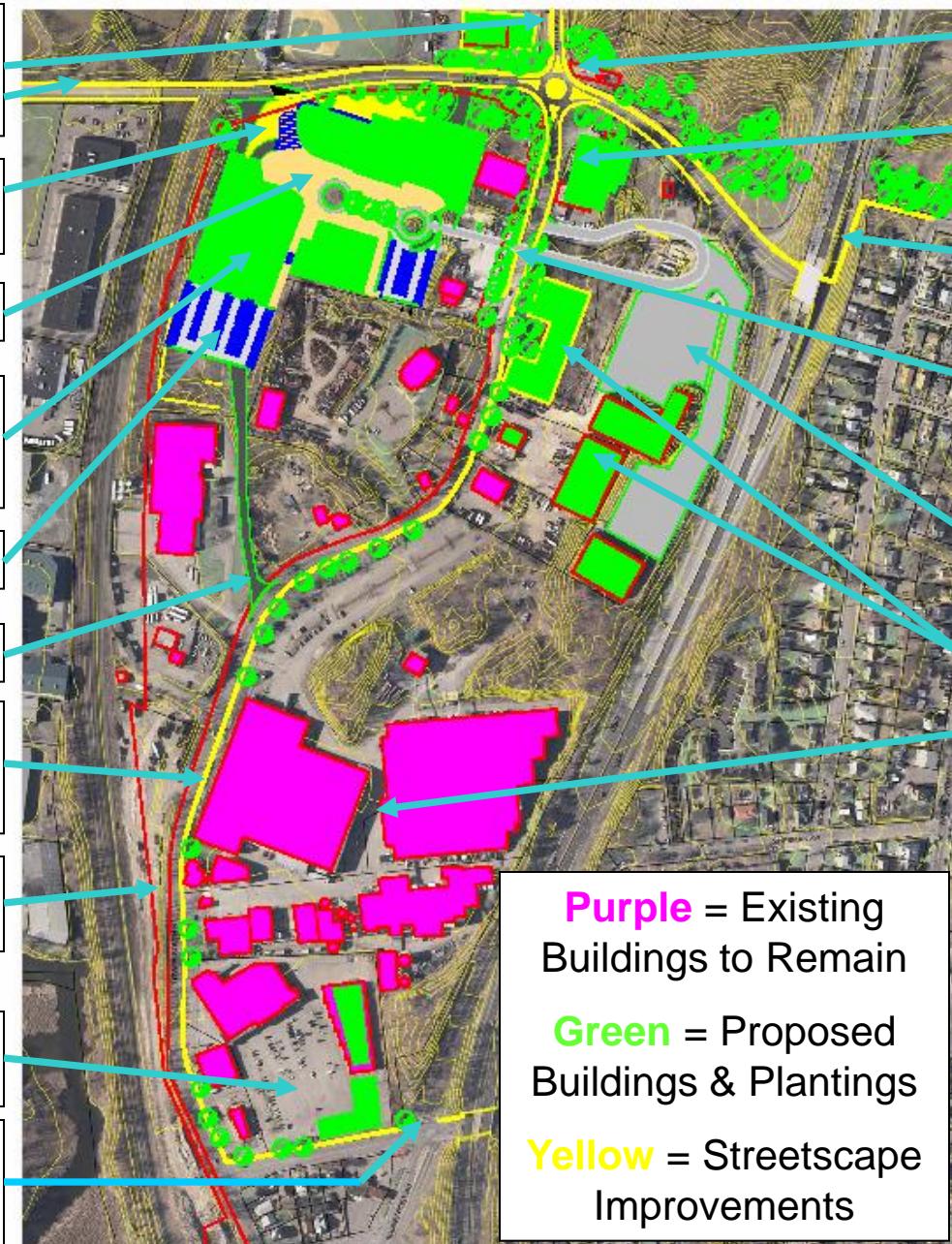
New public access road

Improved sidewalk & bike path & streetscape along entire length of Lower South

Possible intermodal rail / truck site

Increased density, second floors at A&P site

Improved sidewalk & bike path& streetscape continue up Welcher

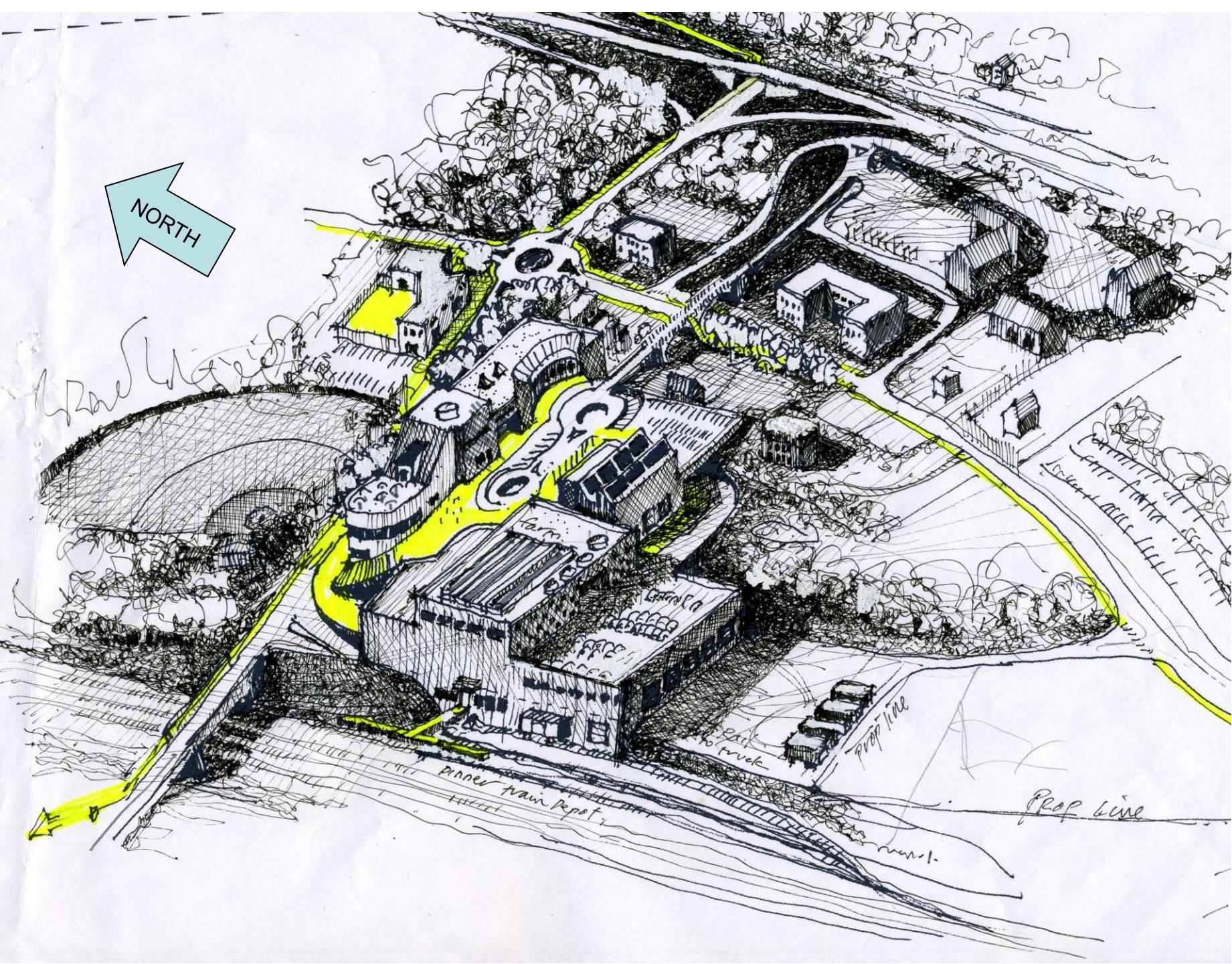


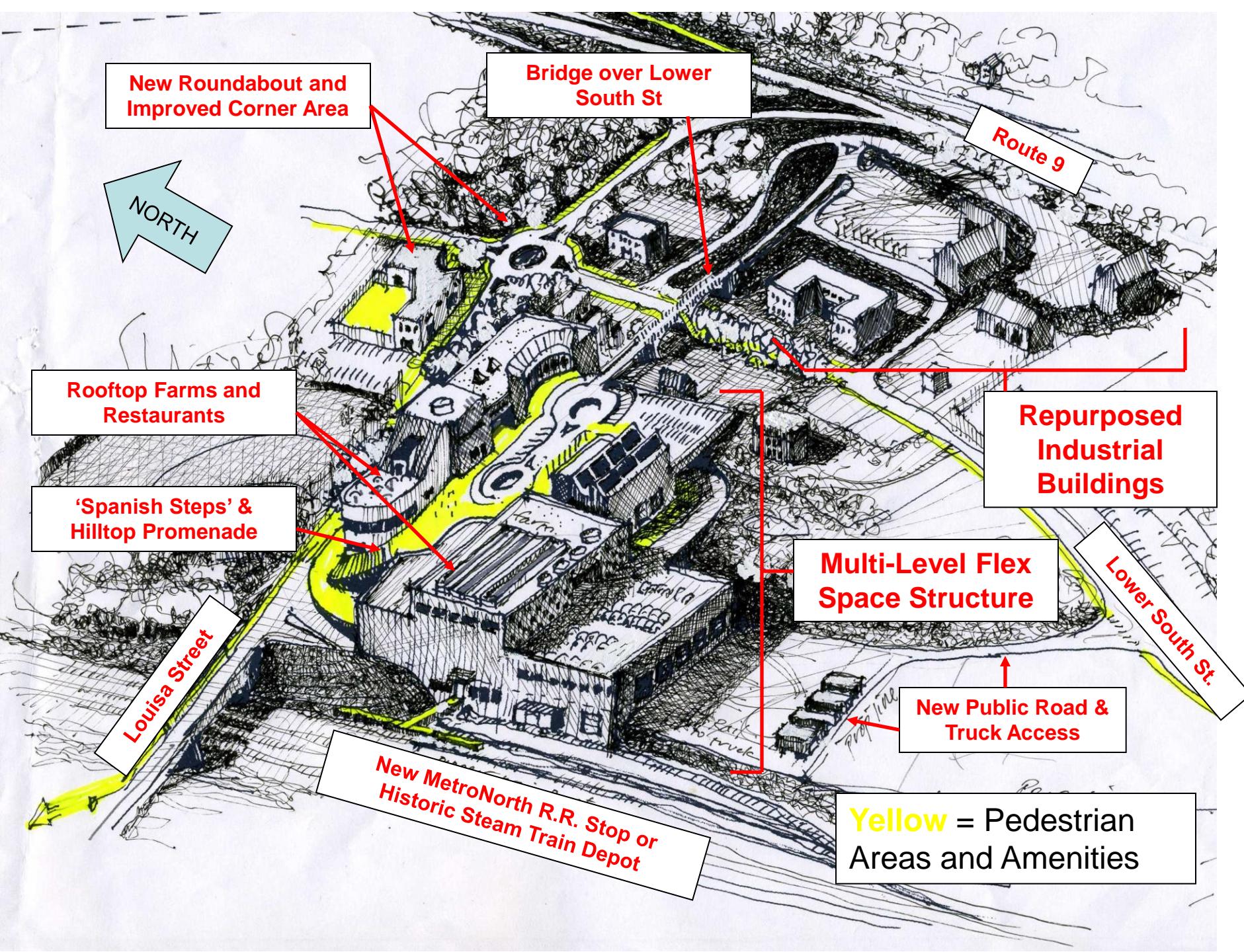
# Details of Conceptual Plan

- Focus: three large multi-level, flex space buildings:
  - Mixed Use: can accommodate retail, industrial, arts, dining, “green uses” etc.
  - Over 400,000 s.f. of capacity with integrated parking
  - Can be accessed from Lower South Street, Louisa Street, new road and new bridge
  - Includes a new streetscape in the form of a hilltop promenade with views
  - Pedestrian access to ballpark & waterfront trail via large stairway reminiscent of the Spanish Steps in Rome.
- On Northeastern portion of site:
  - Repurposed and new industrial buildings w/ open parking areas for freight, lumber, building materials, sculpture assembly etc
- At Intersection with new Roundabout:
  - More pedestrian friendly dining, shops, retail

# Details of Concept, cont'd

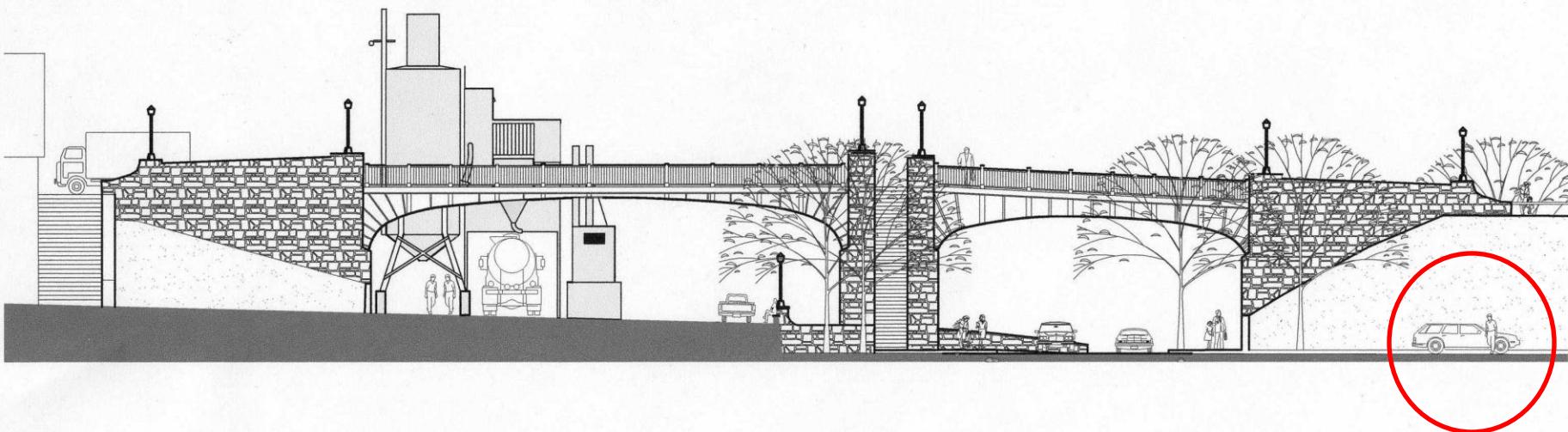
- A & P site: increase density
  - Second floor on existing buildings as appropriate
  - New buildings at property line to create a better streetscape
- Improved walk/bike path along entire length of Lower South Street
  - Connections at Welcher Ave and under Route 9 to West Side Neighborhood
  - Connection to Waterfront trail, Pier
  - Streetscape improvements: trees, pavers, planters, etc
- Improved infrastructure: drainage, roads, lighting, eliminate blind spots, accommodate trucks
- Transportation:
  - Jitney, trolley with links to downtown & waterfront
  - Light rail or MTA stop in the future?
  - Historic steam train depot?
  - Intermodal truck to rail freight depot?
- Historic preservation





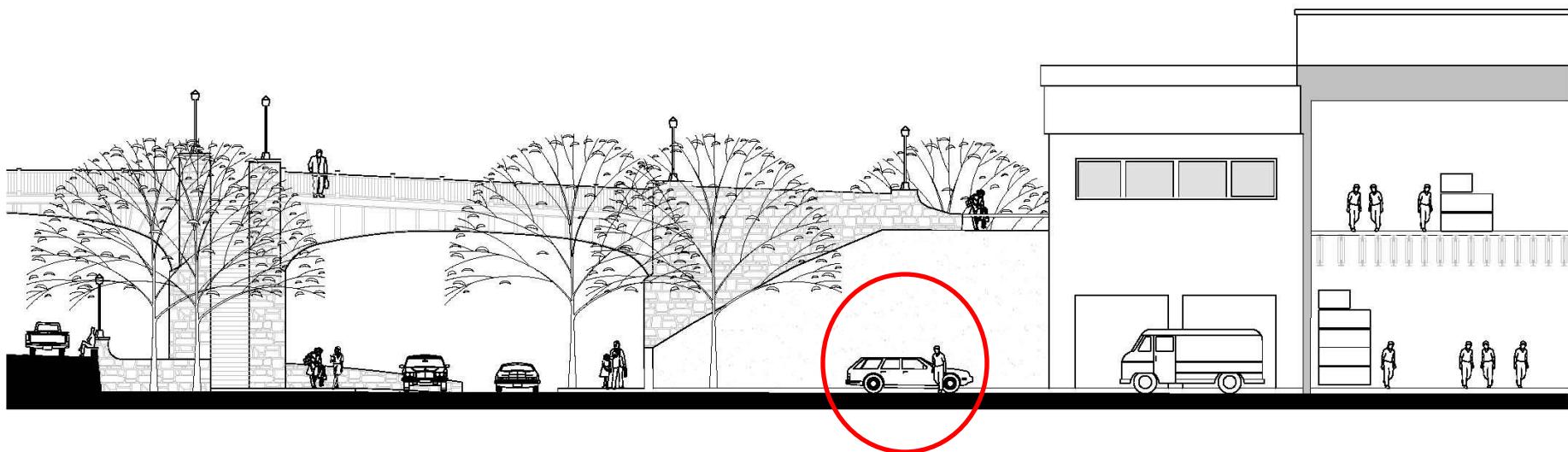
# Street Section: Lower South Street Under Proposed Bridge

Western Portion



# Street Section: Lower South Street Under Proposed Bridge

Eastern Portion



# Street Section: Lower South Street Under Proposed Bridge

## Western Portion

W E

To Hilltop Promenade & Flex Space Structures

Proposed Steel Bridge over Lower South Street

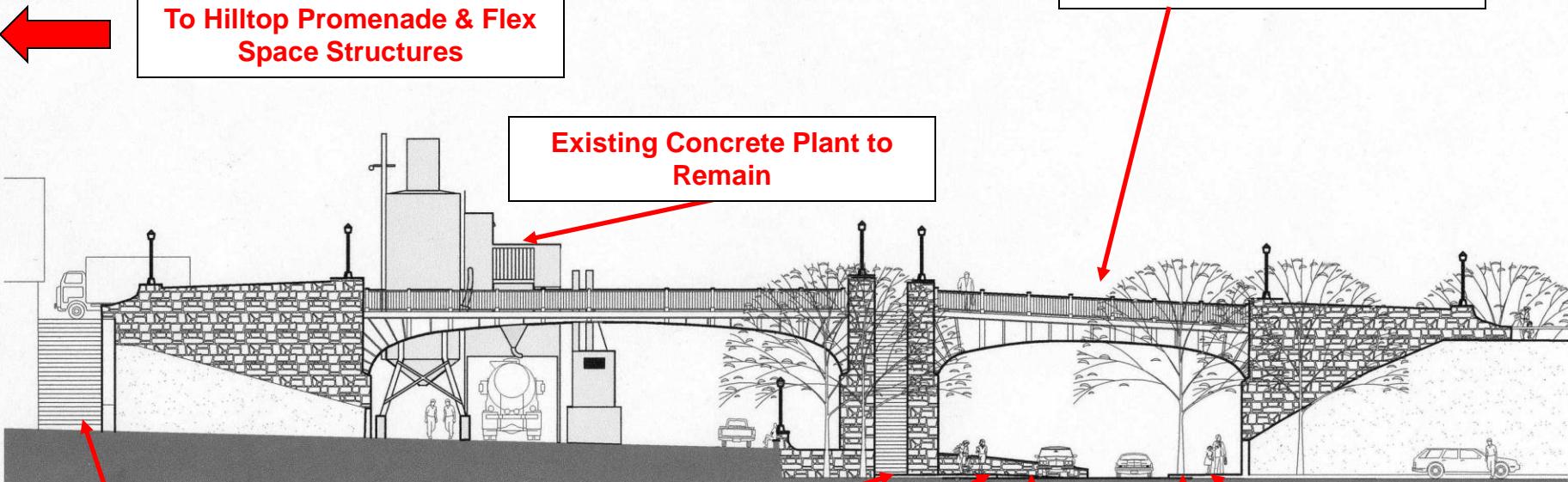
Existing Concrete Plant to Remain

Steps Up to Bridge

Sidewalk and Bike Path with Improved Lighting and Trees

Lower South Street with Improved Infrastructure

Sidewalk and Bike Path with Improved Lighting and Trees



# Street Section: Lower South Street Under Proposed Bridge

## Eastern Portion

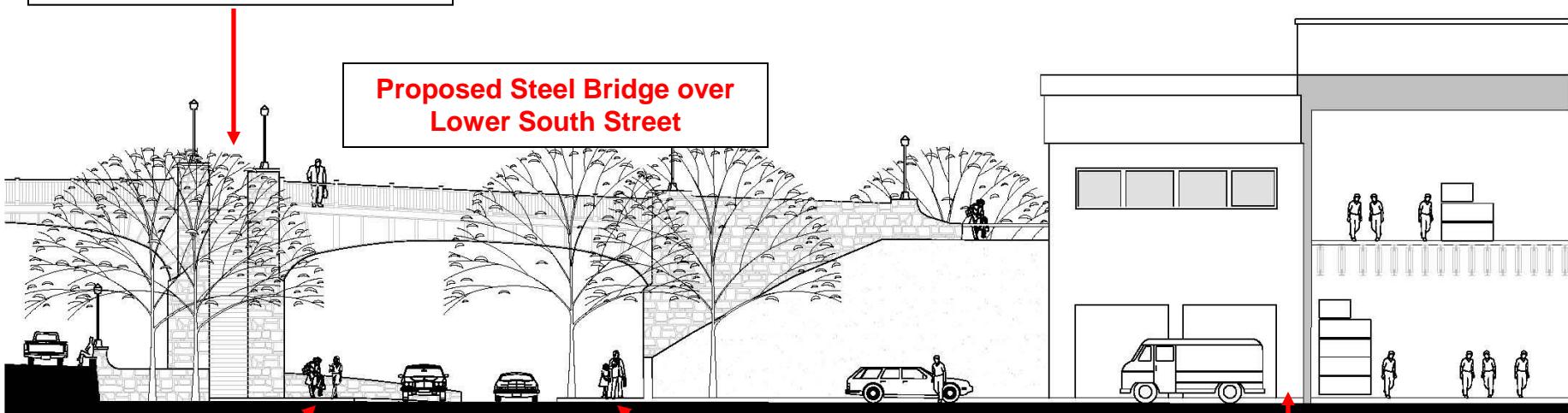


Road down to Lower South  
Street and Industrial Areas  
Along Route 9



Steps to Bridge

Proposed Steel Bridge over  
Lower South Street

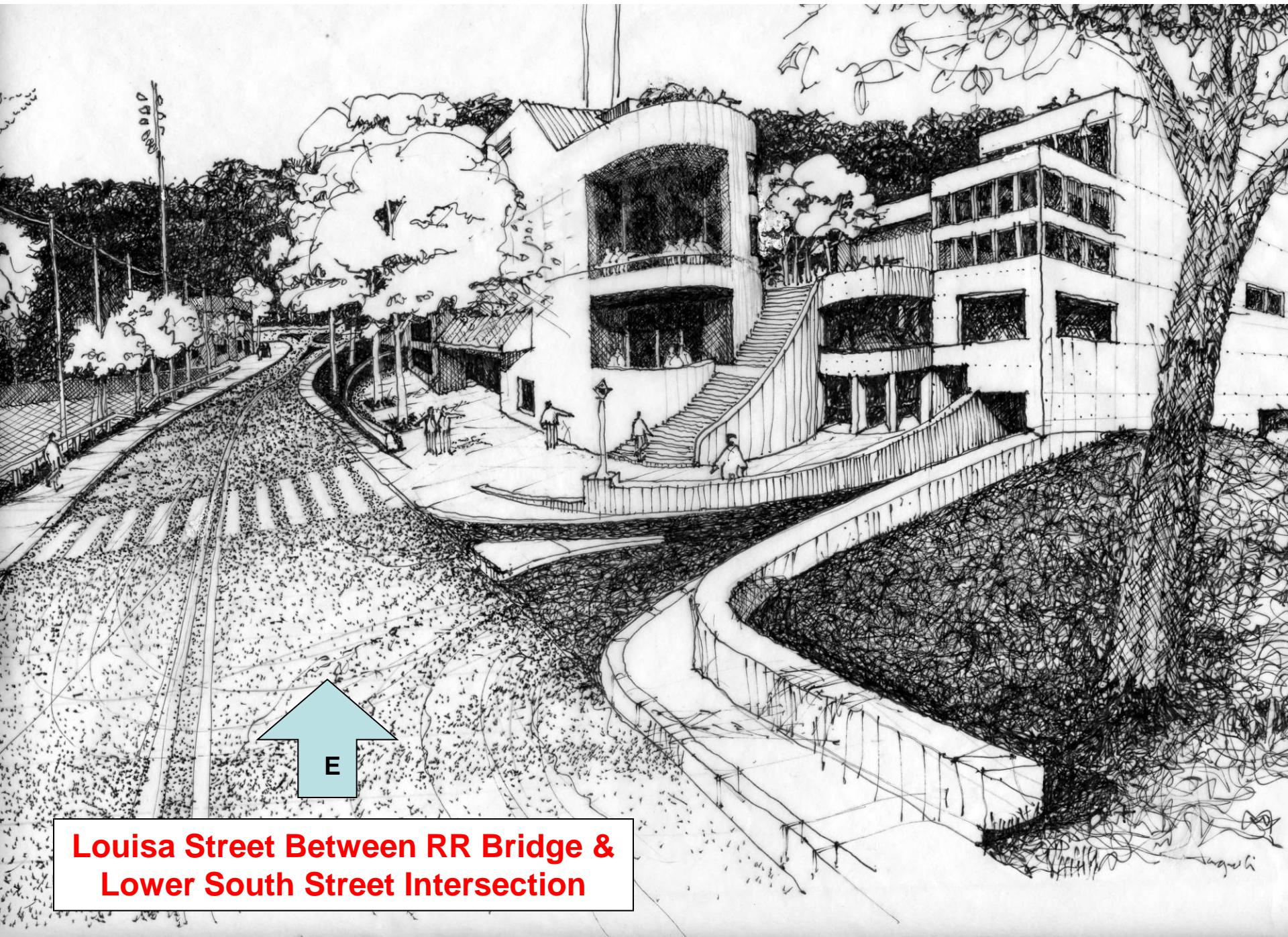


Sidewalk and  
Bike Path with  
Improved  
Lighting and  
Trees

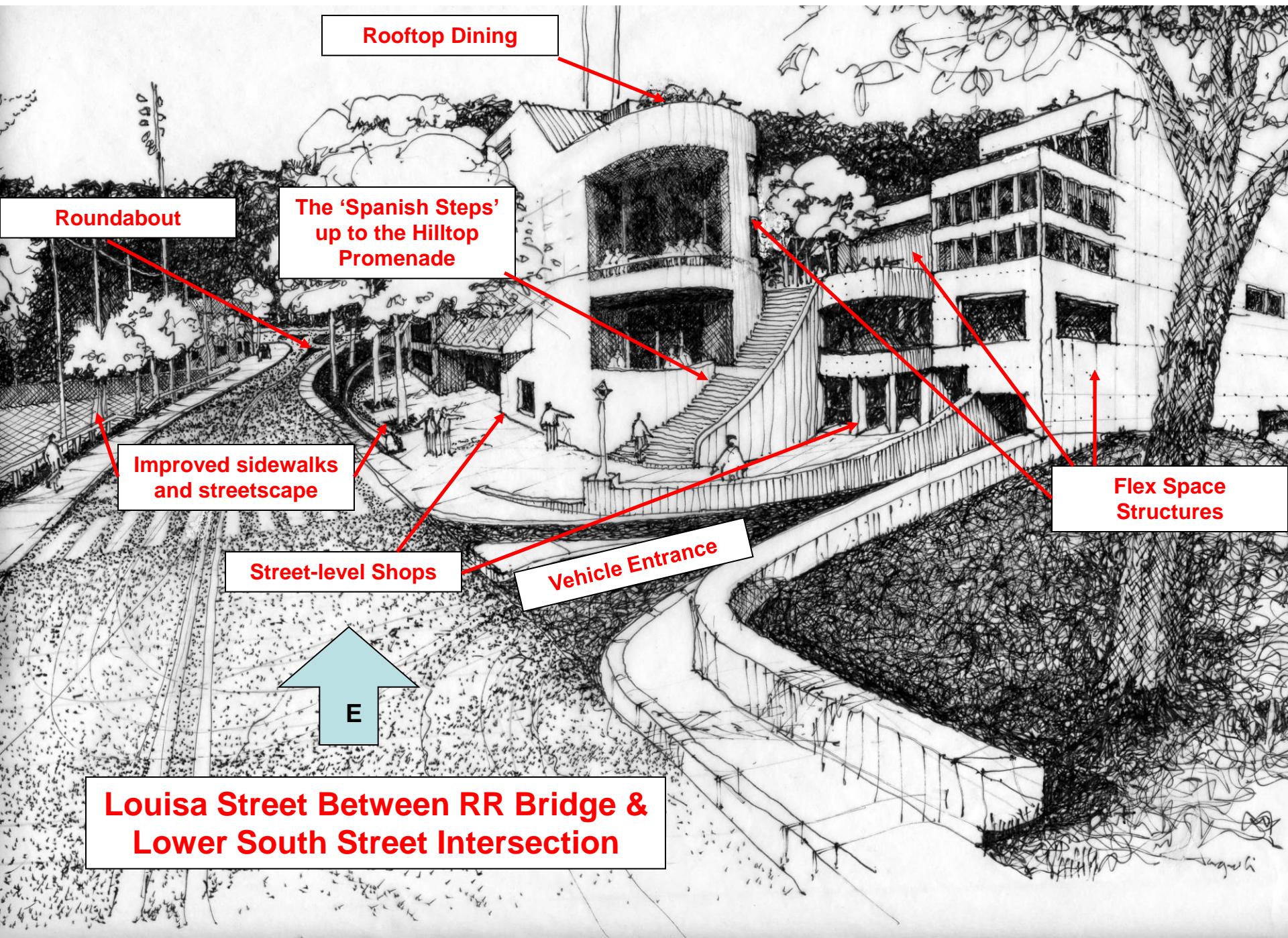
Lower South  
Street with  
Improved  
Infrastructure

Sidewalk and  
Bike Path with  
Improved  
Lighting and  
Trees

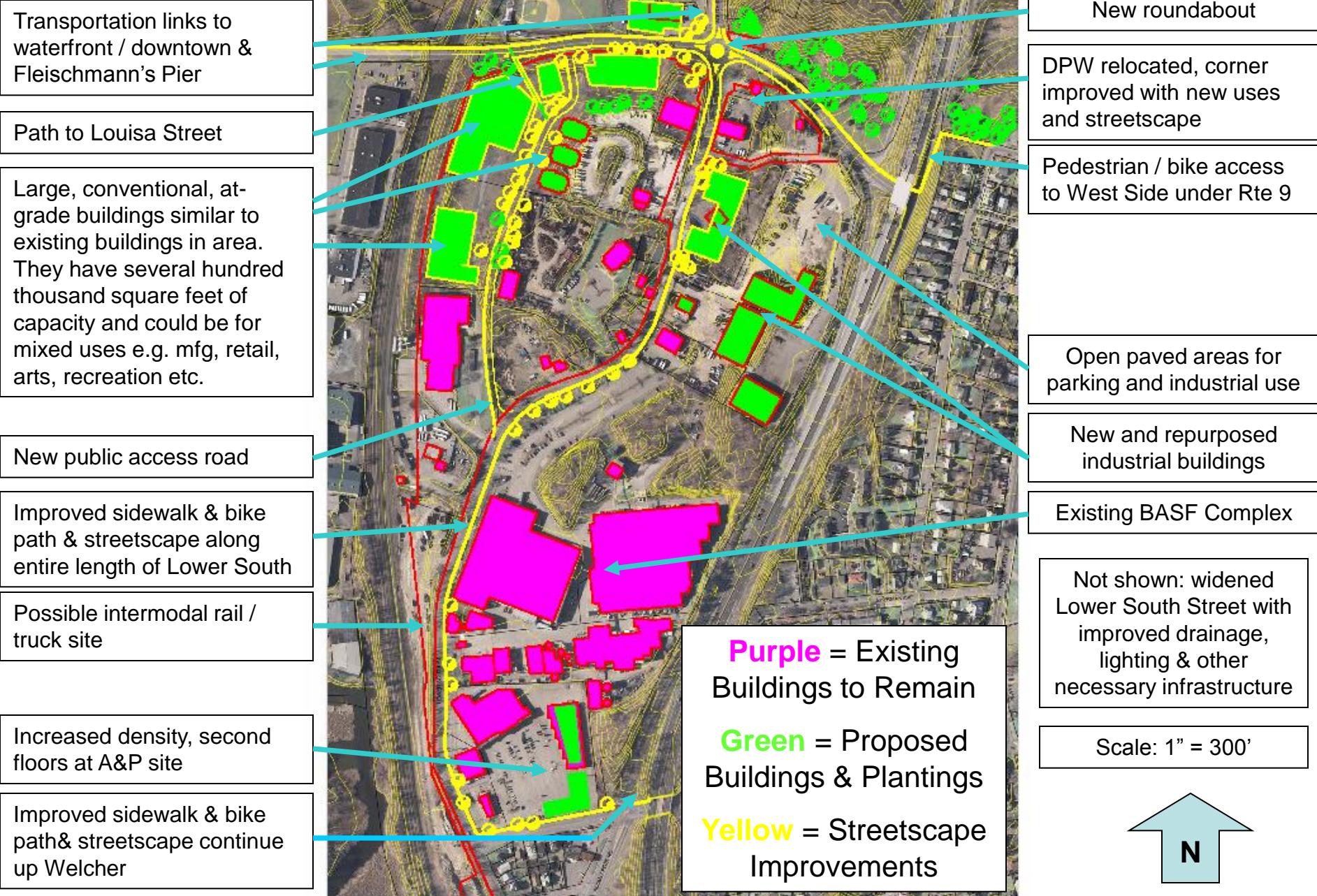
Proposed  
Industrial  
Building on  
Vacant City  
Owned Land



**Louisa Street Between RR Bridge & Lower South Street Intersection**



# Alternate Conceptual Plan: Conventional Subdivision





# Conclusion

Development in the Lower South Street/Louisa Street Corridor should have the following characteristics:

1. Mixed-uses focused on creating jobs, not housing
2. High density
3. Improved infrastructure & transportation to and through the area

Development in the Lower South Street/Louisa Street Corridor should have the following characteristics (continued):

4. Emphasize local and “green” efforts
5. Reinforce downtown, waterfront & residential neighborhoods
6. Recreation, historic preservation, & the arts must be considered

# Thank You!

The Final Report is on the City's Website at:

[www.cityofpeekskill.com/  
planningdevelopment/  
lower-south-street-  
charrette-final-report](http://www.cityofpeekskill.com/planningdevelopment/lower-south-street-charrette-final-report)

## Questions?