

August 25, 2005

VILLAGE OF SLEEPY HOLLOW PRECEDENT ANALYSIS

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- A. Townhouses/ Rowhouses*
- B. Low-rise Apartments*
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- G. Bridges*
- H. Piers/ Wharfs*
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1. Hudson rowhouses - Hudson, New York

Housing type: Single or multi-family rowhouses

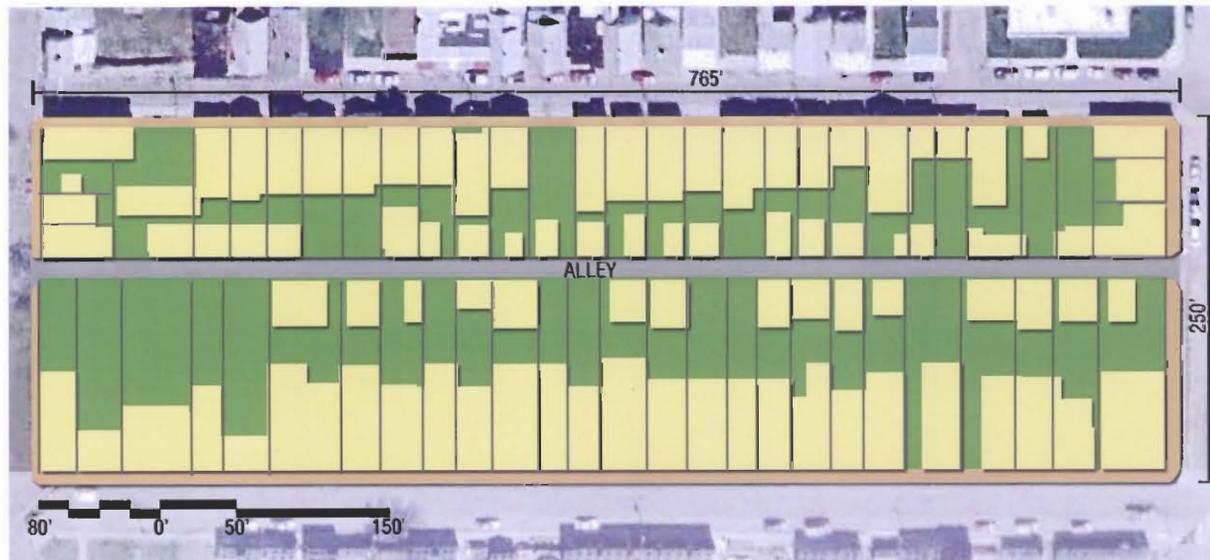
Block size: 765' x 250'

Rowhouses per block: 55 - 60 approx., unit count varies depending on single vs. multi-family

No. of floors: 2 - 4 + basement

Features: Main entries are street-front, rear yards, picturesque due to range of architectural styles, features & materials

Parking: Street parking and optional rear-yard detached garages or surface parking accessed through center block alley



fair good excellent
PRECEDENT RANKING

TOWNHOUSE PRECEDENTS
1. Hudson rowhouses-Hudson, New York
A

2. Brooklyn rowhouses- *Brooklyn, New York*

Housing type: Single or multi-family rowhouses

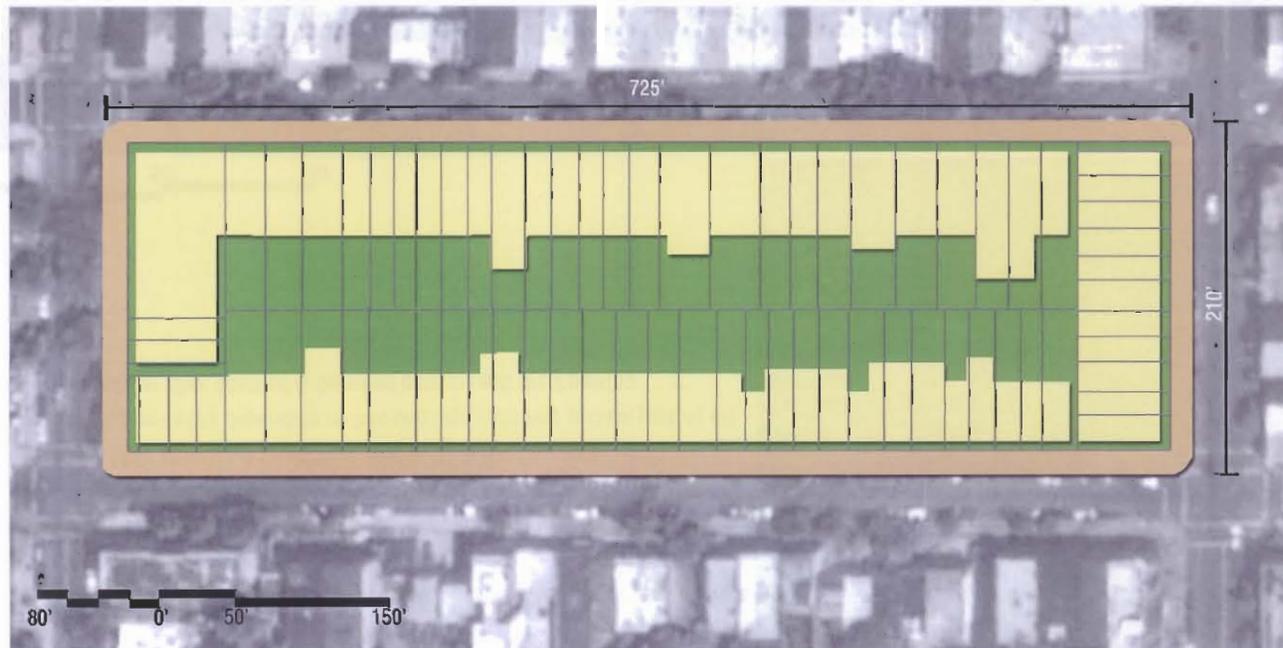
Block size: 725' x 210'

Rowhouses per block: 70 approx., unit count varies depending on **single vs. multi-family**

No. of floors: 3 - 4 + basement

Features: Main entries are street-front, rear yards

Parking: street parking and off-site garage parking



fair good excellent
PRECEDENT RANKING

TOWNHOUSE PRECEDENTS
2 Brooklyn rowhouses, Brooklyn, New York
A

3. Forest Hills Gardens- Queens, New York

Housing type: Single or multi-family rowhouses & detached single family homes

Block size: varies

Rowhouses per block: unit count varies depending on single vs. multi-family

No. of floors: 3 - 4 + basement

Features: Main entries are street-front, rear yards & front gardens

Parking: Large variety depending on housing type including surface parking off of rear alley, attached & detached garages and street parking



Townhouses grouped to look like one large house



fair good excellent
PRECEDENT RANKING

TOWNHOUSE PRECEDENTS
3. Forest Hills Gardens- Queens, New York

A

4. Kentlands - Gaithersburg, Maryland

Housing type: Single family townhouses, semi-detached and detached single family homes, live/work 3 story houses

Block size: 585' x 250'

Units per block: 37 approx (combination of townhouses and semi-detached single family homes)

No. of floors: 2 - 3

Features: Main entries are street-front, rear yards

Parking: Optional detached garages with potential rental unit above accessed from center block alleys



Varied roof elements



fair good excellent
PRECEDENT RANKING

TOWNHOUSE PRECEDENTS
4. Kentlands- Gaithersburg, Maryland
A

5. Celebration townhouses- Celebration, Florida

Housing type: Single family townhouses

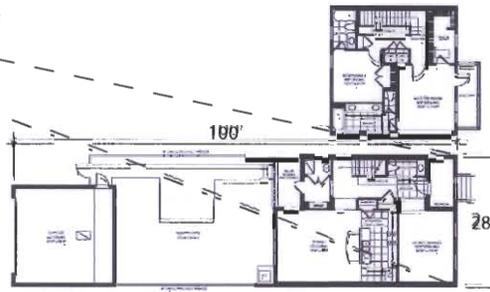
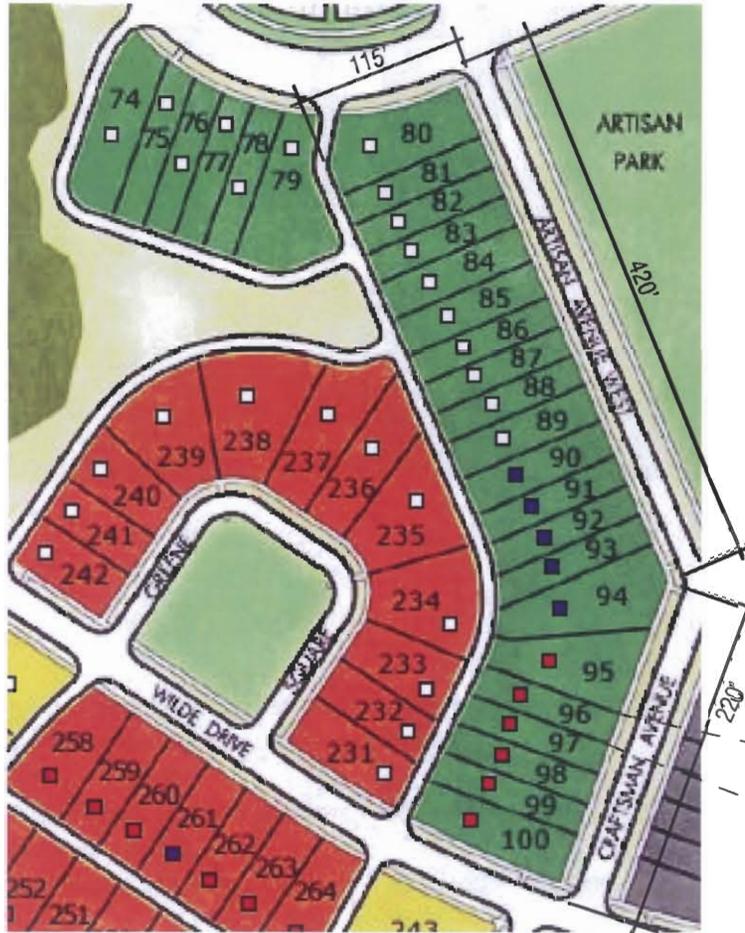
Block size: 640' x 115'

Units per block: 21

No. of floors: 2-3

Features: Main entries are street front, facing public park, rear yards

Parking: Optional detached garages with potential rental unit above accessed from alleys



fair good excellent
PRECEDENT RANKING

TOWNHOUSE PRECEDENTS
5. Celebration townhouses- Celebration, Florida

A

6. Belmont Dairy townhouses - Portland, Oregon

Housing type: Single family townhouses

Block size: 320' x 230'

Units per block: 30 townhouses + multi-family apartments (unknown)

No. of floors: 3 (2 residential over 1 parking)

Features: Main entries are not street front for half of development, interior block pedestrian way instead of private yards

Parking: Garages off of autocourt at rear of houses



fair good excellent
PRECEDENT RANKING

TOWNHOUSE PRECEDENTS
6. Belmont Dairy - Portland, Oregon

A

7. Glenwood Park townhouses- Atlanta, Georgia

Housing type: Single family townhouses

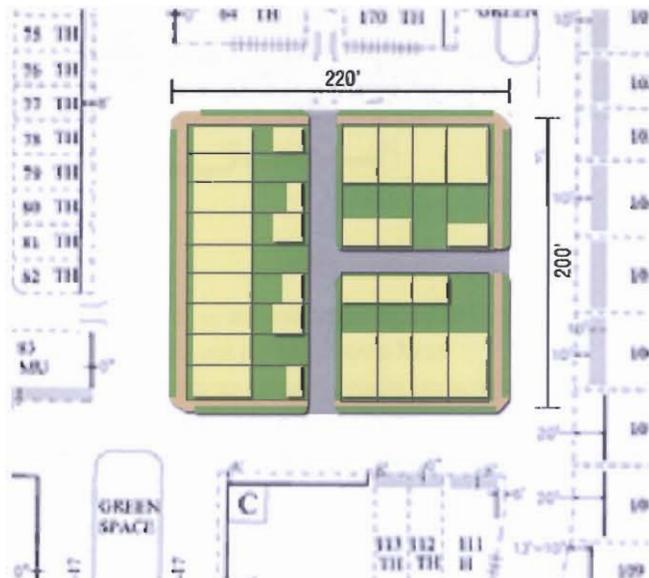
Block size: 220' x 200'

Units per block: 17 approx. + potential above-garage units

No. of floors: 2 - 3

Features: Main entries are street-front, rear yards

Parking: Optional surface parking or detached garages with potential rental unit above accessed from center block alleys



fair good excellent
PRECEDENT RANKING

TOWNHOUSE PRECEDENTS
7. Glenwood Park- Atlanta, Georgia
A

8. Helzer Court- San Jose, California

Housing type: Single family townhouses

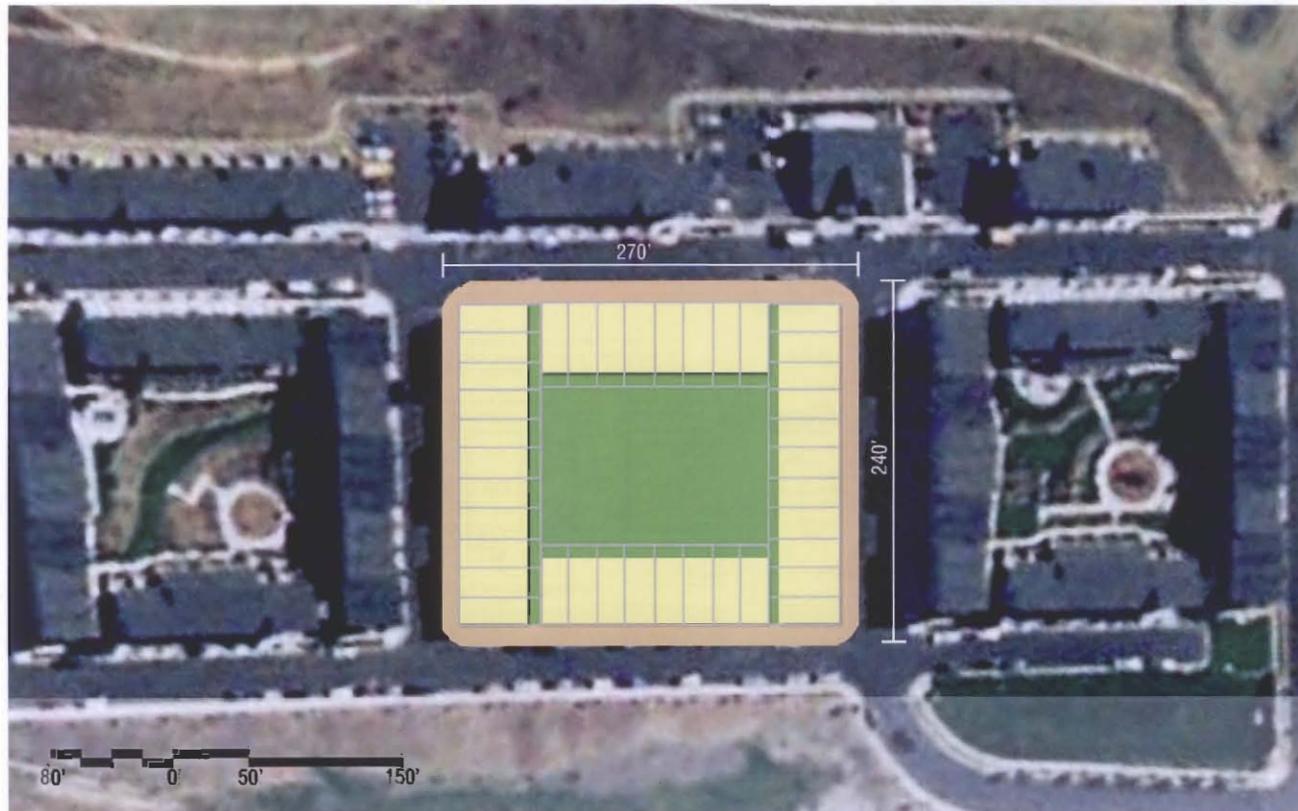
Block size: 270' x 240'

Units per block: 38

No. of floors: 3 (2 residential over 1 parking)

Features: Interior center-block garden space, inward facing block in isolated surroundings, major weakness is street scape & pedestrian experience is severely compromised due to inward facing blocks

Parking: Attached garages entered at street level along block periphery

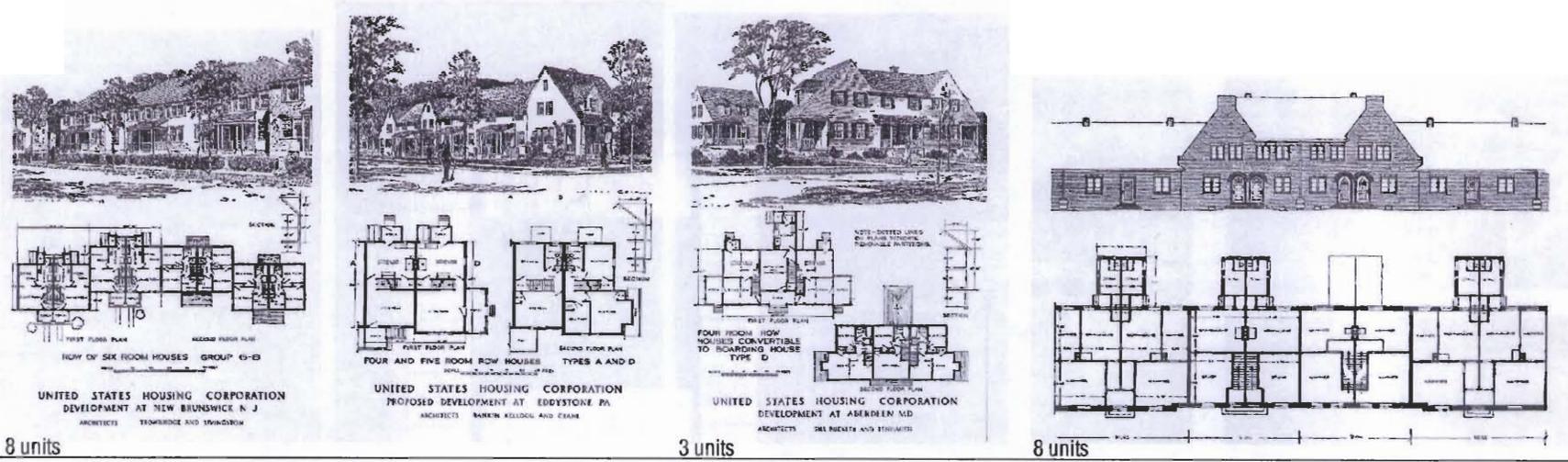


fair good excellent
PRECEDENT RANKING

TOWNHOUSE PRECEDENTS
8 Helzer Court- San Jose, California

A

9a. Miscellaneous Rowhouse examples- Early 20th century

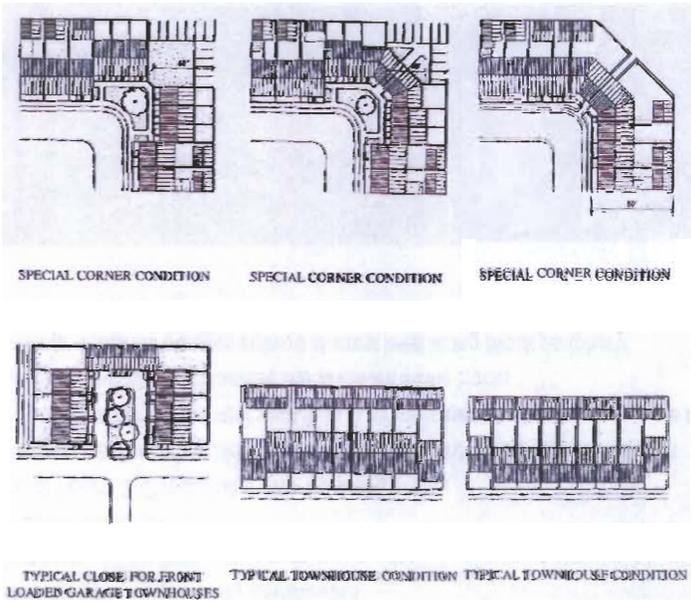


8 units

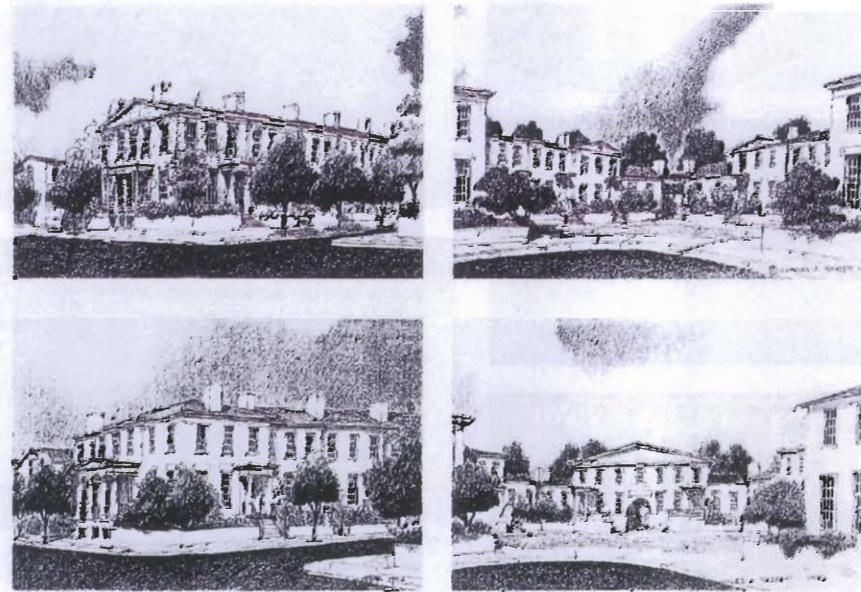
3 units

8 units

Various group configurations of rowhouses designed to appear as fewer units

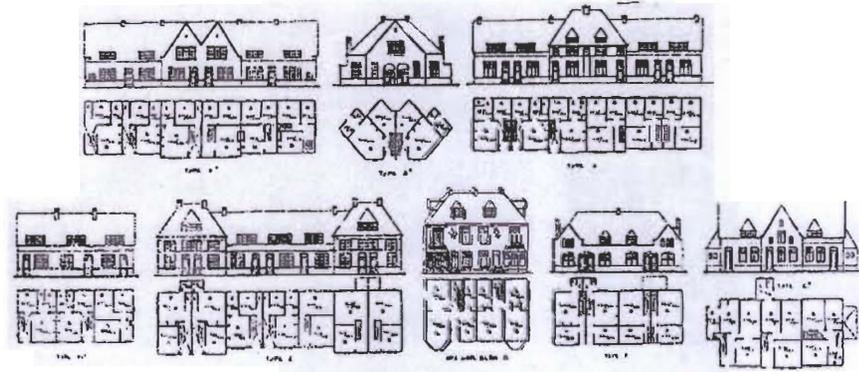


Special corner conditions and ways to provide variety for identical rowhouses

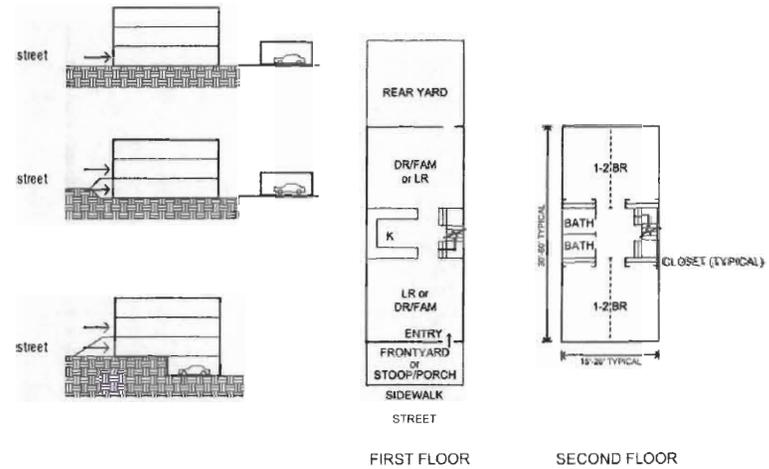


Architectural variety provided by varying roof pitch direction and difference in corner articulation

9b. Miscellaneous Rowhouse examples

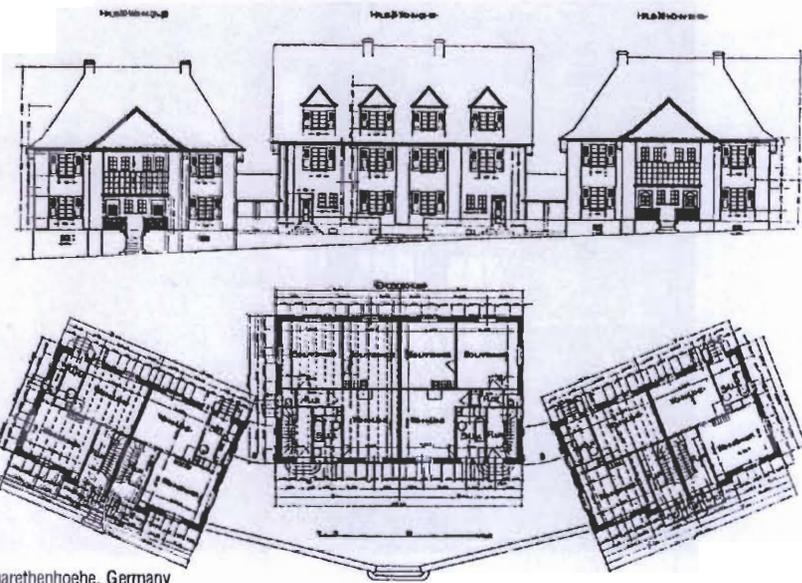


Rowhouse unit groupings achieve variety by emphasizing centers vs. edges, 1 vs. 2 story heights*



Typical Section/Grade-level variations & Typical Plan

taken from "Building Type Basics for Housing", Chandler, Clancy, Dixon, Goody, Wixson & Law 1998



Margarethenhöhe, Germany

Rowhouse plan layout along a shallow curve with center building setback (6 units)*



5.54 Letchworth, England

Group configurations of rowhouses designed to appear as fewer units (8 units)*

TOWNHOUSE PRECEDENTS

9b. Miscellaneous Rowhouse examples
*Basic Plan: The New York Act: Examples of their Features. Dublin: Fisher, Gentry, & Robinson

A

1. *Low-rise Apartment Precedents*- Scarsdale & Bronxville, New York
Small scale, 3 floors



2. Low-rise Apartment Precedents- Scarsdale & Bronxville, New York

Medium scale, 4-5 floors



3. Low-rise Apartment Precedents

Medium scale, 4-5 floors



Chicago, Illinois



Scarsdale-Bronxville, New York



Chicago, Illinois



Jackson Heights-Queens, New York

4. Low-rise Apartment Precedents - Scarsdale, Bronxville & Forest Hills, New York
Medium scale- Mixed-use, 4-5 floors



5. Low-rise Apartment Precedents- *Scarsdale & Bronxville, New York*
Large scale, 6-7 floors



6. Low-rise Apartment Precedents

Contemporary Architecture



San Francisco, California



Helsinki, Finland



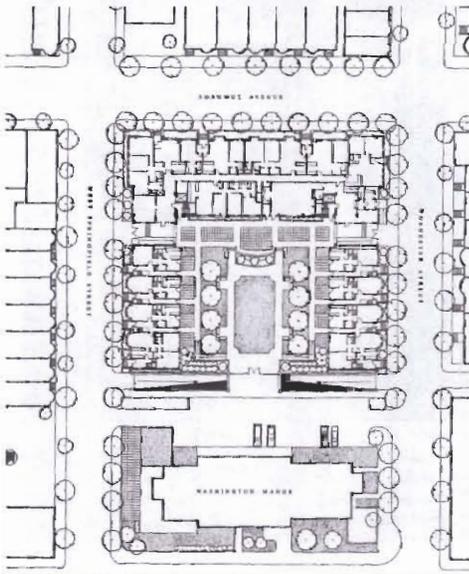
Nuziders, Austria



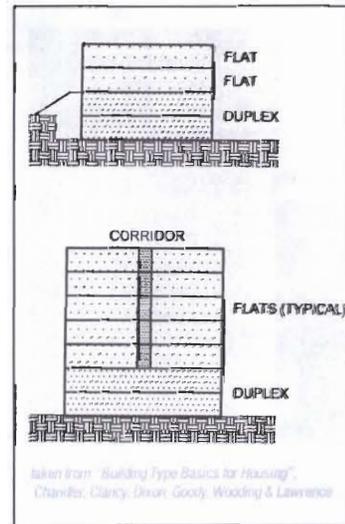
Boston, Massachusetts

7. Low-rise Apartment Precedents

Townhouse/ Apartment Mix



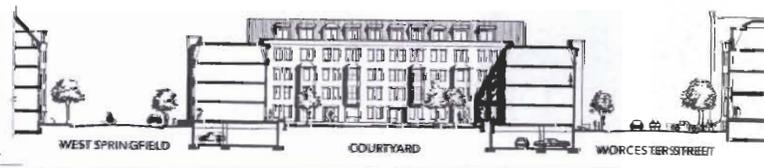
Langham Court- Boston, Massachusetts



taken from "Building Type Basics for Housing",
Chandler, Clancy, Dixon, Goady, Wooding & Lawrence



Vancouver, Canada

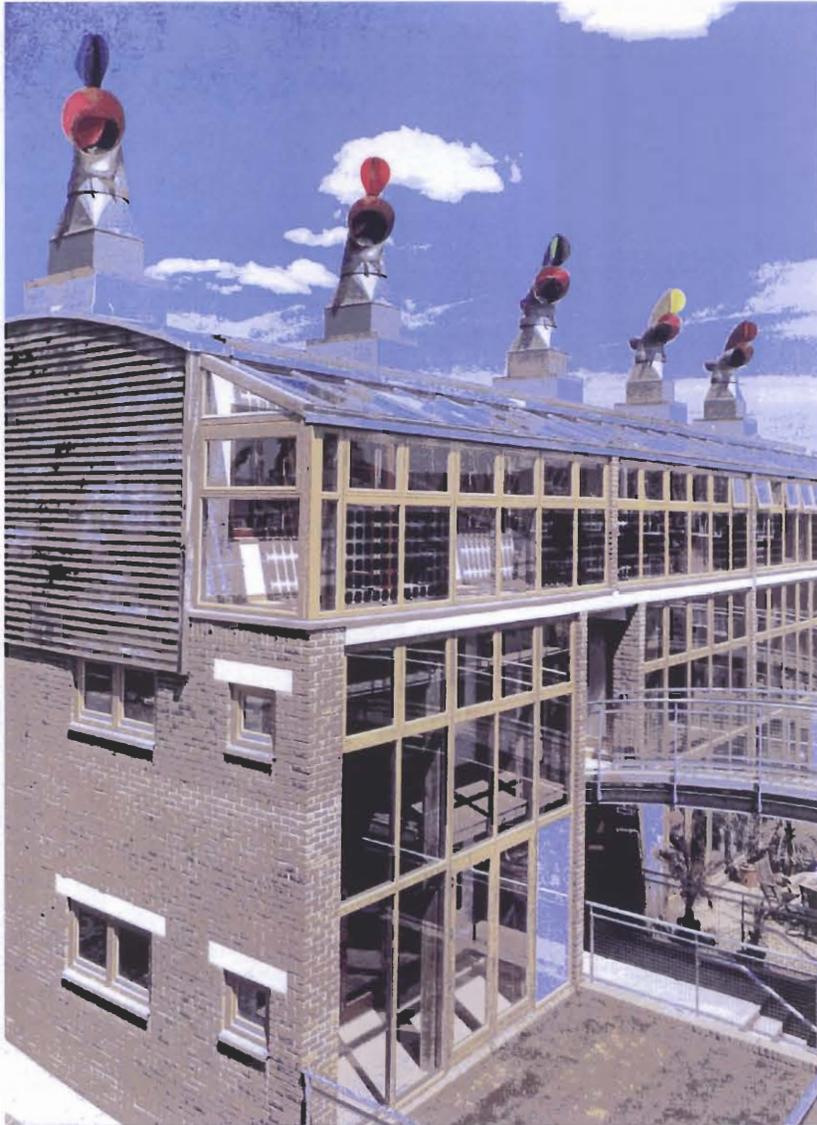


WEST SPRINGFIELD

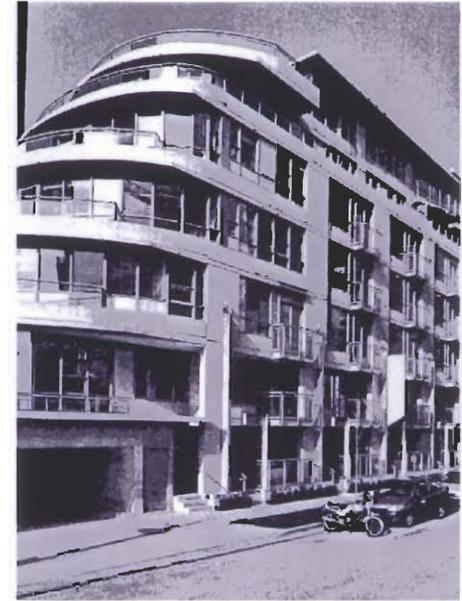
COURTYARD

WORCESTER STREET

1. Live-work/ Loft Precedents

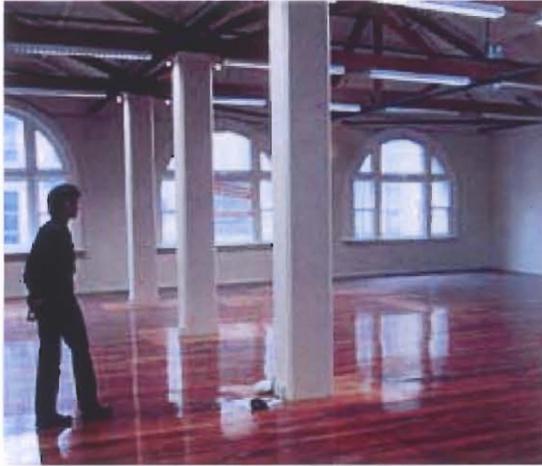


BedZED, New English Garden City, Sutton U.K. (combination of dwellings, live-work units, community center, and nursery)



Dockside Live/Work Building, Vancouver, Canada (new zoning allows for ground floor duplex units and 7th floor flats to be either residential or commercial)

2. Live-work/ Loft Precedents



Loft interior



Ohio District Lofts



Ohio Lofts



Clock Tower Lofts- San Francisco, California



Emeryville Warehouse Lofts- Emeryville, California



Webster Station- Ohio District Lofts

Flex Space/ Small Business Incubator

Flex space is a by-product of the technology and workforce changes of the 90s. More and more companies, are moving to "flexible" office space which makes it possible to implement alternative work schemes without major office renovation. It also leaves open the options to change building use from office to industrial or vice versa with relatively small investment.

It often provides use flexibility between office and other uses such as manufacturing, laboratory, warehouse, etc. Usually provides higher structural bays and relocation flexibility for interior building elements.

Examples of potential tenants, by trade, that could utilize flex space:

- Antique Restoration
- Custom Woodworking
- Display Fixtures
- Fine Art
- Framing/Mirrors
- General Contracting
- Home Furnishings
- Jewelry
- Modular Office Furniture
- Wood Carving
- Apparel
- Decorative Painting
- Film Production
- Food production/Distribution
- Furniture Finishing & Refinishing
- Glass & Ceramic
- Interior Design
- Metal Spinning
- Set Design

From Seattle Daily Journal of Commerce, Feb 27, 2003, by Tim Strega...

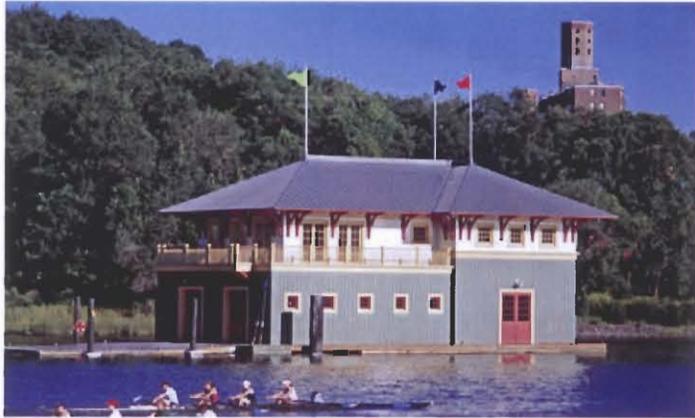
"A Small Business Incubator is an ideal place for startup technology firms who lack venture capital to afford large offices and purchased equipment, but can achieve growth potential through shared work areas and equipment. Another good fit are specialty contractors who benefit from the incubator's professional offices but have off-site storage of equipment. Also, service companies whose customers are typically other businesses and don't need retail space would find an incubator very desirable.

Importantly, it is not only the quantity but also the quality of commercial buildings that stimulate a region's economy. The incubator model offers possibilities for additional specialized office buildings that benefit other industry sectors – such as import/export, research and development activities, and professional services involving real estate, accounting, legal and medical practices.

It may require more work initially to attract and lease offices to specialized small business sectors, but there is great potential for occupancy from these growth segments of the economy that are priced away from mid-to-large-sized offices.

Across the country incubators are developing alternative building rent arrangements, such as collecting a percent of a company's site-based transactions and/or obtaining a share of any purchase of the tenant firm by outside buyers.

1. Boathouse Precedents



Peter J. Sharp Boathouse- Harlem, New York



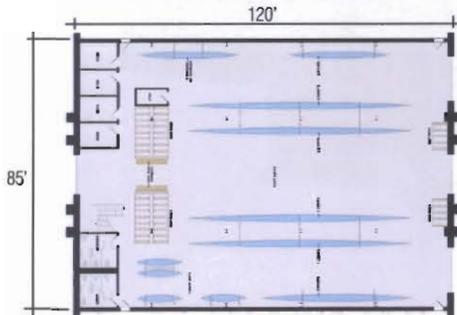
Thendara Boathouse- Canandaigua, New York



Dana Discovery Center- Harlem Meer, Central Park

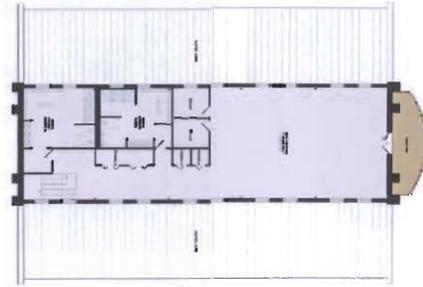


2. Boathouse Precedents

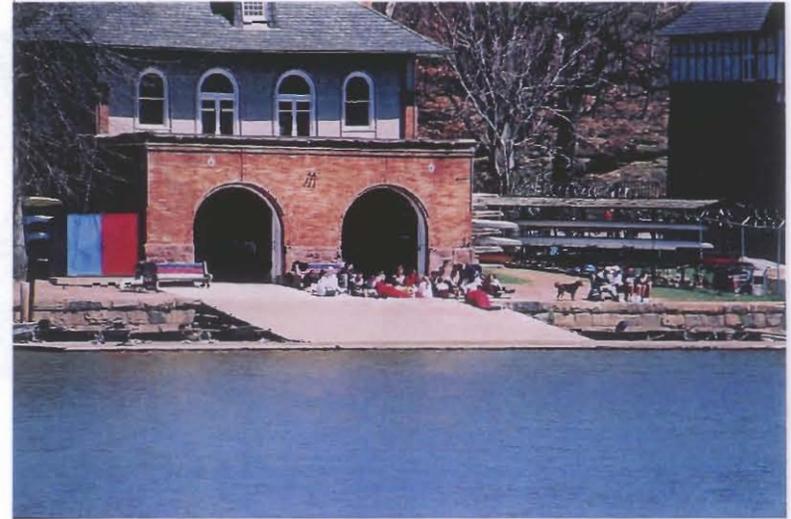


ground floor plan

Anacostia Community Boathouse- Washington, DC



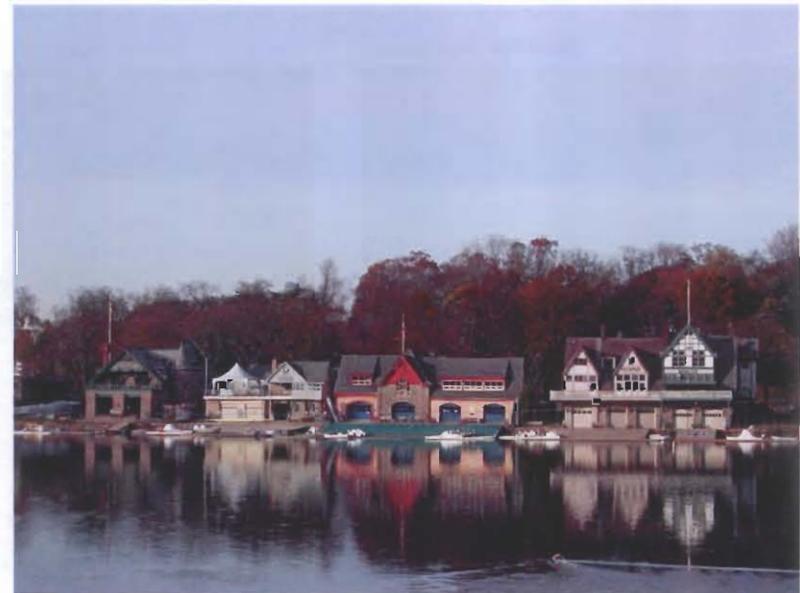
second floor plan



Bachelors Barge Boathouse- Schuylkill River, Philadelphia



Payne Boathouse- Hudson River



Boathouse Row- Philadelphia, Pennsylvania

Fire House Precedents



Hudson, New York



New York, New York



New York, New York



Union Bridge, Maryland



West Rutland, Vermont



Detroit, Michigan



Detroit, Michigan

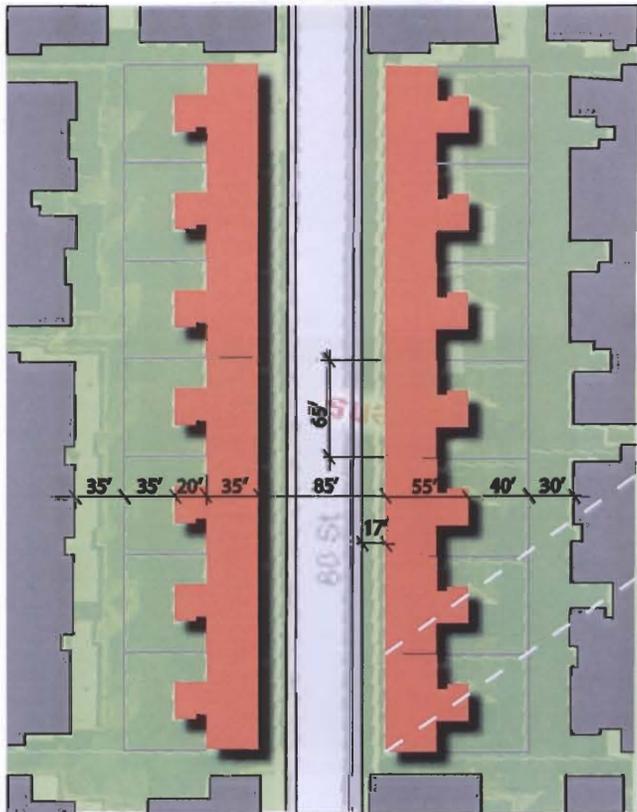
1. Low-rise Apartment Precedents



Chicago, Illinois



Helsinki, Finland



Plan & photo of The Greystone Building- Jackson Heights- Queens, New York



Chicago, Illinois



Bridge Precedents



Seine River Bridge- Paris, France



Seine River Bridge- Paris, France



Stone Arch bridge- Minneapolis, Minnesota



Chain Bridge- Budapest, Hungary

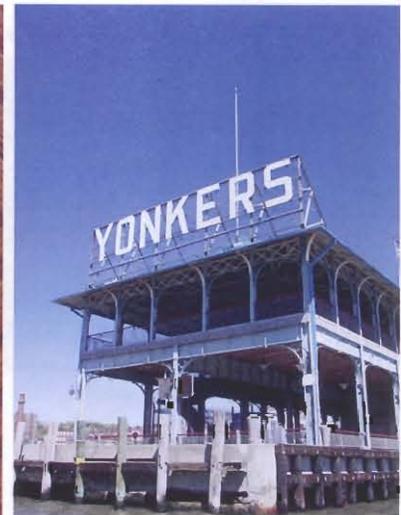


Pasadena, California



Wilkesbarre, Pennsylvania

Pier/ Wharf Precedents



Waterfront Hotel Precedents



Edgemere Club, ca. 1910 Far Rockaway, Long Island, New York



Hotel at Arverne, ca. 1902 Long Island, New York



Hotel at Massapequa, ca. 1910 Long Island, New York



Kuloff Hotel, ca. 1902 Rockaway, Long Island, New York