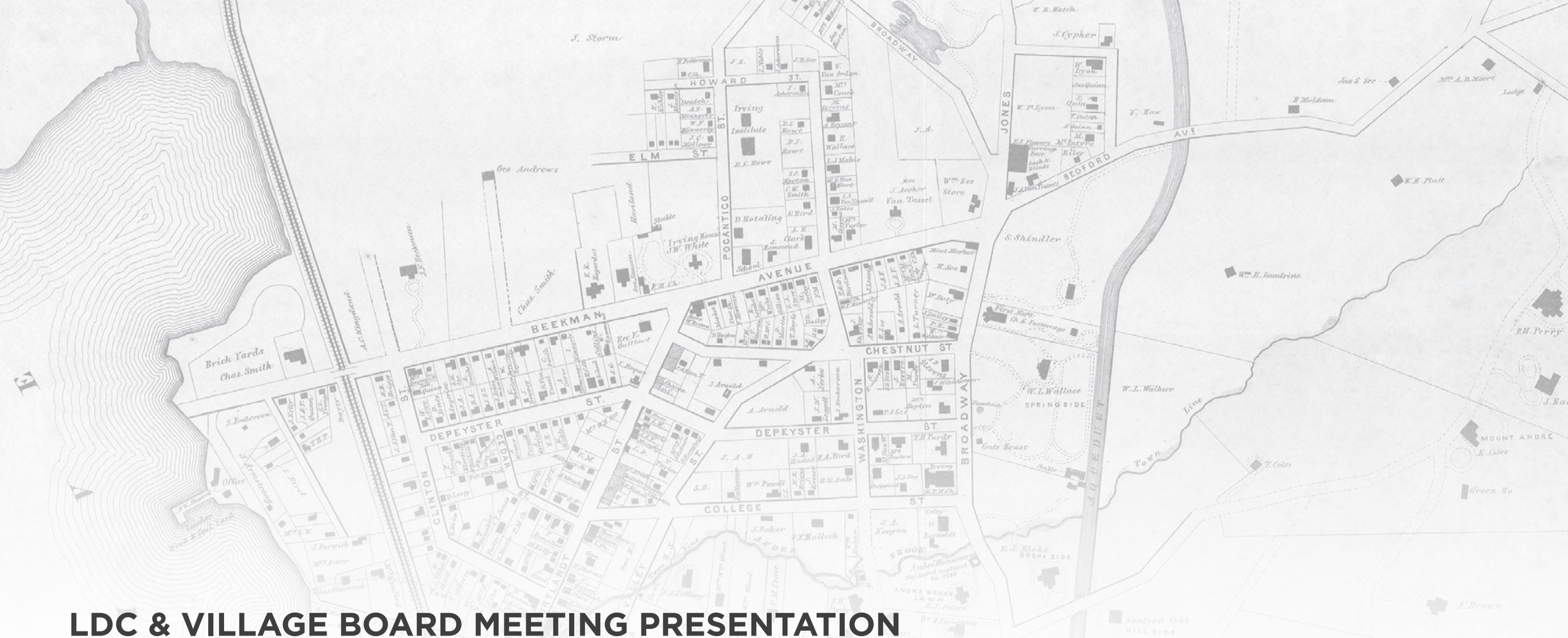


LDC & VILLAGE BOARD MEETING PRESENTATION

05/02/2016

REDEVELOPMENT OF THE EAST PARCEL- DEIS ENGINEERING SUPPORT

SLEEPY HOLLOW, NY

WSP | PARSONS BRINCKERHOFF

AGENDA

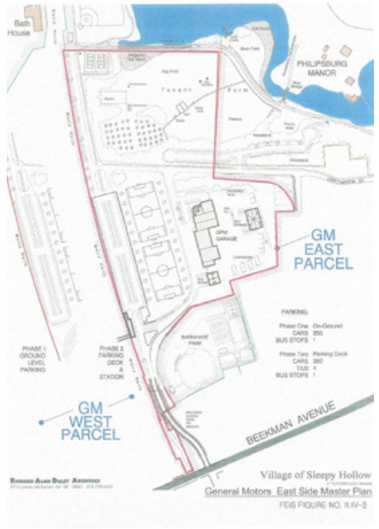
- Project Purpose
- Prior Planning Initiatives
- Where We Are / Project Update
- Next Steps

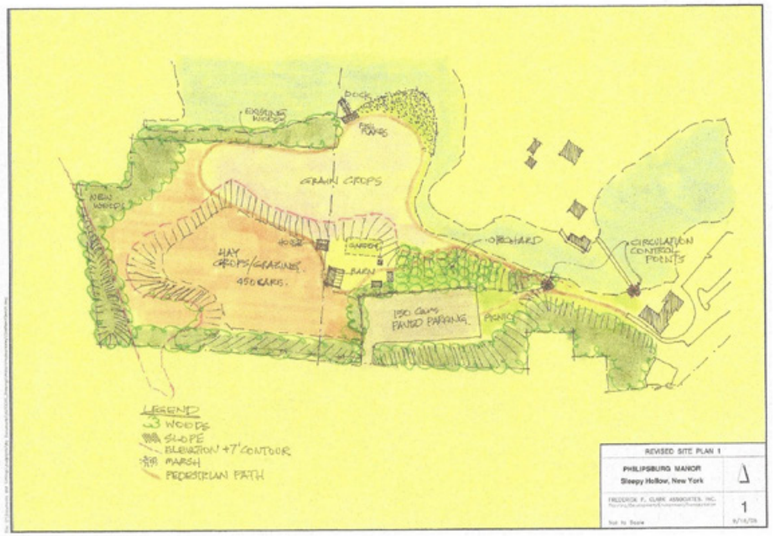
PROJECT PURPOSE & GOALS

- Reclaim the Hudson Riverfront
- Transform the East Parcel into a civic amenity
- Provide suitable location for DPW facilities
- Complement existing and planned land uses

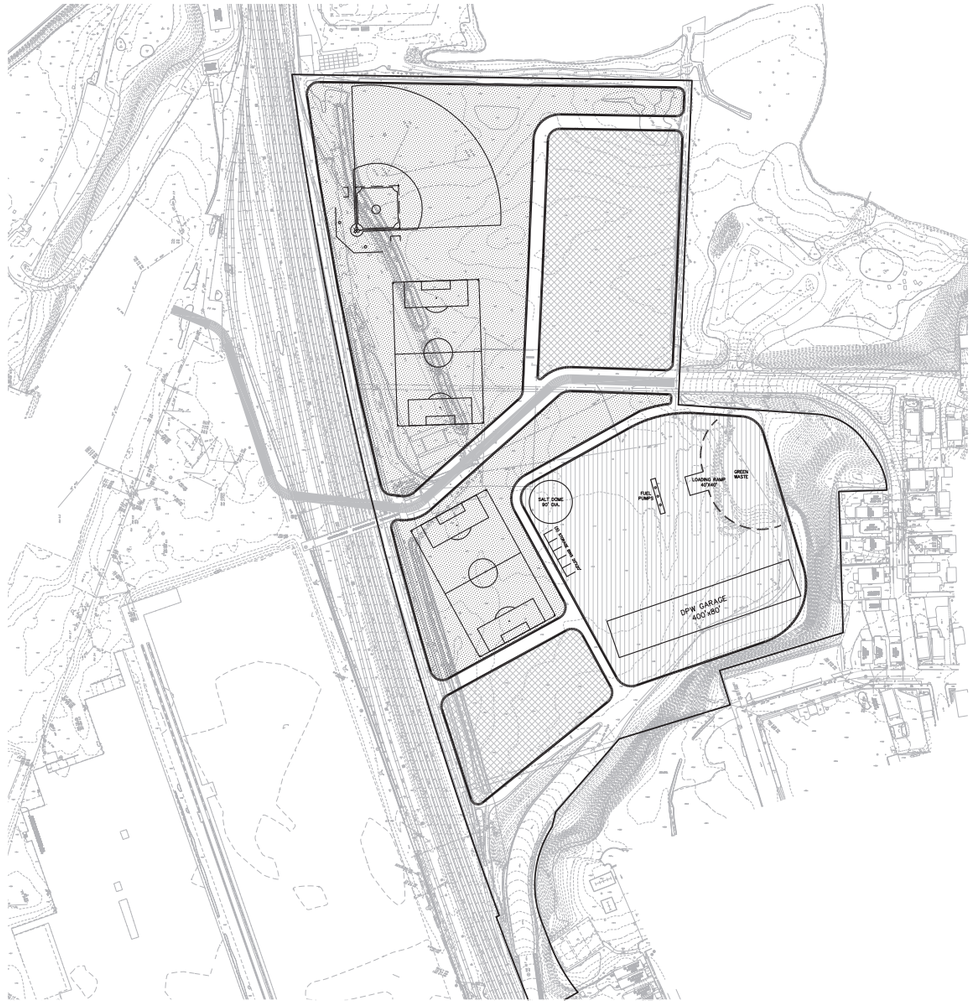
PRIOR PLANNING INITIATIVES

- Village Regional Plan
- Open Space Master Plan
- Philipsburg Manor Expansion Site Plan
- General Motors East Side Master Plan
- Sleepy Hollow Waterfront Concept Plan





POINT OF DEPARTURE FOR CURRENT EFFORT



PLAN

GRAPHIC SCALE

0 50 100 200 400

LEGEND

PARKING

RECREATION

DEPARTMENT OF PUBLIC WORKS

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

Rev: ____
Orig: 12/2/15
design by: DR
drawn by: PF
chkd by: DR
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CONCEPT LAYOUT PLAN
VILLAGE OF SLEEPY HOLLOW
LOCAL DEVELOPMENT CORPORATION
VILLAGE OF SLEEPY HOLLOW, N.Y.

dolph rotfeld engineering, p.c.
200 White Plains Road, Tarrytown, NY 10591
(914) 631-8800

sheet 1 of 1

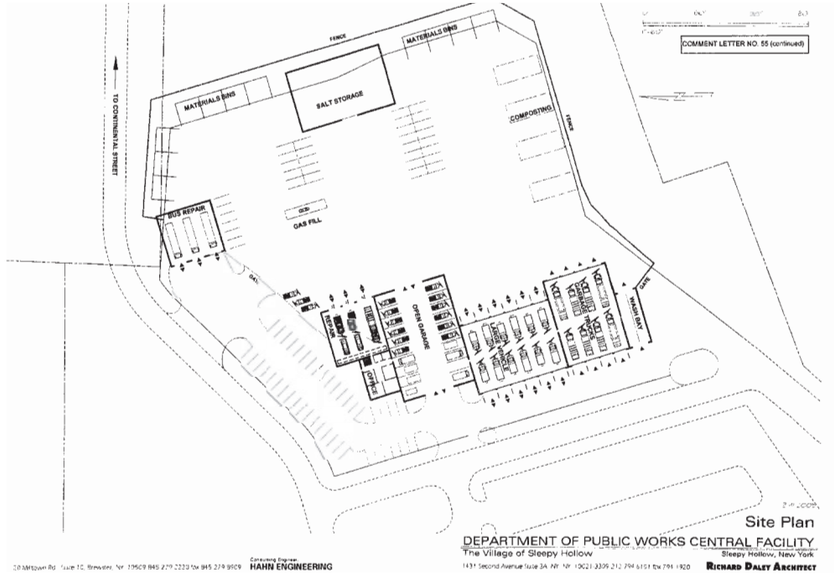
CURRENT CONCEPT PLANNING & KEY ISSUES

- Refinement of the Concept Plan is underway
- Most of site is in the flood plain
- DPW site and other critical infrastructure must be raised
- Plan will preserve possibility of Continental Street extension
- Plan will address need for "central" civic space that provides community amenities

Existing site conditions

CRITICAL SITE ELEMENTS

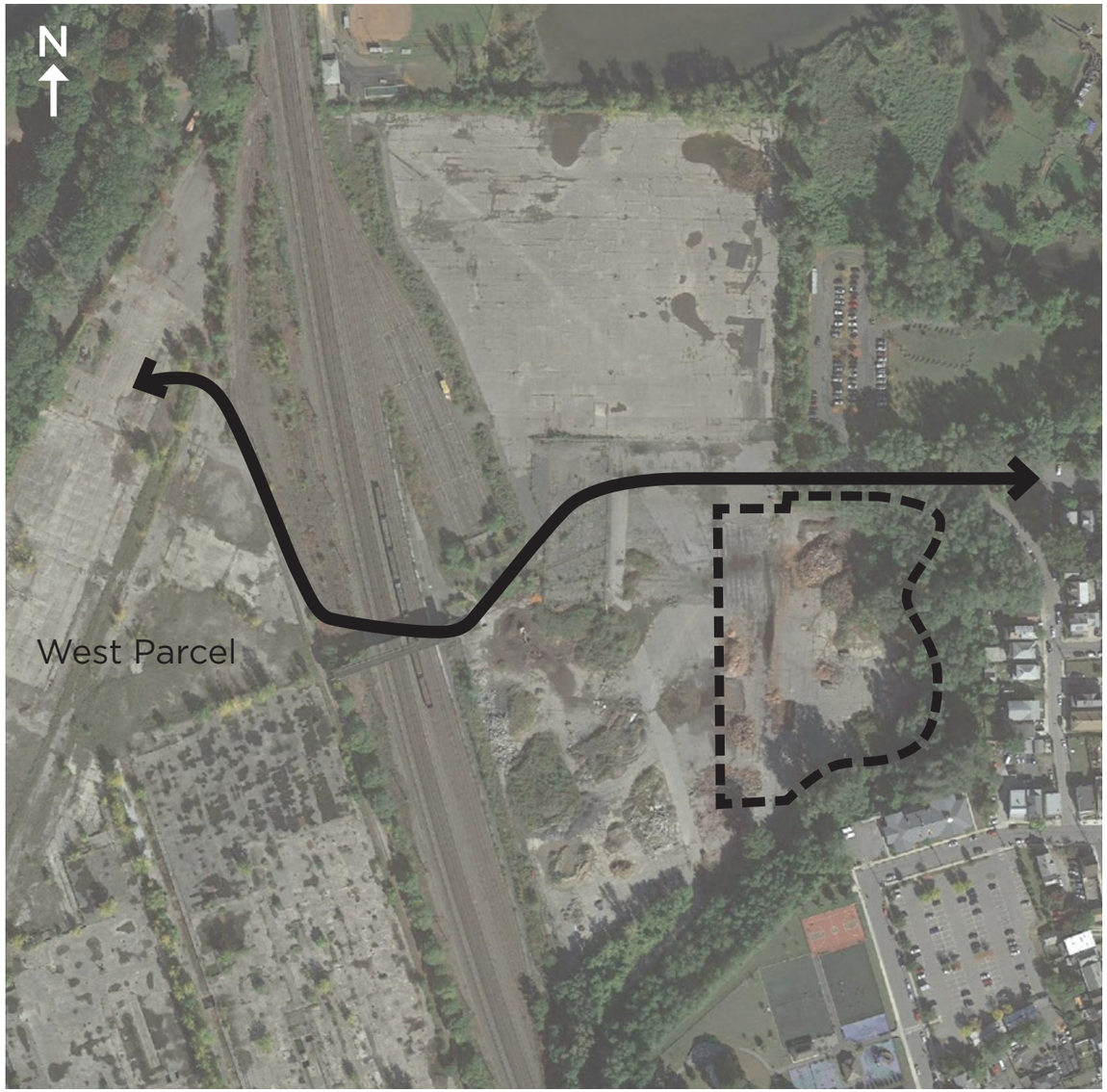
- **DPW Facility:**
  - Site envelope of approximately 160,000 - 200,000 square feet
  - Raised above Base Flood Elevation (19 feet)
  - Roadway access is critical
  - Separate but visually integrated



Prior DPW Central Facility Site Plan by Richard Daley Architect

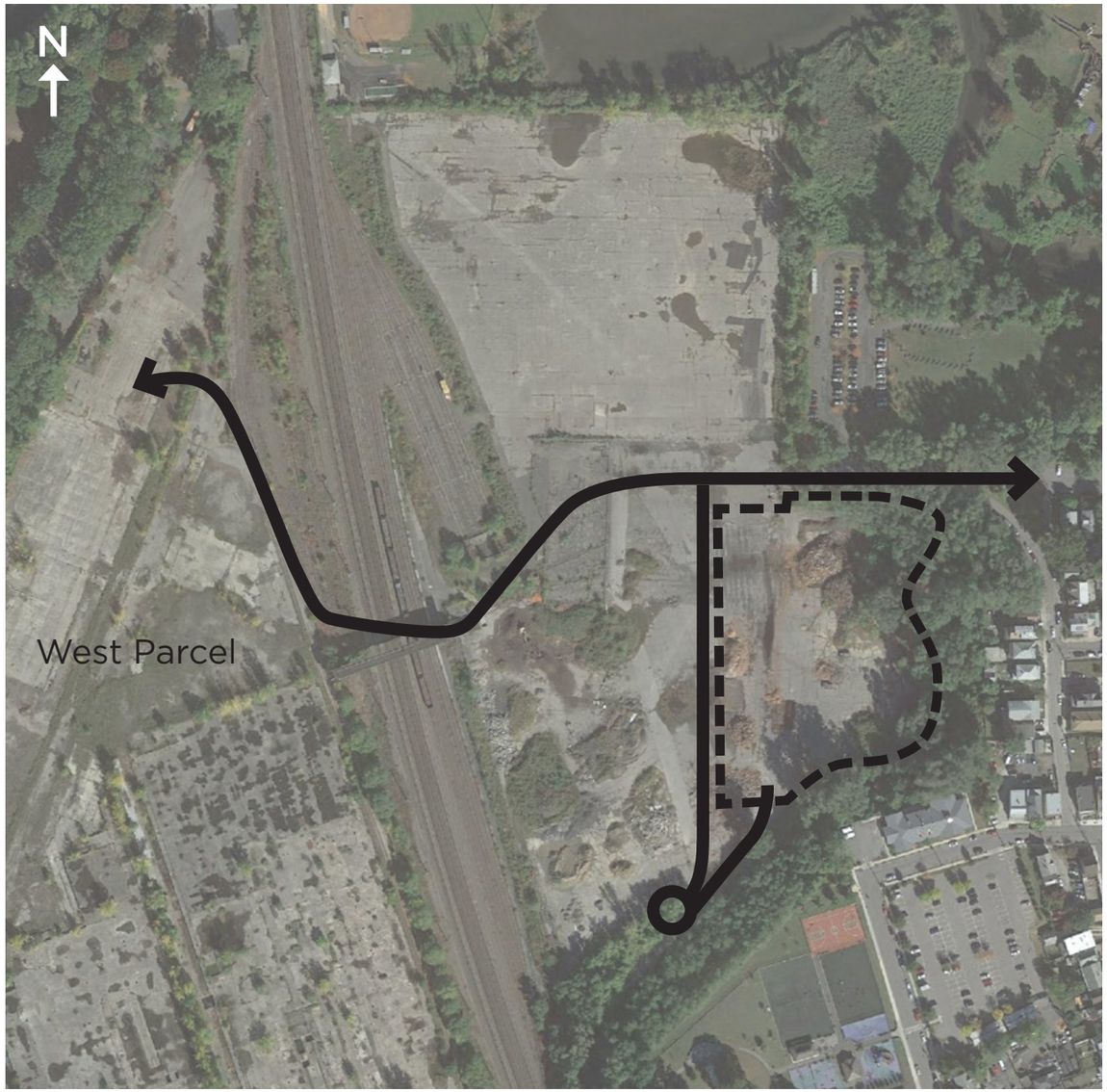
CRITICAL SITE ELEMENTS

- **Continental Street Extension:**
  - Preserve possibility
  - Improves east-west connectivity
  - Direct connection to the Edge



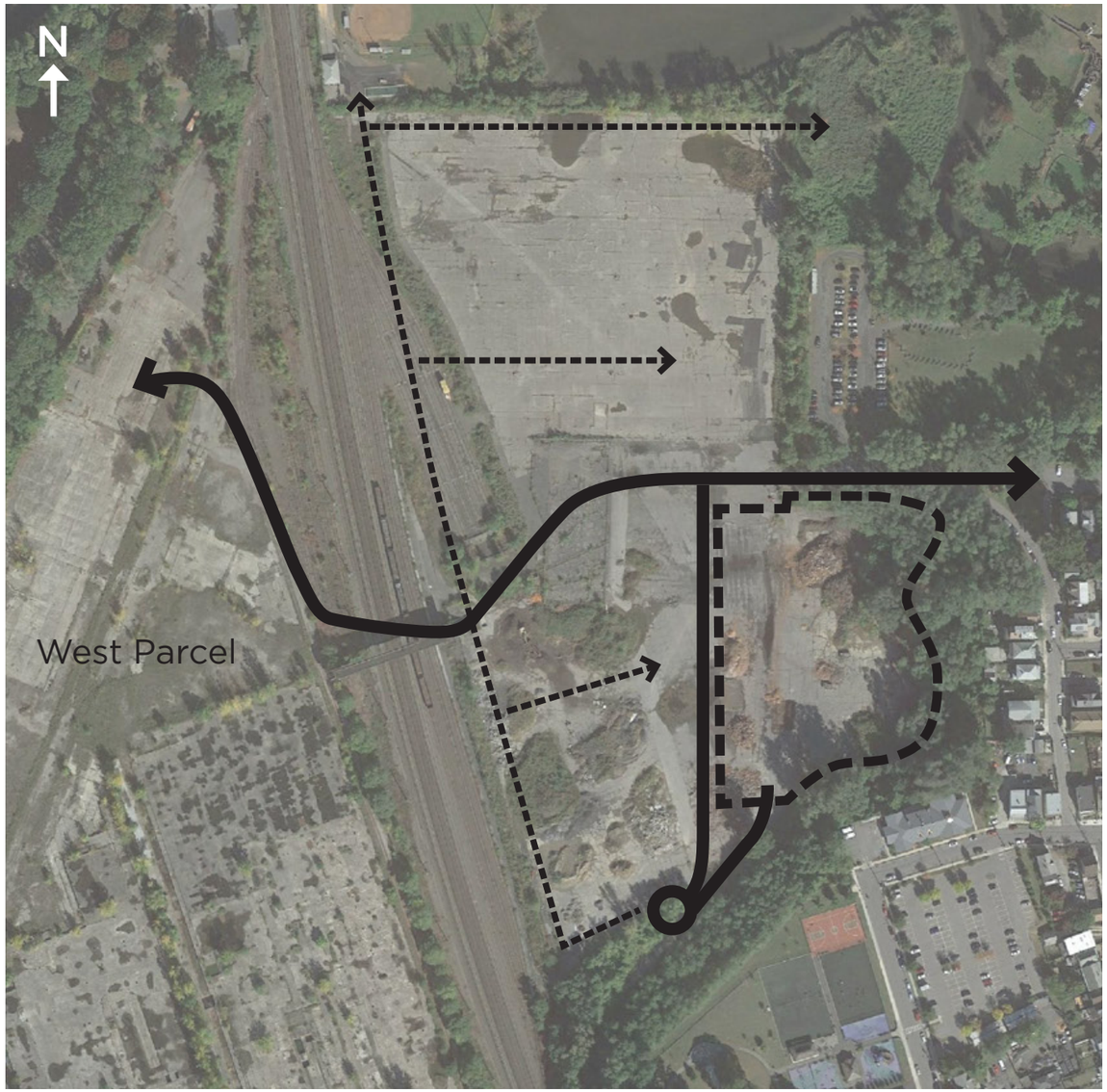
CRITICAL SITE ELEMENTS

- **Potential Southern Access Point**
  - Preserve potential for access to Beekman Avenue
  - Improve north-south connectivity
  - Two ingress / egress points for DPW site



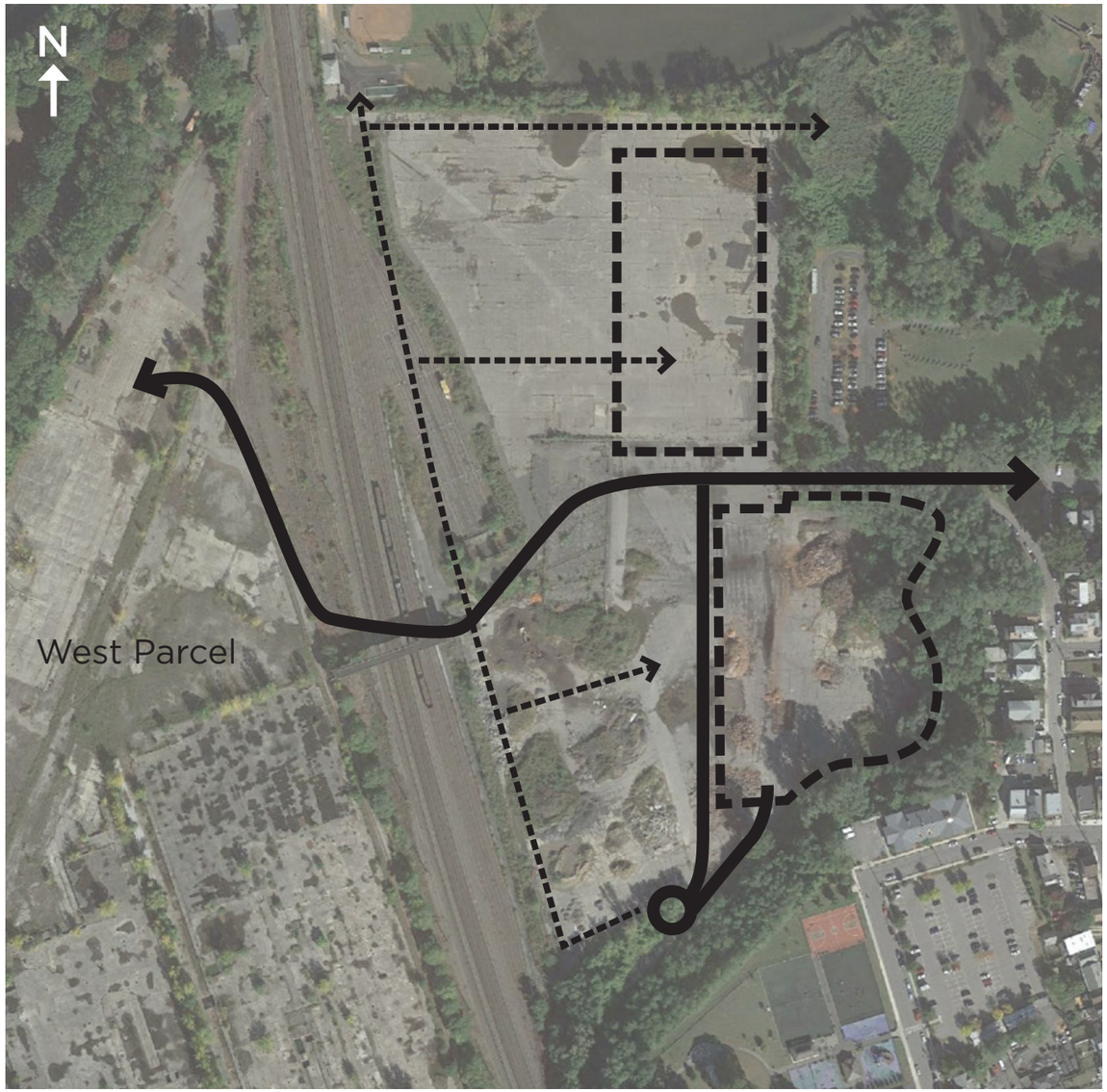
CRITICAL SITE ELEMENTS

- **Pedestrian & Bicycle Connectivity:**
  - Non-motorized circulation critical
  - Improve permeability
  - Passive recreational opportunities
  - Tie to adjacent parks, open spaces, and amenities



CRITICAL SITE ELEMENTS

- **Parking for Historic Hudson Valley**
  - Address need for additional parking
  - Tie to existing HHV parking lot or relocate

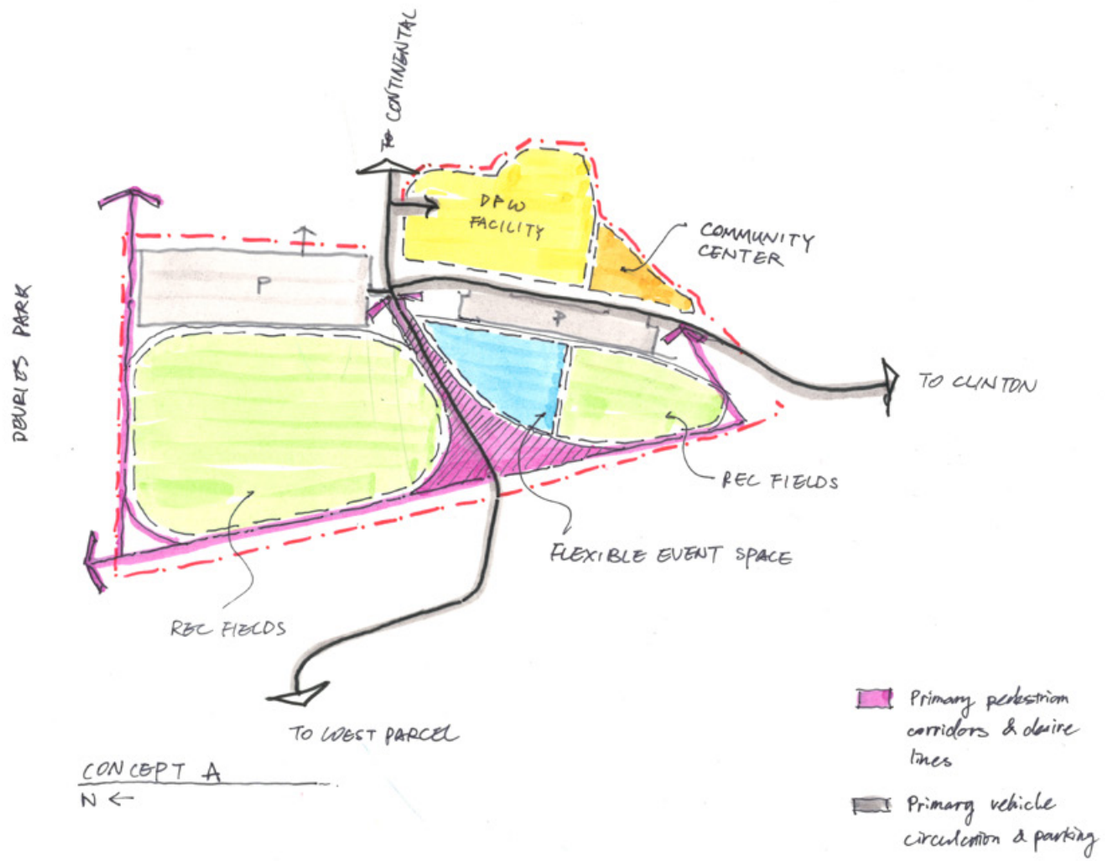


LAND USE PROGRAM ELEMENTS

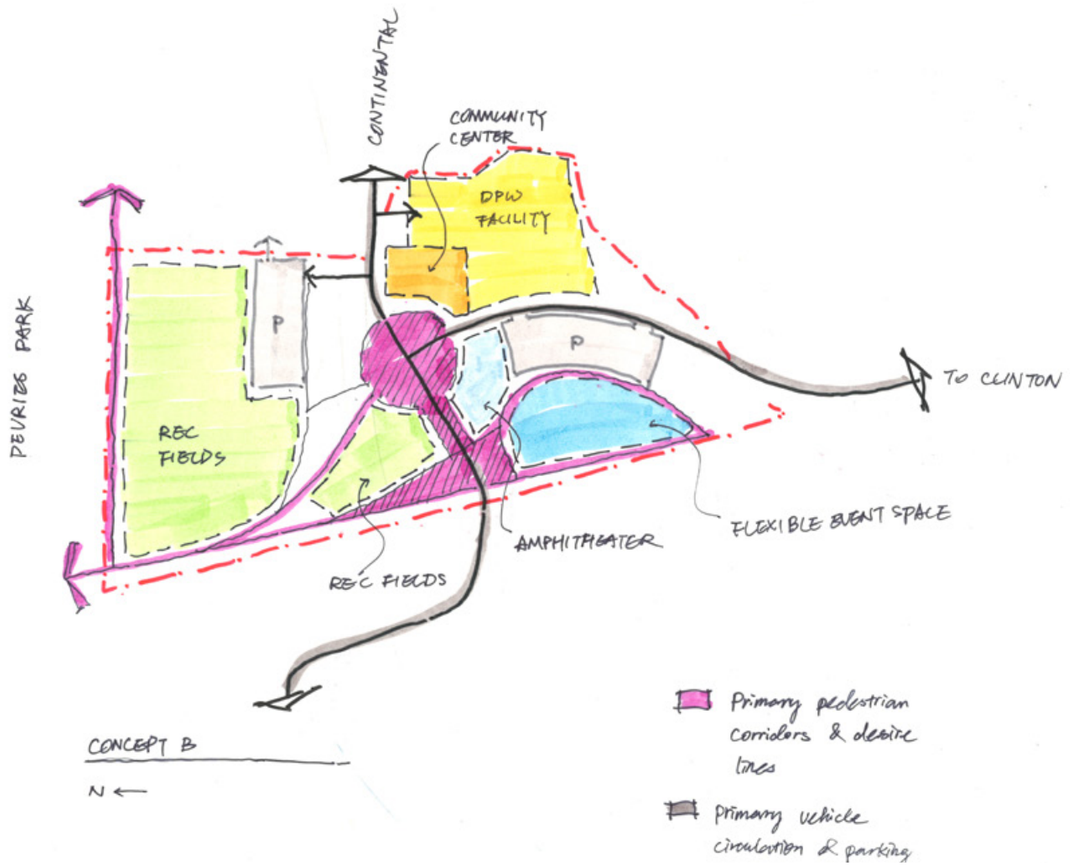
- DPW site
- Community recreational center
- Parking
- Recreational fields
- Multiuse trail system
- Amphitheater / outdoor performance space
- Artist work space
- Flexible event / passive park space

CONCEPTS EXPLORED

Concept A



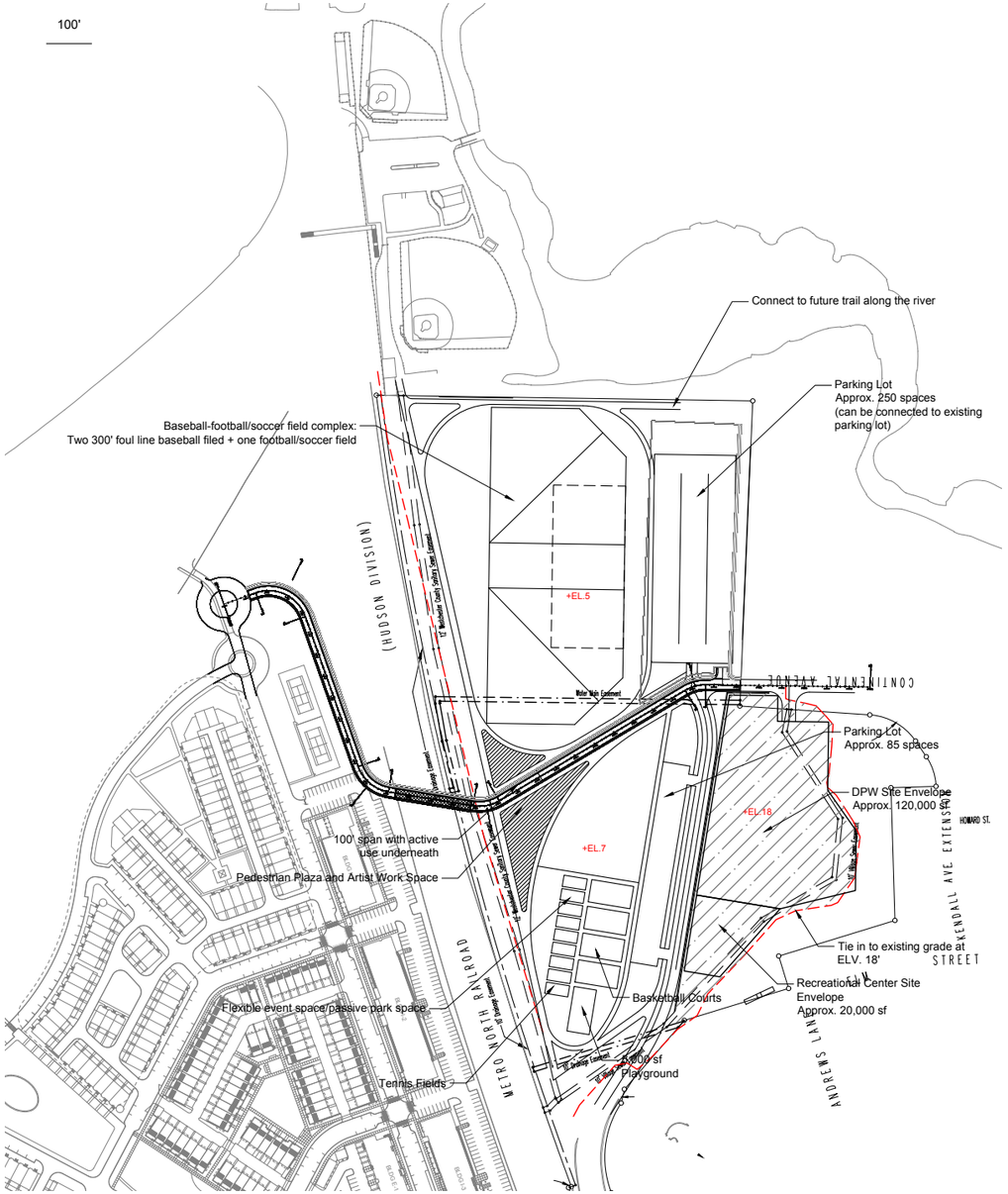
Concept B



CONCEPT A

Key Site Elements

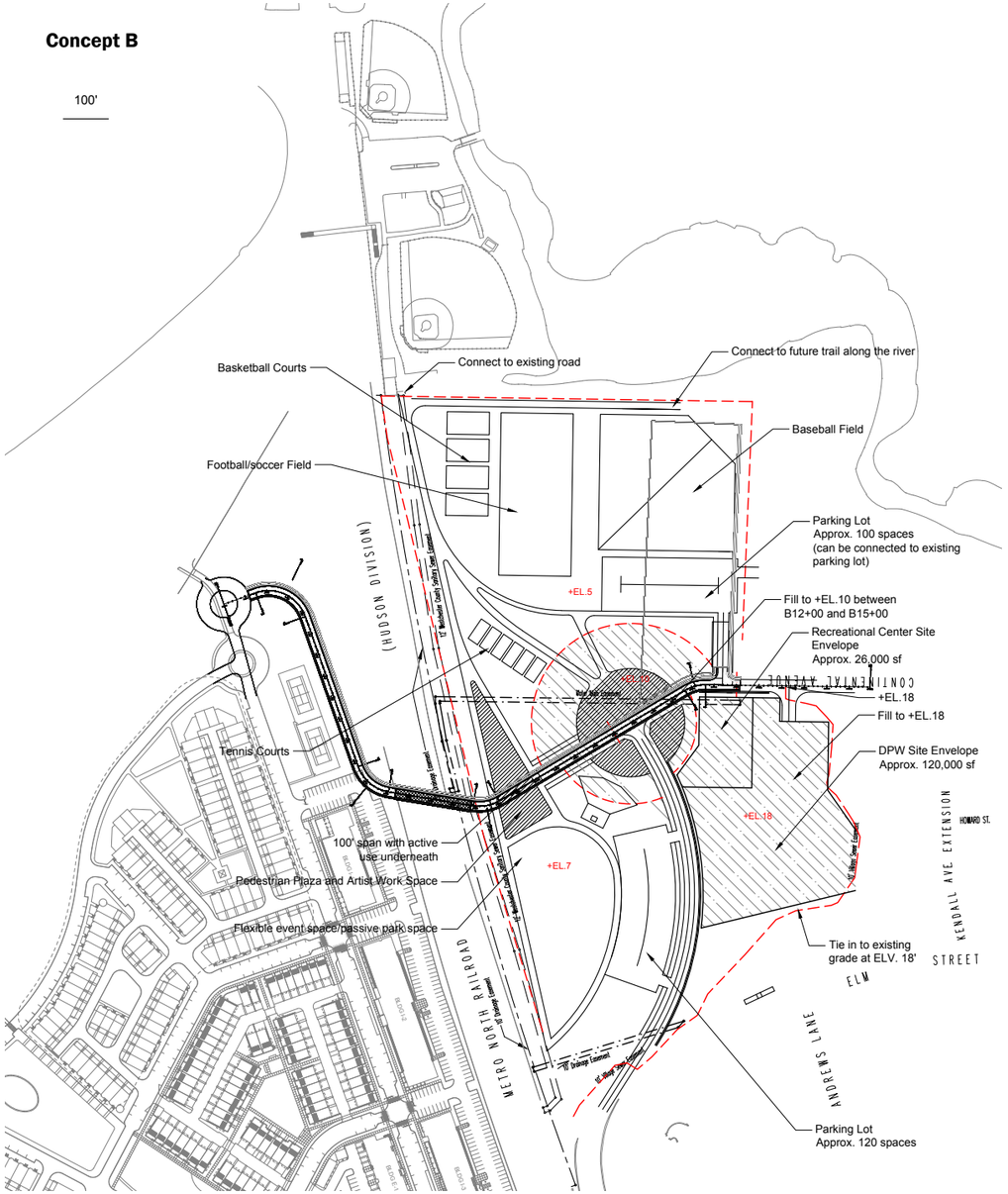
- Linear site framework
- Accomodates DPW needs and recreational uses
- Expansion of HHV parking & provision of parking for park users
- Incorporates Continental Street extension
- Broadly distributes active recreational uses
- Provides under-bridge uses



CONCEPT B

Key Site Elements

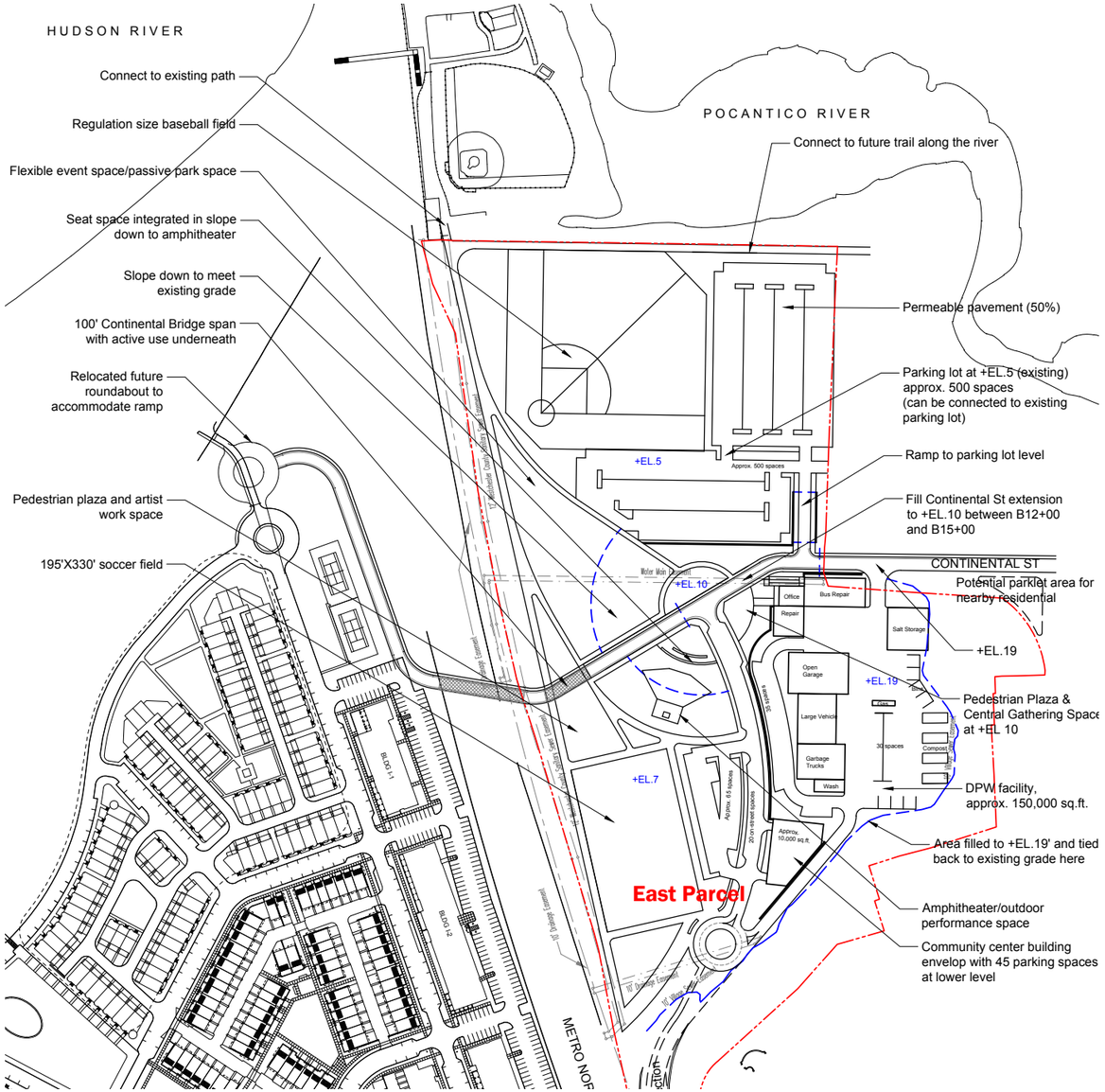
- Nodal site framework
- Provides east-west and north-south circulation
- Accomodates DPW needs and recreational uses
- Expansion of HHV parking & provision of parking for park users
- Balances passive and active recreational uses
- Provides under-bridge uses
- Extensive multiuse path system
- Sites active uses on north side
- Outdoor performance space



PREFERRED CONCEPT

Key Site Elements

- A hybrid of Concepts A and B
- Provides discernible “center” and community space
- Provides east-west and north-south circulation
- 500 parking spaces dedicated to HHV for surge events
- Balances DPW and recreational needs
- Provides under-bridge uses
- Extensive multiuse path system
- Sites active uses on north side
- Provides outdoor performance space



PRECEDENTS - CENTRAL PEDESTRIAN PLAZA

Central Park, New York

Normal, Illinois

Jeffersonville, Indiana

Governors Island, New York

PRECEDENTS - AMPHITHEATER

Penn's Landing, Philadelphia

Beltline Fourth Ward Park, Atlanta, GA

Omaha, Nebraska

Olympic Sculpture Park, Seattle, WA

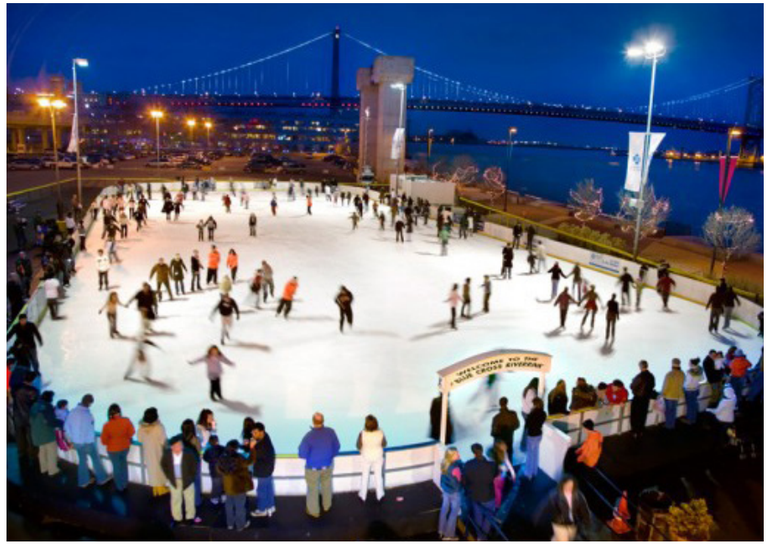
PRECEDENTS - UNDER-BRIDGE USES

DUMBO Art Festival, Brooklyn, New York

Viadukt, Zürich, Switzerland

State Street Bridge, Downtown Akron, Ohio (Proposed)

PRECEDENTS - FLEXIBLE RECREATIONAL SPACE



Penn's Landing, Philadelphia

Spruce Street Harbor Park, Philadelphia

Hermann Park - Kite Festival, Houston, Texas

Food Truck Park, Asbury Park, NJ

PRECEDENTS - MULTIUSE PATH SYSTEM, PEDESTRIAN & BICYCLE CIRCULATION

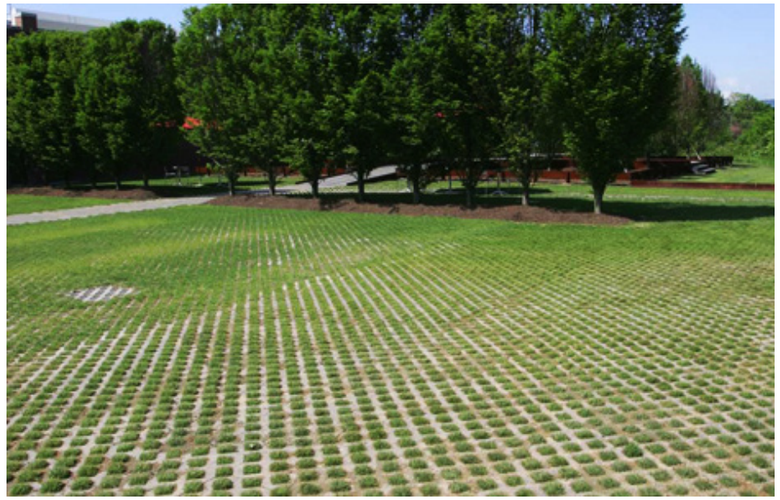
The Park at Lakeshore East, Chicago, IL

Navy Yard Center Green, Philadelphia

Prospect Park, New York, NY

Buffalo Bayou, Houston

PRECEDENTS - GRASSCRETE & PERMEABLE PARKING LOT



NEXT STEPS

- Hydraulic analysis
- Conceptual landscape plan
- Conceptual grading plan
- Conceptual utilities plan
- Conceptual stormwater design
- Finalize Riverfront Development Concept Plan (RDCP) submission / DEIS support

THANK YOU!

- Questions? Comments?