

Date: May 5, 2017

Project Name: Freightway Site Redevelopment Study
Project Number: 26464
Subject: Steering Committee Meeting

Meeting Location: Scarsdale Village Hall
Meeting Date: April 27, 2017

Prepared By: Noah Levine
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Participants:

<u>Steering Committee Members:</u> Jonathan Mark (Brookby Road, Chair) Justin Arest (Lakin Road) Farley Baker (Johnson Road) Jim Blum (Wayside Lane) Heather Harrison (Jenny Close) Barbara Jaffe (Kingston Road) Matthew Martin (Clarence Road) Elizabeth Marrinan (Village Planner) Ingrid Richards (Asst. Village Manager) Mark Samwick (Village Trustee)	<u>BFJ Planning Personnel:</u> Frank Fish, BFJ Planning Jonathan Martin, BFJ Planning Noah Levine, BFJ Planning
	<u>Attendees:</u> Brice Kirkendall-Rodríguez Jana Veron, Village Trustee Lika Levi ML Perlman Matt Callaghan, Village Trustee

The purpose of this meeting was to officially kick-off the Freightway Redevelopment Study with the Steering Committee. This meeting involved a review of the work plan and schedule developed by BFJ Planning and the Village. Afterward, there was an initial discussion of issues and opportunities for the site. The meeting was open to the public and there was an opportunity for public comment at the conclusion of the meeting. The meeting began at 7 pm and concluded at 9 pm.

1. Introduction

- Opening Remarks by Jonathan Mark, Chair
- Discussed responsibilities of Steering Committee
- Brief overview of planning efforts
- Introductions

2. Contract, Schedule, and Scope of Work

- Reviewed project timeline
- All communication from general public should go through Liz Marrinan, Village Planner
- 2nd Steering Committee Meeting: May 31st, 7 pm, Village Hall

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- 1st Public Workshop: June 12th, 7 pm
 - Village (Liz) to arrange location, video recording
 - Discussed format for 1st workshop - town hall style meeting
- Walking Tour for Steering Committee: Tuesday, May 23rd, 8AM, meet at Martine's
- 2nd Public Workshop: Date TBD
 - Discussed finding location with a flat floor for roundtable discussions (potentially at local church)
 - Village to arrange location

3. Outreach – Public Participation Strategies

- Discussion of strategies to advertise workshops
 - Need to target parking permit holders. Village to investigate mailing to parking permit holders and dropping flyers on cars in lot during day.
 - BFJ can design and promotional materials
- Discussion of draft website
 - Village and Steering Committee to review before it becomes live.
- Discussion about public survey (online)
 - Is it going to be scientific or not? It is not a random sample, so not a scientific survey. It is going to be a snapshot in time, a data point for decision making.
 - There will be many opportunities for input on what people want/don't want
- Discussion of walking tours
 - There will be at least two (2) walking tours, one for the Steering Committee and one with the general public.

4. History of Site, Issues and Opportunities

- Discussion of 4 options from 2010 Village Center Plan (Update to Comprehensive Plan)
 - Option 1: No Build
 - Option 2: Parking Garage with retail liner
 - Option 3: Parking with mixed-use building
 - Option 4: Various, with sliding scale FAR
- Comments:
 - Option 1 has changed because doing nothing will require investment into the parking structure
 - Option 1 should be considered as the least desirable option
- Discussion about what has changed since 2010 Plan
 - Investment required to maintain existing garage in disrepair
 - Demographics, may be more demand for apartments adjacent to train station with millennials and baby boomers. Preliminary understanding is that there is a strong residential market.
 - Viability of retail – the retail market is in decline with online sales
 - Christie Place, a recent successful project in the Village is a good precedent for the Freightway site.
- Other Issues
 - Concern about future impacts of Uber and automated vehicles. Parking lots can be designed to be flexible to be reutilized if need be.
 - Priority to maintaining at a minimum, the existing number of commuter parking spaces

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- School children is an important issue. BFJ explains that school children generation for comparable transit oriented developments is small. Data can be shown for comparative developments. It is important to work with Village and school district to get current data.
- Working with Metro North
- NY State tax structure (extrinsic factor)
- Important to get adjacent owners and businesses involved, especially those on Garth Road
- Topography - the site is ideally situated to tuck parking below.
- Need to address pedestrian connectivity on both sides of the track
- Access issue, is there a way to connect over the tracks to Scarsdale Avenue?
- Vitality of Village Center is a critical matter. Concern about adding new retail with attrition of existing retail (national trend).
- Other case studies
 - Bronxville – building has sold out and parking has increased adjacent to train station.

5. Comments from Public

- Need to involve people from development community at early stages to develop models that are reasonable. BFJ can bring developers to the table to weigh in on financial viability.
- Be aware of Village's affordable housing regulations
- Teacher housing – can some housing be earmarked for teachers?
- Bring in creative ideas for the pedestrian realm (e.g. the High Line)
- There are many civically engaged residents that can help in the project.
 - There is a Scarsdale Forum with a Municipal Services Committee that already wrote a traffic report
 - These civically inclined neighborhood groups can help to spread word (e.g. social media, emails, word of mouth).
- Would be ideal to use public school as a meeting place but insurance is an issue.
- Retail demand: Scarsdale is often "Delaware," money drives through but isn't captured.
 - Is there an opportunity to capture some visitors at Popham Road? Garth Road has retail vibrancy, it is densely populated area in Westchester.
 - Survey should look ways to drive retail through improvements in pedestrian environment.
- Eastchester and Edgemont see Scarsdale train station as a benefit to their community as well
- Committee should consider planning the marathon, not sprint. Planning process should not be rushed.
- There is an opportunity for retail – may be the product mix.
- One big issue is redevelopment staging, so that you don't lose parking.

Upcoming Meetings

- 2nd Steering Committee Meeting: May 31st, 7 pm, Village Hall
- Walking Tour for Steering Committee: Tuesday, May 23rd, 8AM, meet at martins
- 1st Public Workshop: June 12th, 7 pm