

AIRPORT CAMPUS REDEVELOPMENT

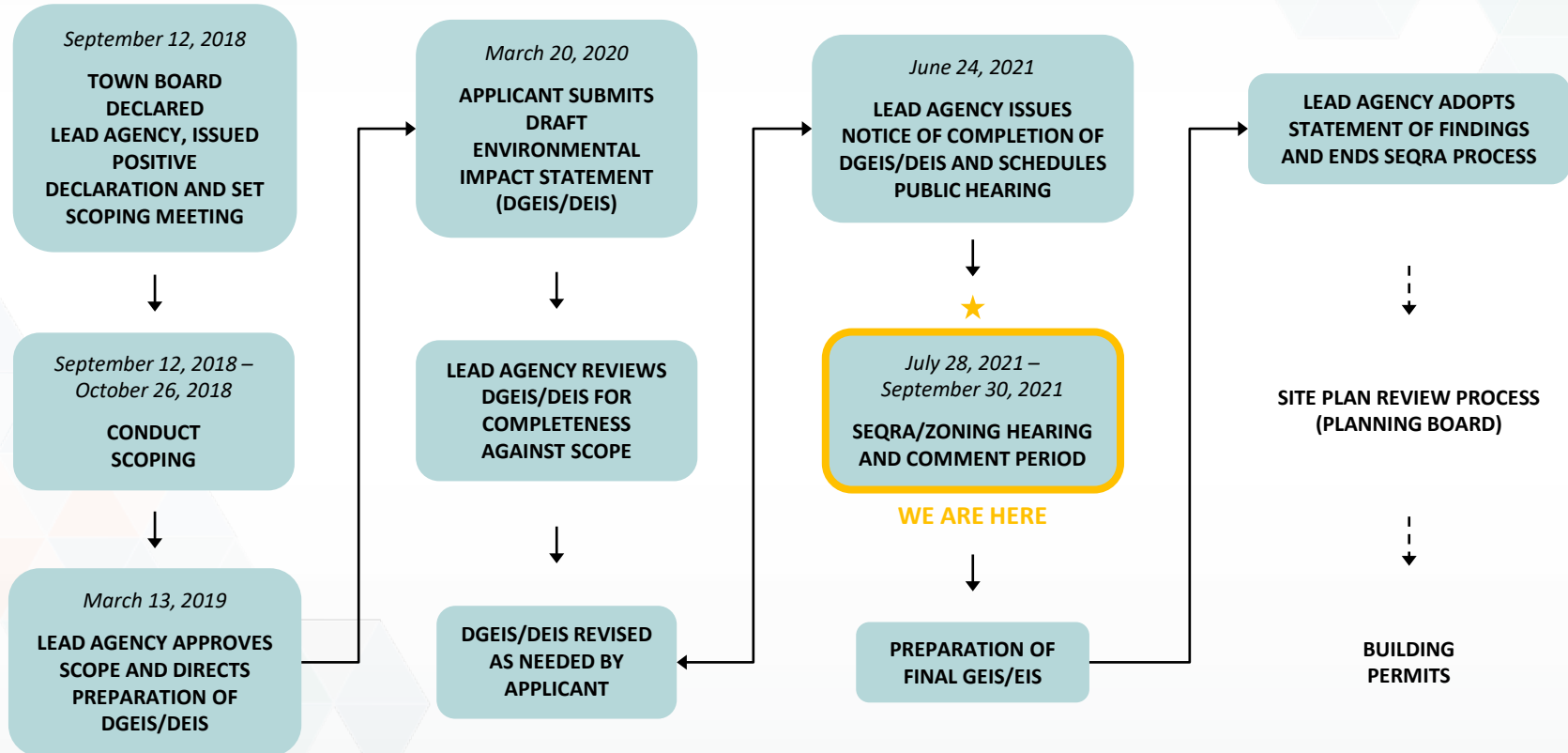
113 King Street, Armonk, Town of North Castle NY

DGEIS/DEIS PUBLIC HEARING

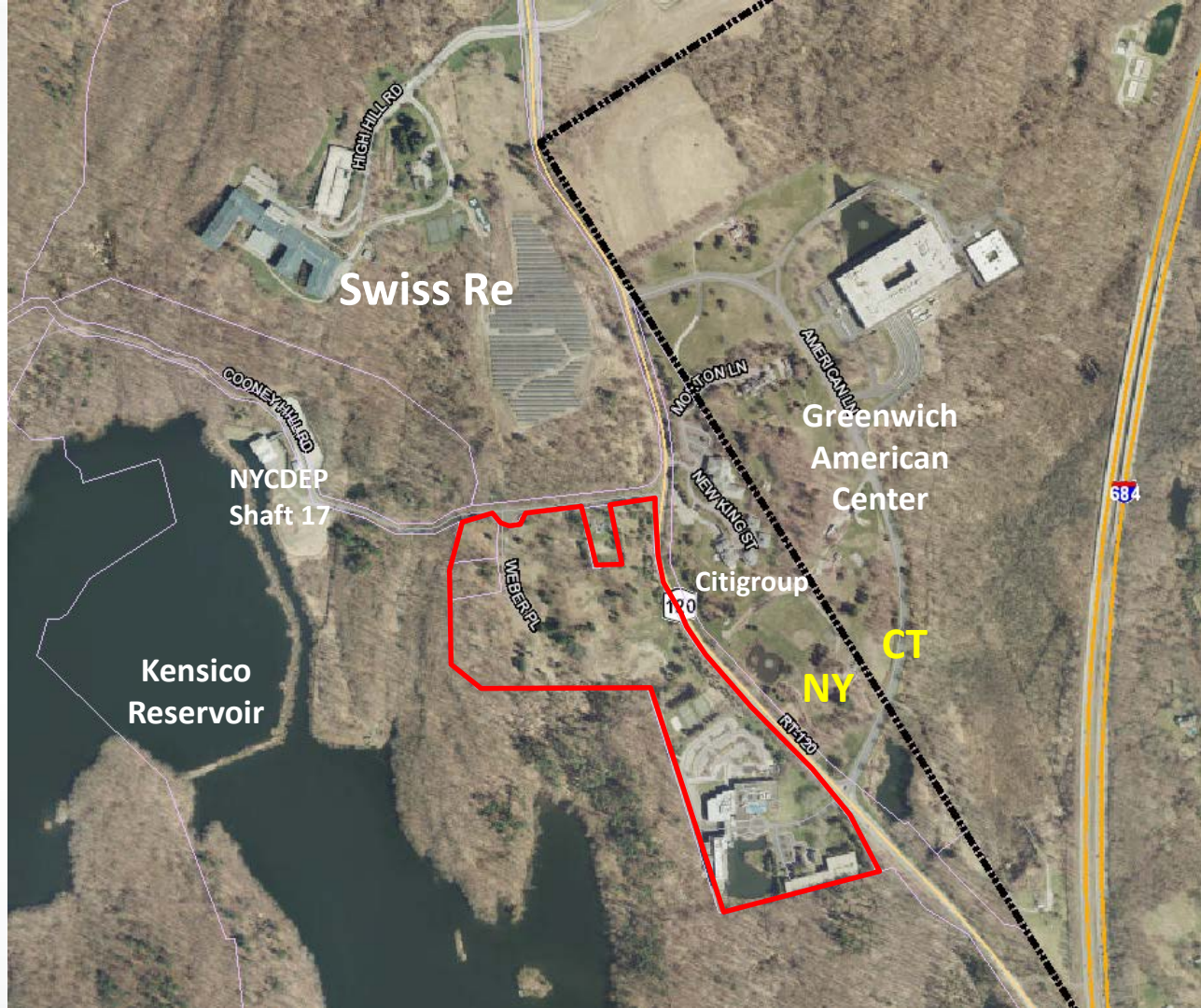
July 28, 2021



SEQRA Process & Status



Project Site & Surroundings



Project Site – Existing Conditions

- 38+/- acres
- Former Corporate headquarters for MBIA
- Former 17-lot subdivision in Cooney Hill Area

Current Improvements:

- Two vacant 3-story office buildings
 - (100k sf & 161k sf)
- Surface Parking (± 328 sp)
- 3-story parking structure (± 316 sp)
- Accessory storage shed
- Stormwater pond
- Outdoor amenity remnants (tennis courts, volleyball court, walking paths)



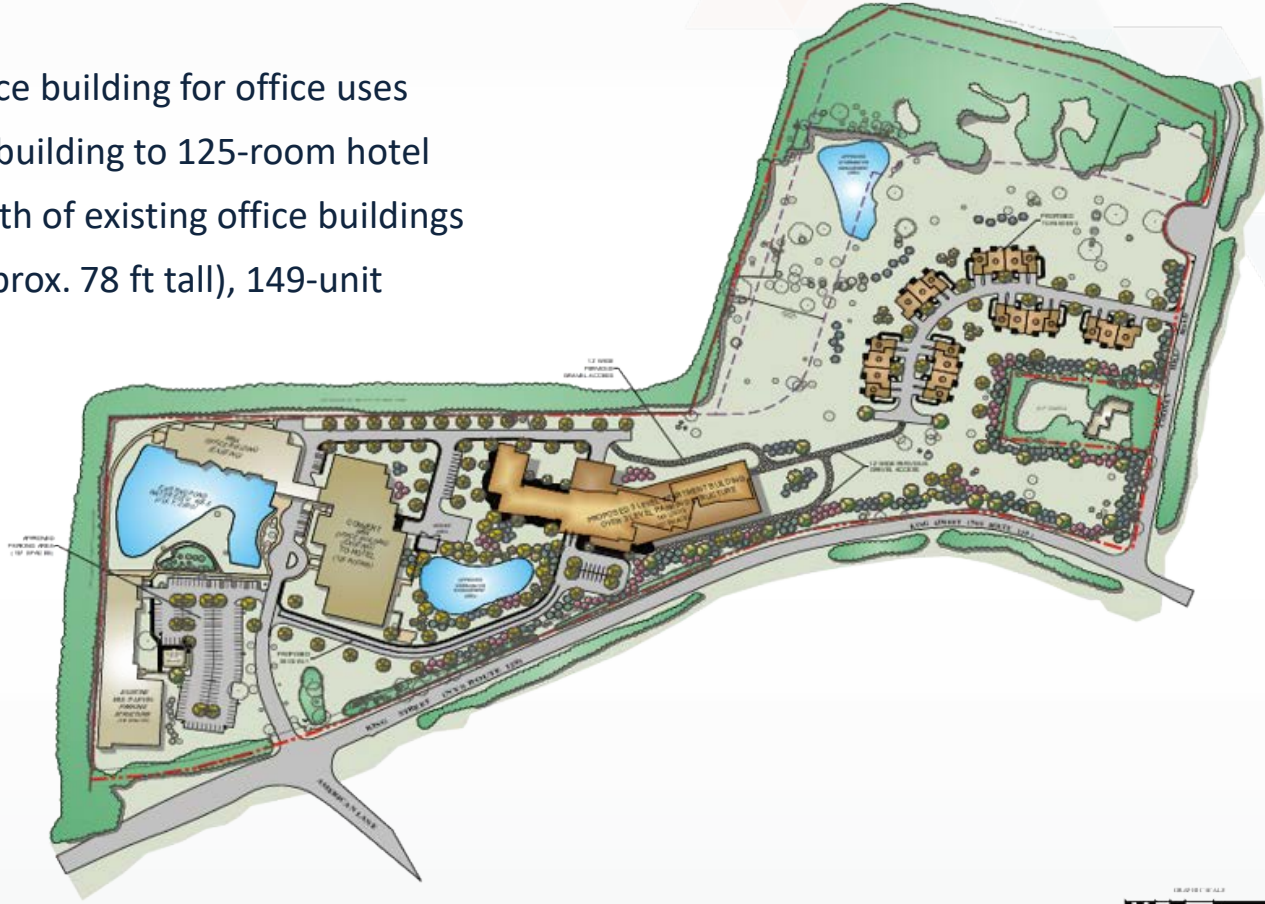
Currently Approved MBIA Expansion Plan (2003)

- Allows increase of office space on the Project Site from 261,000 to 499,000 sf and 1,000 additional parking spaces within 5-story garage
- Approvals remain in effect through extensions



Proposed Project (PDCP)

- Re-occupancy of southern office building for office uses
- Conversion of northern office building to 125-room hotel
- Additional surface parking south of existing office buildings
- New construction: 5-story (approx. 78 ft tall), 149-unit multifamily building north of converted hotel
- New construction: 22 two-story townhomes in Cooney Hill area
- Preliminary Development Concept Plan (PDCP)



Town Approvals

- Town Board (SEQRA Lead Agency):
 - DOB-20A Zoning Text Amendment
 - PDCP Approval
 - Special Permit for Hotel, Multifamily, Townhouse uses
- Planning Board (post-SEQRA):
 - Detailed Site Plan Approval
 - Subdivision Approval
 - Wetland Buffer Disturbance
 - Tree Removal

Summary of Proposed DOB-20A Zoning Amendments

- Text amendments to DOB-20A district:
 - Implement recommendations of 2018 Comprehensive Plan by allowing additional uses and permitting a mix of uses within DOB-20A
 - Allow residential and hotel uses in the DOB-20A by special permit from the Town Board
 - Allowable density is determined by amount of existing and approved office/amenity space on a particular site
 - For unbuilt office/amenity space, density contingent on level of approval
- Provide dimensional requirements for new uses

Two Environmental Reviews

- Site-specific environmental review (DEIS)
 - Preliminary Development Concept Plan (PDCP) for currently proposed mix of uses on the Project Site under the Proposed Zoning (“Proposed Project”)
- Generic environmental review (DGEIS)
 - Zoning Text Amendment for entirety of DOB-20A district (“Proposed Zoning”)
 - Theoretical assumptions on maximum buildout potential for the Project Site (in excess of current proposal) plus adjacent Swiss Re parcel under the Proposed Zoning

Areas Studied In DGEIS/DEIS

- Land Use, Zoning, and Public Policy
- Geology and Soils
- Topography and Slopes
- Vegetation and Wildlife
- Wetlands
- Stormwater
- Utilities (water and sewer)
- Traffic
- Visual Resources/Community Character
- Community Facilities/Services
- Fiscal and Economic Impacts
- Historic and Cultural Resources
- Air Quality
- Noise
- Construction
- Alternatives
- Unavoidable Adverse Impacts & Mitigation
- Irreversible Commitment of Resources
- Growth Inducing Effects
- Impacts on the Use and Conservation of Energy

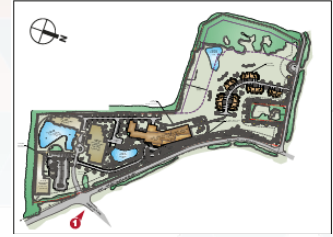
Consistency with North Castle Comprehensive Plan (2018)

- Section 4.4 (page 34):
*“For the PLI, OB-H and **DOB-20A** zones, in particular (business park, portion of IBM property, Swiss Re and **former MBIA campus**), the Town should explore allowing for an introduction of residential uses, at a scale comparable to surrounding land use patterns...”*
- Section 8.6 (page 99):
*“While North Castle today is mostly defined by its attractive low-density residential neighborhoods, offering a **greater variety of housing types** could help the Town to retain Baby Boomers in retirement and attract younger people who wish to stay but cannot afford a single-family home. **An efficient approach to greater variety of housing would prioritize attractive multifamily options in locations that maximize access to the community assets that make the Town so attractive, with a focus on targeted infill development in appropriate locations.**”*
- Section 8.7 (page 100):
*“Explore options to **rezone business and office parks in order to create opportunities for infill mixed use residential development where office uses have become, or could become, obsolete. These locations could include the business park, the former MBIA site, Old Route 22 and Mariani Gardens, areas where affordable housing for smaller households will minimize traffic and parking impacts.** Additional residential uses in these areas can also help to support Armonk businesses.”*
- Section 9.3 (page 119):
*“**Sufficient demand appears to exist for at least two small hotels or one large hotel in North Castle.**”*

Traffic

- Full Traffic Impact Study (TIS) completed in accordance with the adopted scope
 - 15 study area intersections analyzed
- Conclusions:
 - Project would result in fewer vehicle trips than would be the case if existing office buildings were fully occupied and significantly less than approved office expansion
 - Project would not have a significant adverse impact on the area roadways
 - While not necessary to mitigate an impact, the TIS recommends signal timing adjustments at 4 study area intersections

Visual Simulation – Vantage Point 1 (King Street/American Lane)

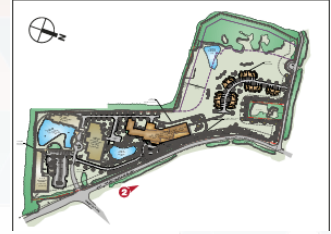


Existing Condition (Leaf-off)



Proposed Condition (Leaf-off)

Visual Simulation – Vantage Point 2 (King Street – 600 ft. North of 1)



Existing Condition (Leaf-off)



Source: Perkins+Eastman

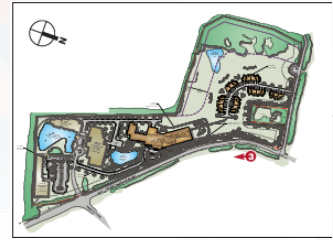
Proposed Condition (Leaf-off)

Proposed Condition (Leaf-on)



* As shown, Applicant proposes to enhance Existing perimeter buffer with evergreen plantings

Visual Simulation – Vantage Point 3 (King Street – 800 ft. North of 2)



Existing Condition (Leaf-off)



Source: Perkins+Eastman

Proposed Condition (Leaf-off)

Proposed Condition (Leaf-on)



* As shown, Applicant proposes to enhance Existing perimeter buffer with evergreen plantings

Visual Simulation – Vantage Point 4 (King Street/Cooney Hill Road)



Existing Condition (Leaf-off)



Proposed Condition (Leaf-off)

DEIS Alternatives Analyzed

No Action – Currently Approved Office Plan

- Not responsive to market conditions
- Inconsistent with Comp Plan recommendations for DOB-20A
- Visual character similar to Proposed Project
- More traffic trips than Proposed Project

No Action – Existing Site Conditions

- Not responsive to market conditions or Comp Plan recommendations for DOB-20A
- More traffic trips than Proposed Project

Reduced Height Multifamily (Two Options: 45' & 67')

- Same mix of uses as Proposed Project
- Slightly less visibility from King Street

“Static Density” (ie, 1:1 conversion)

- Similar mix of uses as Proposed Project
- Less residential density permitted (approx. 20% less)
- Fewer public school children
- Visibility of MF building similar to Reduced Height
- Slight decrease in impervious surfaces compared to Proposed Project

Multifamily in Cooney Hill Area

- MF building and townhomes switch locations on the site
- Partial view of MF building roofline from King Street/American Lane, otherwise not visible
- Partial view Townhomes along King Street

Senior Living

- Less potential for school children
- Increased demand for EMS services
- Increased demand for water/sewer
- Traffic trips comparable to Proposed Project

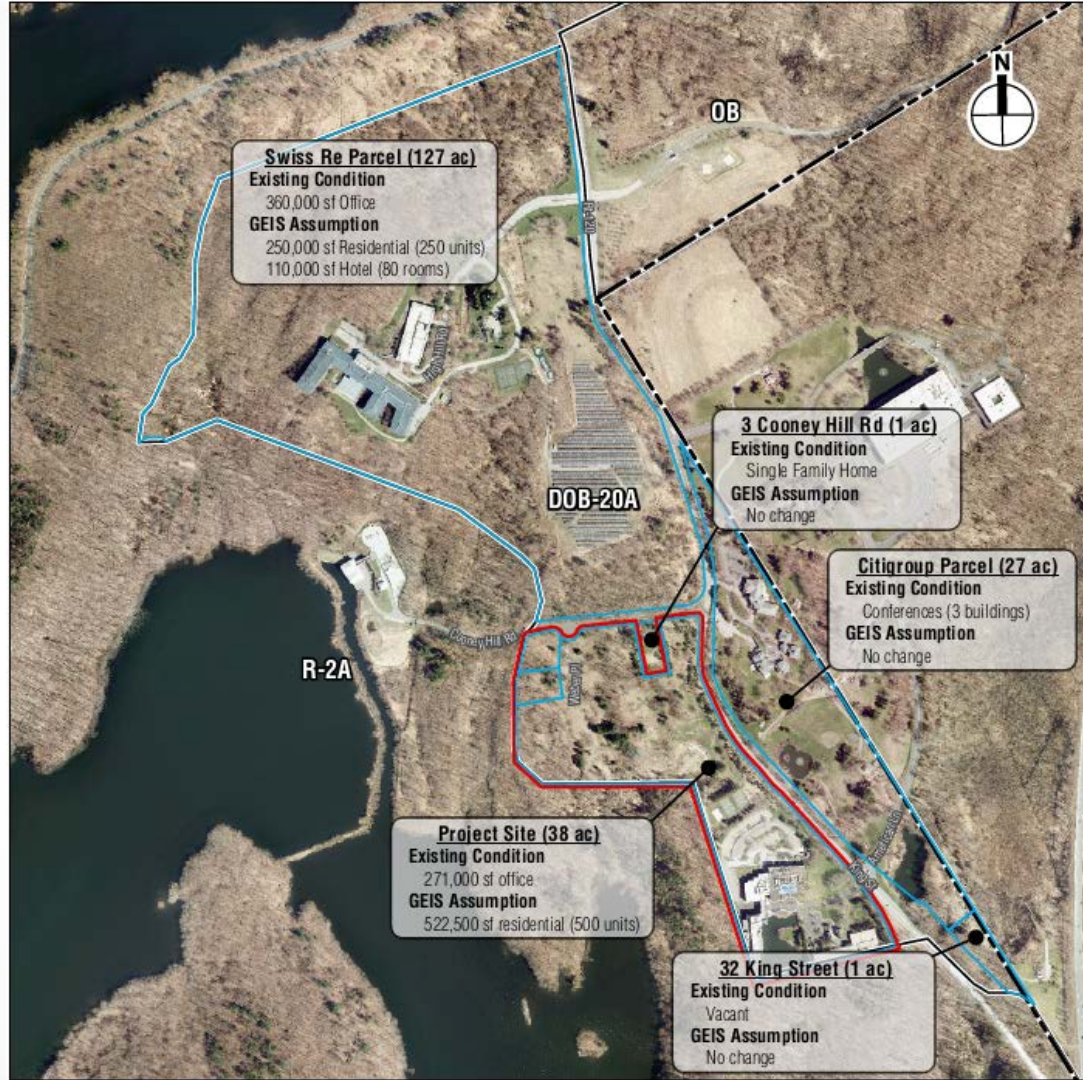
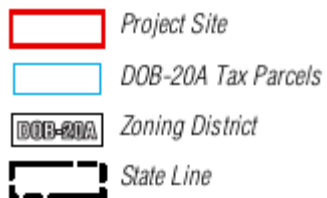
Increased Townhouse Density

- No multifamily building, 78 townhomes
- Larger area of disturbance/impervious coverage to accommodate access and circulation for 78 townhomes
- Slightly less public school aged children than Project

Combined Alternative (shorter, less dense)

- Similar mix of uses as Proposed Project
- Larger area of disturbance/impervious coverage

DGEIS Development Assumptions For Proposed Zoning



Next Steps

- Public Hearing and Comments
- DGEIS/DEIS comment period ends 9/30/21