Two Related Pieces
Incremental Growth
and
The Story of Luigi
Dobbs Ferry, New York

Paddy Steinschneider
May 19, 2017
Luigi’s First Building

119 Palisade Street

Six Apartments

Plus The Basement - Which Was Luigi’s First Real Home In America
26 – 24 - 22 Main Street
12 Apartments
4 Store Fronts
Luigi’s First Building
119 Palisade Street
Six Apartments
Plus The Basement - Which Was Luigi’s First Real Home In America
Which a Neighbor Reported as an Illegal Apartment
27 Main Street
8 Apartments
27 Main Street
3 Apartments
+ 1 Illegal Apartment
2 Store Fronts
# DEVELOP A COMMON LANGUAGE

## FOR DOBBS FERRY

<table>
<thead>
<tr>
<th>FOR DOBBS FERRY</th>
<th>PARKING</th>
<th>ENHANCED CIRCULATION</th>
<th>IDENTITY</th>
<th>GREEN SPACE</th>
<th>HOUSING IN THE BUSINESS DISTRICT</th>
<th>VIBRANT BUSINESS DISTRICT</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUDSON RIVER</td>
<td></td>
<td></td>
<td>Make the River a part of the daily experience of Dobbs Ferry.</td>
<td>Establish &quot;Green&quot; connection between the Business District and the Hudson River.</td>
<td>Views of the Hudson River and access to the River greatly enhance housing value.</td>
<td>Highlight Dobbs Ferry’s most important asset.</td>
</tr>
<tr>
<td>TOPOGRAPHY</td>
<td>STEEP SLOPES</td>
<td>Topography allows for the orientation of ramps to walking trails. No ramps translates into fewer accidents and more spaces.</td>
<td>Topography can be used to provide contact identifiers to the Gateway. Celia Street, Upper Mews, Lower Mews and Poulades.</td>
<td>Topography can offer the opportunity to provide increased height for multifamily housing within the Business District.</td>
<td>Topographical features such as Views and Wicker’s Creek should be major elements in the future of the Business District.</td>
<td></td>
</tr>
<tr>
<td>WICKER’S CREEK</td>
<td></td>
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<td>Wicker’s Creek Park joins the Gateway with the existing Business District.</td>
</tr>
<tr>
<td>ASSETS</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>How can we improve upon the relationship between Wicker’s Creek and post developments in the Business District?</td>
</tr>
<tr>
<td>MAIN + MAIN</td>
<td>INTERSECTION</td>
<td>Establish a Parking Reserver at the Gateway.</td>
<td>Recognition of Broadway as a bridge. The underlying topological structure of the area limits circulation options but provides Wicker’s Creek.</td>
<td>Gateway offers the opportunity to incorporate housing into the Business District. (See筷子)</td>
<td>Gateway development can incorporate parking to be utilized by the existing Business District.</td>
<td></td>
</tr>
<tr>
<td>OLDE CRION</td>
<td>AQUEDUCT</td>
<td>Allow for visitor parking adjacent O.C.A. parking lots.</td>
<td>Investigate the role of the O.C.A. as the regional circulation routes within the Business District.</td>
<td>O.C.A. is a regional resource. It is an incredible existing green space amenity.</td>
<td>Recognize that Dobbs Ferry has a wonderful existing linear green space spanning through its Business District.</td>
<td></td>
</tr>
<tr>
<td>VIEWS</td>
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<td></td>
<td></td>
<td>Views of the Hudson River and the Palisades contribute to the unique character of the Business District.</td>
</tr>
<tr>
<td>DIVERSE VILLAGE POPULATION</td>
<td>Provide a full range of parking options to satisfy the Village’s diverse parking needs.</td>
<td>Support a walkable community. Reduce dependence on the automobile.</td>
<td>Recognize the importance of creating shared spaces amenable to all members of the Village community.</td>
<td>To maintain diversity, multiple housing markets must be served within the Business District.</td>
<td>Village Business District must provide the goods and services necessary for Village residents while retaining the ability to attract visitors.</td>
<td></td>
</tr>
</tbody>
</table>

## EMPLOYING A MATRIX

- IDENTIFIES TERMS to structure dialogue between Public & Private sector
- ILLUSTRATES how projects can and should address multiple objectives
- DEMONSTRATES how to make capital more expansive and efficient
DOBBS FERRY VISION PLAN

Our Village, Our Future
66 Main Street
5 Apartments
3 Retail Stores
66 Main Street
16 Apartments
2 Retail Stores
75 Main Street
Was Commercial
18 Apartments
2 Retail Stores
100 Main Street
2 Apartments
2 Store Fronts
100 Main Street
5 Apartments
2 Retail Stores
121 Main Street
2 Apartments
2 Retail Stores
121 Main Street
5 Apartments
2 Retail Stores
2 Ashford Avenue
Was Abandoned Gas Station
Wanted to be an Inn

6 Apartments
2 Retail Stores
Patriots Park
Stop&Shop
27,000 Sq.Ft. Store
138 Parking Spaces
Proposed Development
90 Residential Apartments
50,800 Sq.Ft. Commercial
350 Parking Spaces
My Goals:

Create residential units that reinforce our community as an affordable and diverse place to live.

Add feet to the streets in the downtown both by increasing the number of people living in the Downtown (1,500?) and by attracting more people to our downtown as a destination.
My Goals:

Improve the Streetscape and the relationship of the downtown to the waterfront, the Aqueduct trail, and the Broadway corridor.

Make it a more fun place to attract aging Boomers and emerging Millennials. Have a real butcher shop.

Double the tax base in the downtown as the way to lighten the crushing load on the single family home owners.
## Real Estate Tax Comparison

<table>
<thead>
<tr>
<th>Address</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>66 Main Street</td>
<td>$24,400</td>
<td>$76,800</td>
</tr>
<tr>
<td>75 Main Street</td>
<td>$65,000</td>
<td>$152,000</td>
</tr>
<tr>
<td>100 Main Street</td>
<td>$22,500</td>
<td>$36,000</td>
</tr>
</tbody>
</table>
CNU NEW YORK

Hudson Valley Summit

Poughkeepsie - June 2-3, 2017

Day 1: Friday, June 2

Tours
- Walkway Over the Hudson
- Poughkeepsie Underwear Factory

Welcome Event
- Featured Speaker: James Howard Kunstler

Day 2: Saturday, June 3

Mid-Hudson Program
- Keynote Speaker: Lynn Richards
- Retrofitting Suburbia: June Williamson
- Tactical Urbanism: Mike Lydon
- Featured Speaker: Doug Farr