

Hampton Bays Downtown Revitalization Initiatives



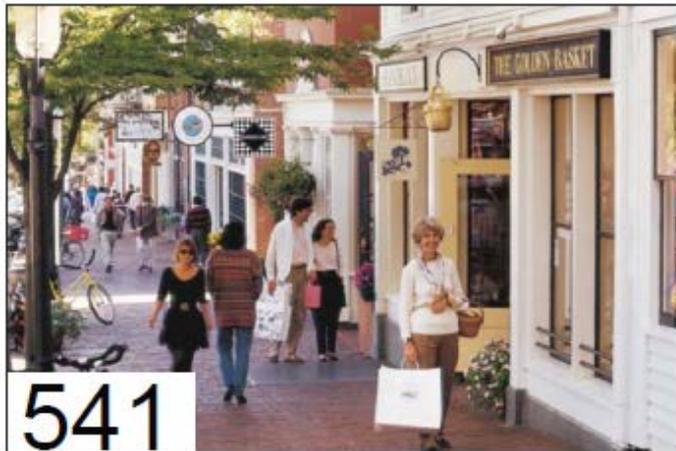
How did we get here?

- Hampton Bays Strategic Corridor Study and GEIS - Adopted November 2013
 - Recommends Town develop hamlet design standards for the Central Business District
 - Town subsequently hired Historical Concepts to Create a Pattern Book:
 - ✓ Performed data gathering on characteristics of traditional downtowns on Long Island.
 - ✓ Community Engagement Activities - Preference Survey (1,222 Responses)
 - ✓ Finalized Pattern Book- June 2017

Creating a Vision for Downtown

***“A Vibrant, Walkable, Mixed Use Downtown
with many options for Shopping and
Restaurants, with High Pedestrian Activity”***

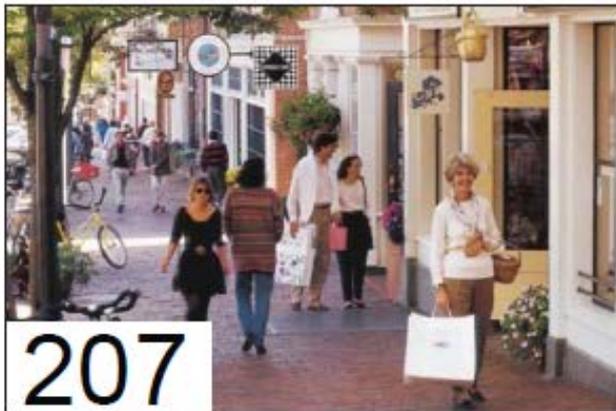
Main Street Form and Scale



Building and Storefront Preferences



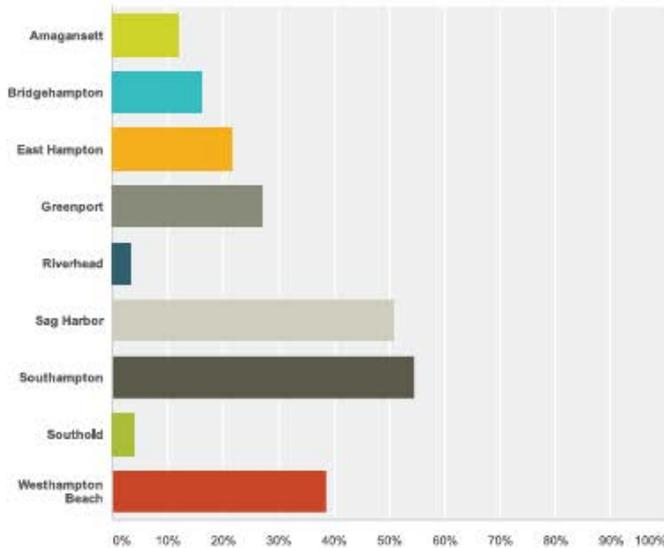
Streetscape: Vision for Public Realm



Highly Rated Downtowns: Sag Harbor & Southampton Village

Is there another downtown that embodies the characteristics you would like to see in Hampton Bays? Click all that apply.

Answered: 615 Skipped: 607



Answer Choices	Responses	Count
Amagansett	11.87%	73
Bridgehampton	16.10%	99
East Hampton	21.46%	132
Greenport	26.83%	165
Riverhead	3.41%	21
Sag Harbor	50.88%	313
Southampton	54.47%	335
Southold	4.67%	28
Westhampton Beach	38.70%	238
Total Respondents: 615		
Comments (302)		

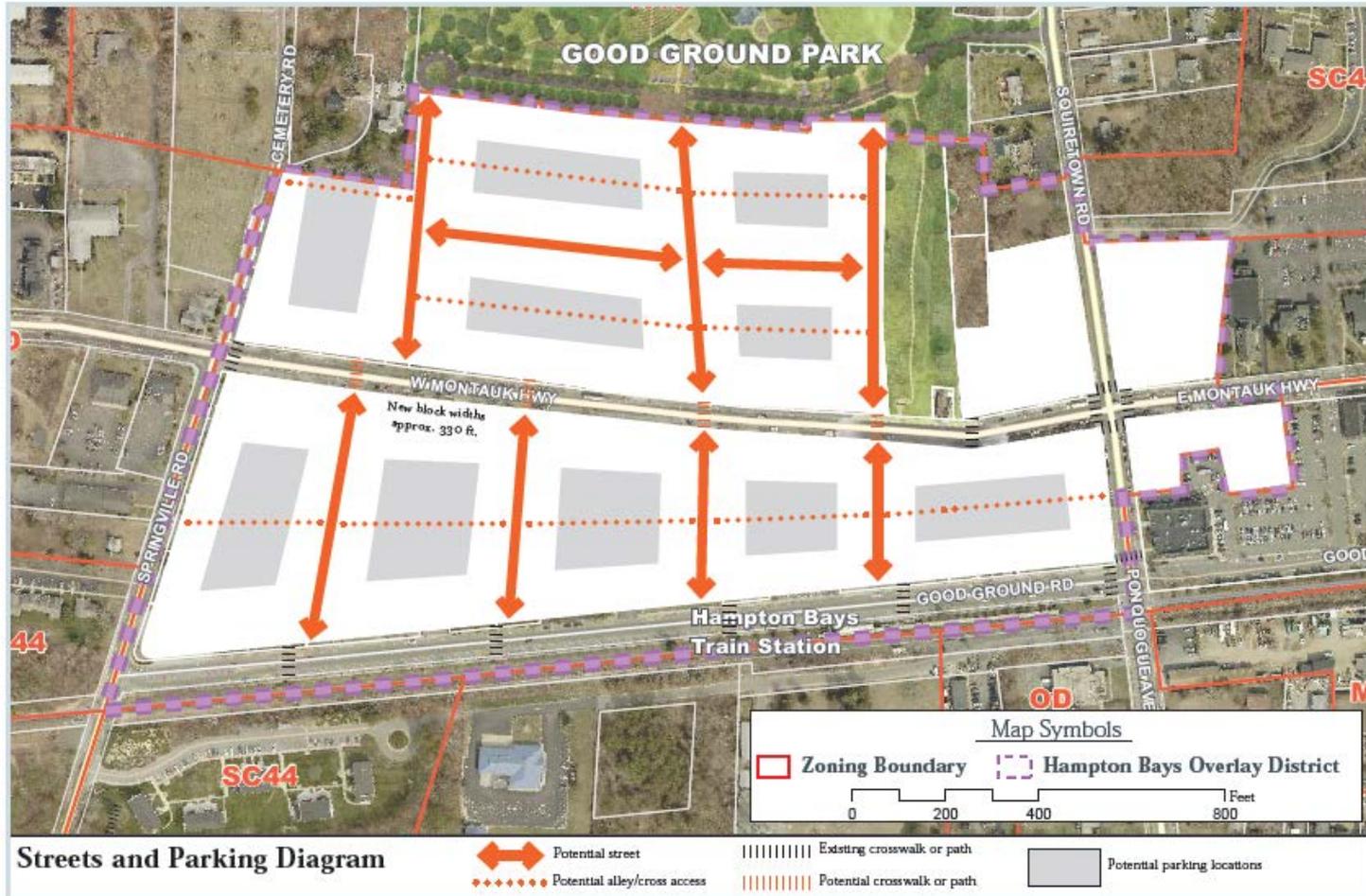


Using the Pattern Book as a Successful Guide for Design and Construction

The goal of the Pattern Book for the Hampton Bays Downtown Overlay District is to synthesize the past planning initiatives and studies, the local and historical patterns of development, and architectural expressions in order to provide a blueprint for future development. In order to meet this goal, Historical Concepts has determined that the Pattern Book must address:

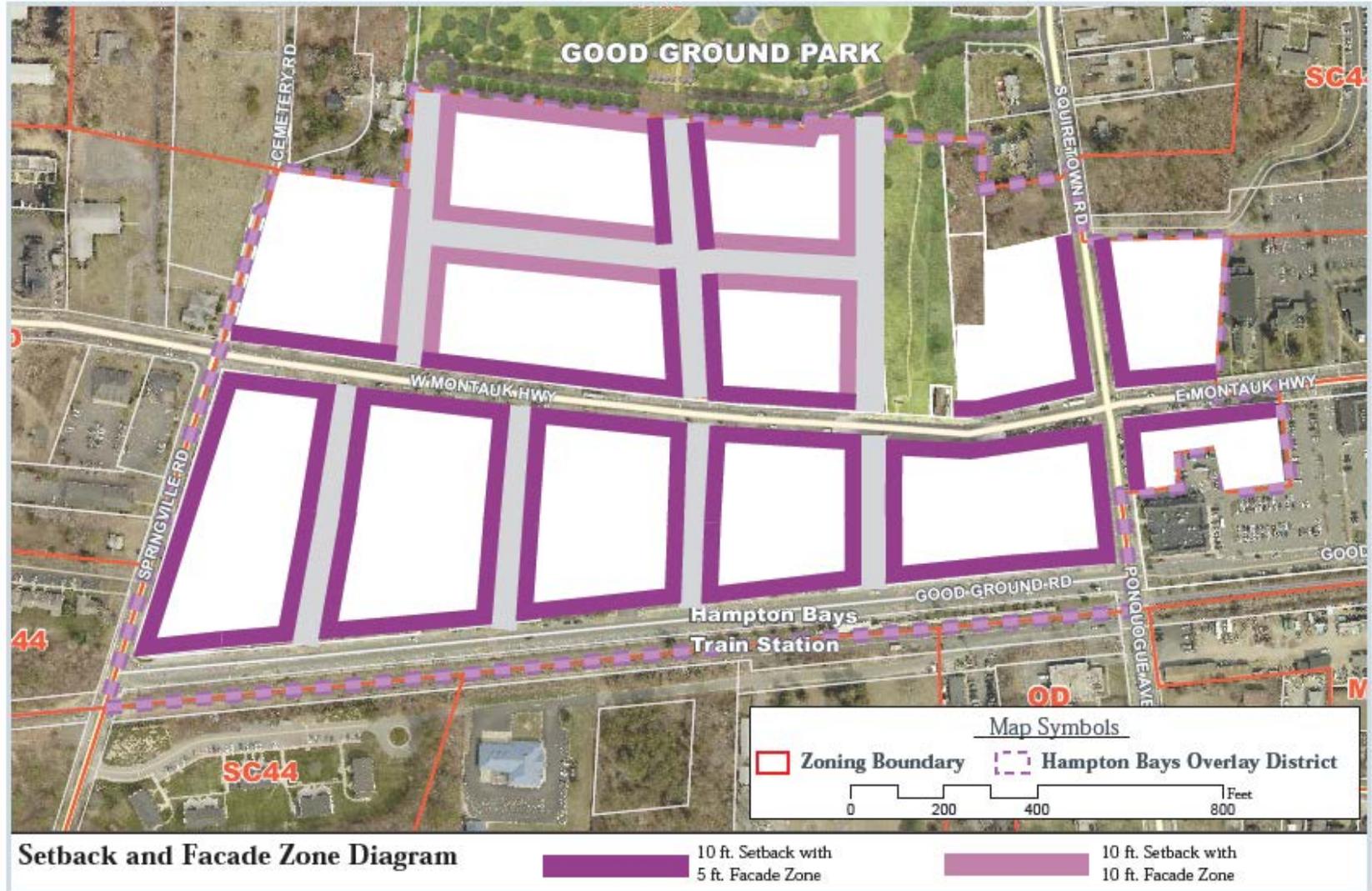
1. Scope of Development
2. Public Realm
3. Uses
4. Building Massing
5. Architectural Character

Pattern Book: Streets and Block Lengths



*The locations of the features shown here are conceptual in nature; actual conditions may vary.

Pattern Book: Setbacks and Facades



Pattern Book: Building Siting Guidelines



Pattern Book: Building Heights & Massing

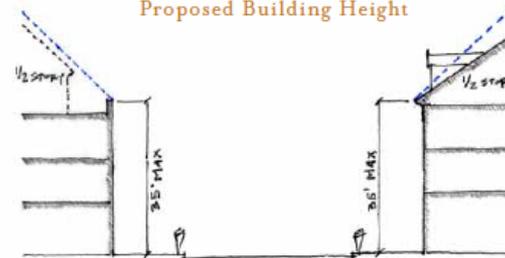
The Pattern Book will provide regulations to ensure traditional building forms provide the framework for a walkable environment while also allowing new development to be economically viable.

Currently Allowed Building Height



Maximum 2 stories or 35 ft. whichever is less.

Proposed Building Height



Good Ground Rd and New Street Frontage:

- Maximum building height of 3.5 stories and 35 ft. as measured from grade at the front facade to top of the eave or parapet.
- 45 degree setback line starting from the eave and angled back [blue line].
- Dormers, cupolas, and chimneys may encroach into the 45 degree setback line. The total linear feet of dormers should be no more than 1/2 the total linear feet of the facade.
- Continuous 3-3.5 story primary frontage should be no more than 60 ft. There should be a minimum of 40 ft. between 3-3.5 story frontages

Montauk Hwy, Springville Rd, Ponquogue Ave, Squiretown Rd Frontage:

- Maximum building height of 2.5 stories and 35 ft. as measured from grade at the front facade to top of roof.



Sag Harbor



Sag Harbor



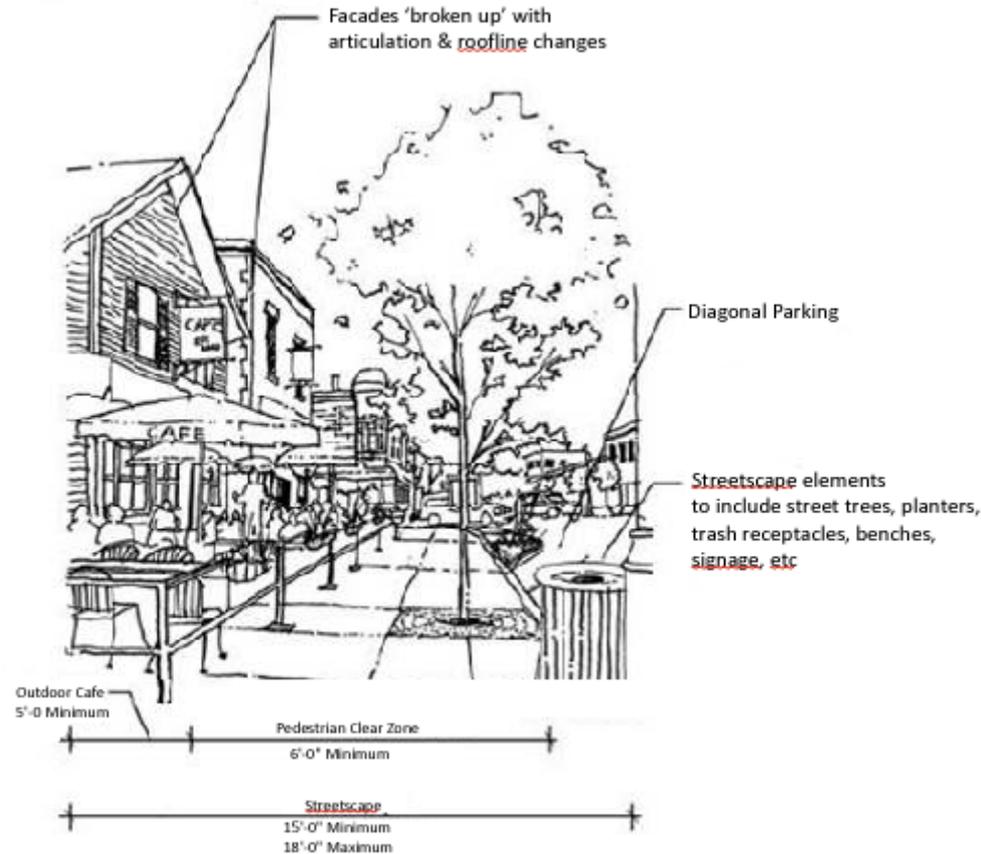
Greenport

Pattern Book: Building Heights



Pattern Book in Action: Why “form-based” Zoning?

- Emphasis on design provides greater predictability & consistency
 - Shorter, more concise, and emphasizes illustrations over text
 - Preserves what resident’s love about their community
 - Identifies elements and features that are important to include for the functional success of the downtown
- Tailored to the local context, objectives and means of each community

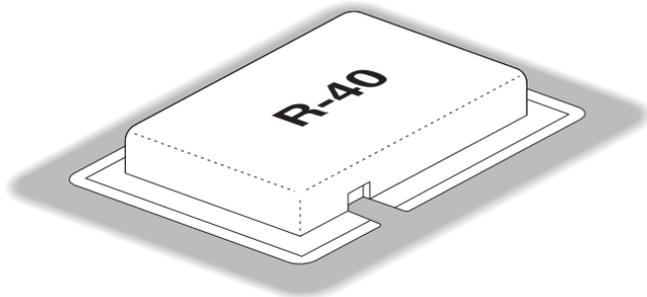


Form-Based Codes Defined

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code.

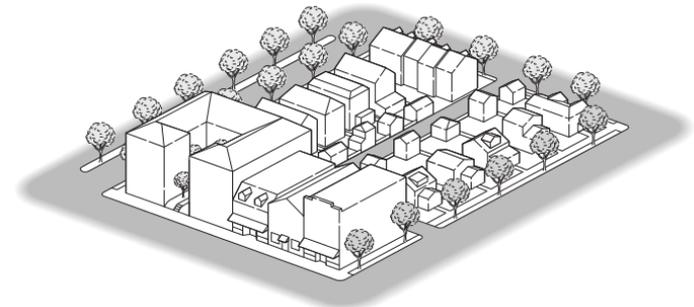
Form-based codes address the relationship between:

- building facades and the public realm,
- the form and mass of buildings in relation to one another, and
- the scale and types of streets and blocks.



Conventional Zoning

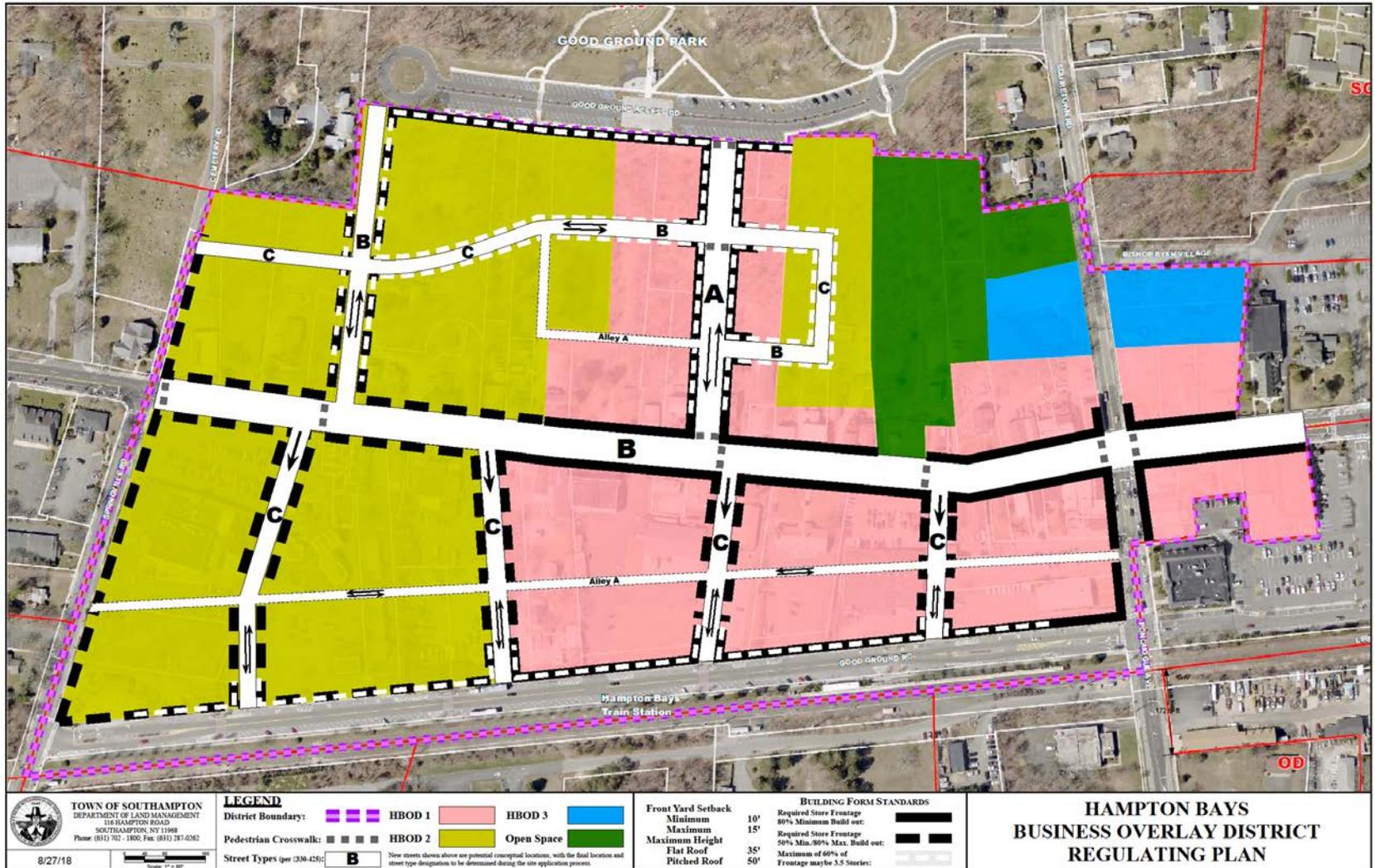
Density use, lot Coverage, setbacks, parking requirements, maximum building heights specified



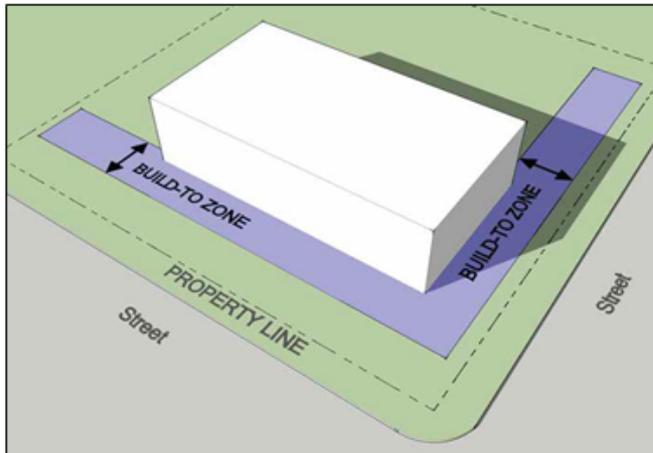
Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.

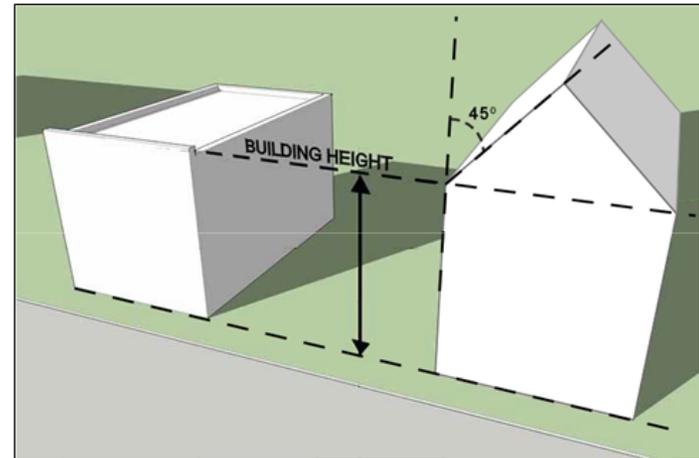
The Regulating Plan



Regulating Plan Concepts



Build-To Zone. Both road frontage facades shall be placed within the build-to zone, which has a minimum and maximum distance from the property line.



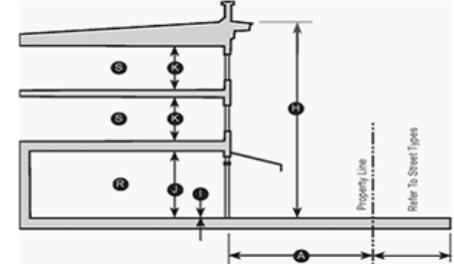
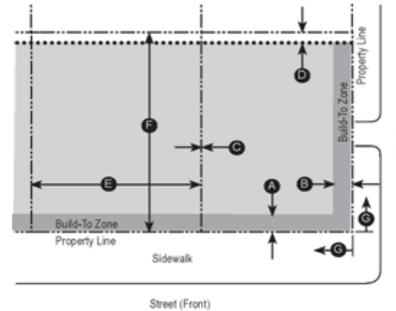
Building Height. Building height is calculated differently for flat-roof structures than for pitched-roof structures. The calculated height of pitched-roof structures is measured from the eave continuing on 45° angle, not to exceed 50 feet.

Form Based Code: Development Standards



Illustrative example of buildings and site arrangements in the HBOD 2 Transition Zone.

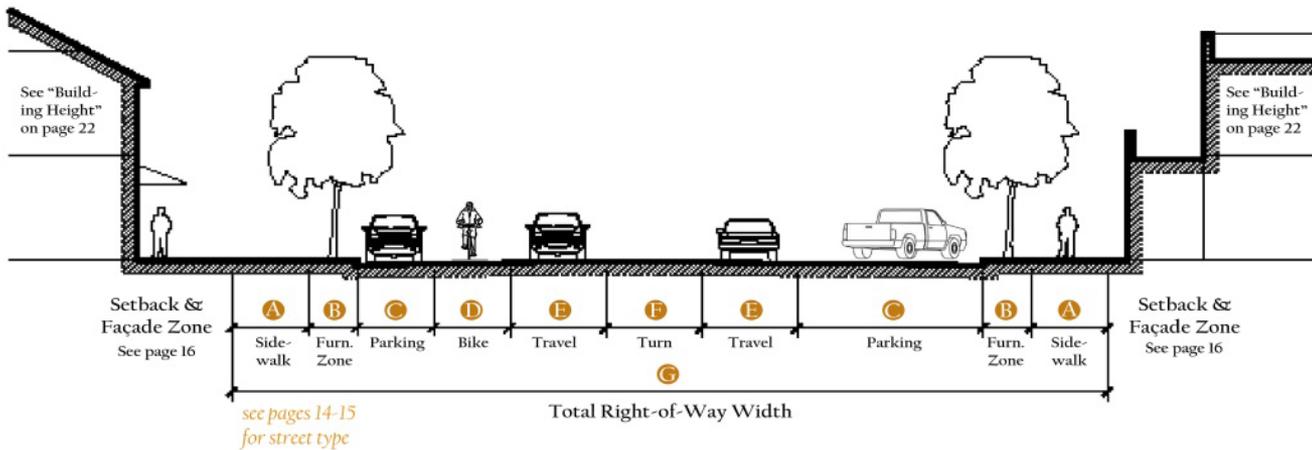
Characterized by primarily by two-story buildings, this district primarily allows office uses, with some mixed-use residential and limited retail uses, in order to limit the potential impact on the nearby residences. Among other adjusted details, the required frontage build out is less than in the HBOD 1 Neighborhood District.



Building Placement and Front Yard Design (HBOD 2)		
Build-to zone (Distance from Property Line)		
Front	10' min., 15' max.	A
Side Street	10' min., 15' max.	B
Building Facade at BTZ		
Front	50% min	
Side Street	30% min. preferred	
<i>Corner Properties: Both street facades must be built in the build-to zone for the first 30' from the corner of the building.</i>		
Setback (Minimum Distance from Property Line)		
Side	0' min. or 15' if provided	C
Rear	35' min.	D
Lot Configuration		
Width	20' min.	E
Depth	N.A.	F
Greenspace	10% min.	
Footprint		
Depth, ground-floor commercial space	Main Building, 40' min.	

Building Form (HBOD 2)		
Height (See § 330-423.H.(6))		
Main Building	35' max. ¹	H
	2.5 Stories max. ²	H
Ground-Floor Finish Level	6" max. above sidewalk	I
Ground-Floor Commercial Ceiling	10' min. clear; 12'+ preferred.	J
Upper-Floor(s) Ceiling	8' min. clear	K
1. Different standards for flat roofs vs. sloped roofs (See § 330-423.H.(6)) 2. 3.5 story heights may be permitted for a maximum of 60% of the street frontage, except along Montauk Hwy., where it is not permitted (see § 330-423.H.(6)).		
Allowed Building Types (See § 330-426.A.)		
• Commercial Block	• Limer Building	
• Civic Building	• Live-Work Unit	
• Townhouse/Rowhouse		
Allowed Frontage Types (See § 330-426.B.)		
• Shopfront	• Gallery	
• Forecourt		
Allowed Use Types (See § 330-423.D)		
Ground Floor	Service, Retail, or Recreation, Education and Public Assembly	R
Upper Floor(s)	Residential or Service	S

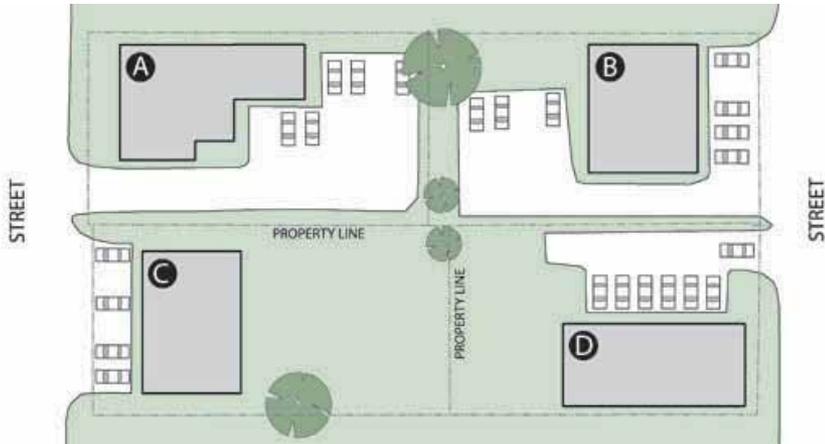
Street Type Standards



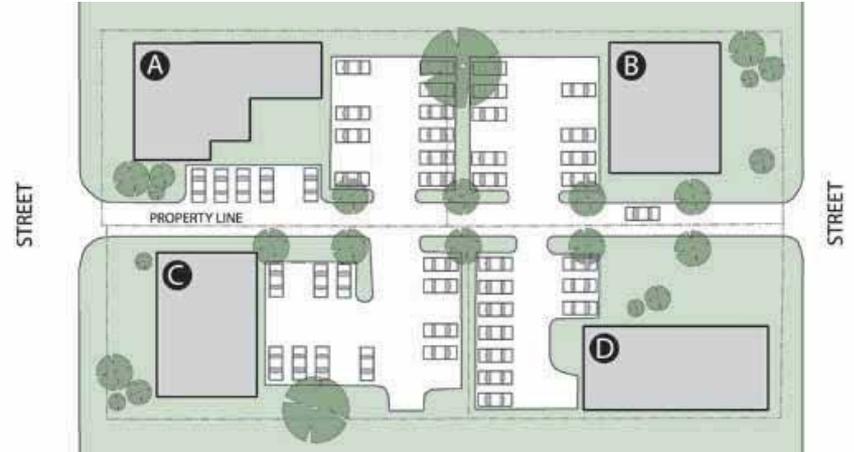
STREET SECTION COMPONENTS

Sidewalk		
Width (Clear)	5'-0" min.	A
Furnishing Zone		B
Allowed	Yes	
Required	Yes	
Use	Trees and Bioswales Furnishings Lighting	
Width	5'-0" min.	
On-Street Parking		C
Allowed	Yes	
Required	Yes (at least one side)	
Type	Parallel or Angled	
Parallel	8'-0" x 21'-0"	
Angled (45 deg.)	8'-6" (width of spot) x 18'-0" (from curb face)	
Bicycle Lanes		D
Allowed	Yes (parallel parking) No (angled parking)	
Required	No	
Width	6'-0" to 8'-0"	
Vehicle Travel Lanes		E
Number	2 max.	
Direction	Two-way	
Width	10'-0" max.	
Vehicle Turn Lanes		F
Allowed	Yes (left turn only)	
Required	No	
Width	10'-0" max.	
Right-of-Way		G
Width	100'-0" max.	
Curb Radius		
Required	5'-0" max. without curb extension	

Parking Design Standards



Shared Parking Concept (Exsting/Before). Each property (A, B, C and D) has its own separate parking lot and driveway access. During the peak business hours for Property D, a new customer arrives but finds there are no parking spaces.



Shared Parking Concept (After). Properties A, B, C and D agree to onnect their parking lots and have a shared parking agreement. During peak hours, a new customer comes to Property D and finds there are plenty of available parking spaces because not all businesses are experiencing their peak demand at the same time. This parking redesign also eliminates a curb cut and the parking in the front and side yards, allowing these areas to be reclaimed as attractive front-yard landscaping or patios instead.

Hampton Bays Commercial Market Analysis

- Commercial Market Analysis identifies gaps within the existing commercial areas in Hampton Bays Downtown
- Evaluates market demand & supply available based on demographic and socioeconomic conditions
 - Population/number of households is steadily increasing within Hampton Bays & surrounding area (5.6% from 2000-2010)
- Target Market for Hampton Bays
 - Convenience type commercial uses - average 5-minute drive time
 - Neighborhood & Community type uses – 10 to 15 minute drive time

Target market area



Findings - SURPLUS

RETAIL SURPLUS (Demand likely currently satisfied):

- Other Motor Vehicle Dealers;
- Furniture Stores;
- Electronics & Appliance Stores;
- Building Material & Supplies Dealers;
- Beer, Wine & Liquor Stores;
- Used Merchandise Stores (including antique stores and thrift stores);
- Other Miscellaneous Store Retailers (i.e., pet and pet supplies stores, art dealers, tobacco stores, and those that retail a general line of new and used merchandise on an auction basis); and,
- Restaurants/Other Eating Places

Findings - demand

RETAIL DEMAND – (Highest likely success rate):

- Clothing Stores;
- Shoe Stores;
- Jewelry, Luggage & Leather Goods Stores;
- Book, Periodical & Music Stores;
- Other General Merchandise Stores; and,
- Special Food Services (including food service contractors, caterers and mobile food).



Findings – demand

ADDITIONAL RETAIL GAPS:

- Automotive Dealers;
- Automotive Parts, Accessories & Tire Stores;
- Home Furnishing Stores;
- Lawn & Garden Equipment and Supply Stores;
- Grocery Stores;
- Specialty Food Stores (including meat markets, fish and seafood markets, fruit and vegetable markets, bakeries and candy stores);
- Health & Personal Care Stores;
- Gasoline Stations;
- Sporting Goods/Hobby/Musical Instrument Stores;
- Department Stores Excluding Leased Departments;
- Florists;
- Office Supplies, Stationery & Gift Stores; and,
- Drinking Places (specific to those serving alcoholic beverages, including bars and taverns).

Next Steps: SEQRA & Code Adoption/Implementation

- NPV is continuing to work on the assumptions in the Build Out Analysis and finalizing the Supplemental draft GEIS
- SEQRA process will commence with the Town Board as Lead Agency- notifications and timeframes as per State Law
- Combined Public Hearings will be held on the Form-Based Code and Supplemental DGEIS
- Comments from the hearings will be incorporated into the Final Supplemental GEIS
- The end result will be the preparation of a Findings Statement and a finalized Zoning Code for the Town Board to adopt.