

MOD Zoning

The Town of Cortlandt has proposed a Medically Oriented District (MOD) to encourage economic revitalization in the area surrounding the hospital center and to enable and implement the goals and recommendations outlined in *Envision Cortlandt*. As a property owner with eligible parcels in this proposed district, Gyrodyne LLC is applying to receive a MOD campus designation. Once designated, the parcels would be governed by the use, dimensional and other provisions of the MOD zoning regulations and MOD zoning would replace the existing zoning. While the MOD Zoning has not been formally adopted, Gyrodyne LLC is proposing medical office and residential use and has designed the site to function as part of a future "hamlet center" with mixed use, streetscape improvements, a hamlet green and public plaza, and significant open space around Orchard Lake.

Program:

At this time, the program for Phase 1 would consist of a mixed use development:

- 200 Residential Units: 10% studio, 80% one-bedroom, and 10% two-bedroom (approximately 200,000 sf)
- 100,000 sf Medical Office
- 4,000 sf complementary retail and/or additional medical office space
- 180 structured parking spaces and at 383 at-grade parking spaces (563 total)
- Hamlet green and plaza area
- Office building interior atrium space available for community events
- Office building rooftop terrace available for community events
- Exterior amenity courtyard for building resident use
- Open space around Orchard Lake, improved with gravel pathway, overlooks and educational signage
- Landscaped perimeter buffer
- Transit stop along Route 202
- Construction sequencing to allow existing 33,000 sf of medical offices uses to stay online until they can be relocated to the new medical office building

Parking Required:

Based on a shared parking analysis based which utilizes percent occupancy by use by hour, there would be a peak occupancy of 563 spaces (weekday) and 374 spaces (weekend). The current plan shows 563 parking spaces. As the parking rates for retail and medical office are so similar, there would be little difference in parking requirements if the 4,000 sf of retail was replaced with medical office.

Trip Generation:

An analysis using trip generation rates for each land use and applying credits for linkages and/or transit, as applicable, yields AM peak trips of 127-131 vehicles entering and 62 vehicles exiting and PM peak trips of 80-81 vehicles entering and 133-135 vehicles exiting for the two scenarios.

Wastewater Calculation

Utilizing standard wastewater multipliers and assuming 90-94 doctors occupying the medical office wastewater flow is calculated as 53,035 to 53,500 gallons per day for the two scenarios.

Wastewater flow would be almost identical if the 4,000 sf of retail was replaced with medical office.

Stormwater:

The stormwater improvements include an integrated approach combining numerous green infrastructure components with traditional mechanisms to prevent flooding and reduce impacts downstream. The stormwater design is calculated using the 100 year storm event (9") consistent with the New York State Stormwater Design Manual. As per the Town stormwater regulations which utilize the standards set forth in the design manual, the project results in a net reduction of stormwater runoff from the project site as compared with existing conditions (pre-development).

Fundamental green infrastructure components to this approach include the use of pervious pavement throughout the site providing pre-treatment and surface infiltration, concrete structures below grade providing stormwater detainment and opportunity for sub-surface infiltration, bio-swales providing pre-treatment, surface detainment, and opportunity for surface infiltration. Also included are Jellyfish chambers providing high flow pretreatment and membrane filtration which removes floatables, trash, oil, debris, TSS, fine silt-sized particles, and a high percentage of particulate-bound pollutants; including phosphorus, nitrogen, metals and hydrocarbons. A portion of the medical office building will contain a green roof and plaza providing pre-treatment and reduction of stormwater runoff.

Green Technologies

Utilizing the LEED Version 4 Reference Guide, the project is projected to achieve a minimum LEED certified rating. A number of various sustainable practices will be incorporated into both the interior and exterior programming to achieve the desired LEED rating. The building structure will incorporate numerous controls to reduce water consumption, LED lighting and occupancy sensors to reduce the electrical demand, advanced indoor air quality equipment and controls to reduce energy usage & increase air quality. The project will also incorporate a number of sustainable site initiatives such as advanced irrigation controllers which irrigate based on daily weather patterns, LED lighting of the parking areas and urban green, bioswale or rain gardens to provide first flush treatment and infiltration of stormwater, as

well as car charging/carpooling dedicated stalls. During construction, the project will also incorporate erosion control standards and recycling practices into the development of the site.

Zoning Compliance

It is noted that the MOD Zoning is still in draft form. It is the intent of Gyrodyne, LLC to comply with the zoning, although specific issues may need to be addressed depending on the final form of the ordinance. The only discrepancy we note is in number of bedrooms (220 requested, 200 allowed) however we understand that the density may be adjusted in the final version of the ordinance.

Public Access:

The application proposes creating public access to Orchard Lake creating opportunities for passive recreation. The multi-purpose parking lot accessible from Buttonwood Avenue will allow the community to access the property, while also utilized for valet parking of the primary uses during peak times of need. A key healthy living component are the trails and fixed docks which will allow the community to access this lake and property, without infringing on the neighboring residential properties. Central to this education component is an amphitheater and environmental education gateway intended to allow groups including educators to conduct instructive activities with school children or local community groups.

Wellness Plaza fronting the medical office building is designed with multi-functional capabilities to serve as key drop-off area and accessible parking during weekdays however the area can be closed off to allow for outdoor markets during non-peak times. The multi-purpose space includes MOD Green directly adjacent to the Wellness Plaza for publically accessible green space for passive recreational uses.

Healthy Living:

Several of the features noted above reference contributions to healthy living. The green roof will allow occupants of the medical building to access the outdoors during breaks or between visits with their medical providers. The trail around Orchard Lake combined with the Environmental Education Gateway will allow the community access to the lake for passive recreation and fitness opportunities. The additional education component allows additional connectivity to local schools and community groups. The full time public access to MOD Green and opportunities to close off Wellness Plaza periodically can be utilized for farmers markets, food trucks, local vendors or even health & wellness fairs.