

Tuxedo Farms

Town Presentation

SEPTEMBER 27, 2021

HART HOWERTON

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SILO RIDGE, AMENIA, NY



EDGE-ON-HUDSON, SLEEPY HOLLOW, NY



SILO RIDGE, AMENIA, NY



HUDSON VALLEY PRIVATE RESIDENCE



INNS OF AURORA, AURORA, NY



HUDSON VALLEY PRIVATE RESIDENCE

Tuxedo Farms & the Hudson Valley

Respect the context, incorporate the character. Throughout its history, the Hudson Valley's beauty and connectivity to nature has attracted residents and historical figures.

Tuxedo Farms recognizes and responds to this rich history, leveraging it and the area's contemporary context to create a modern community that is a continuum of these traditions.



Images may be subject to usage restrictions.



Early Vision for Tuxedo Farms

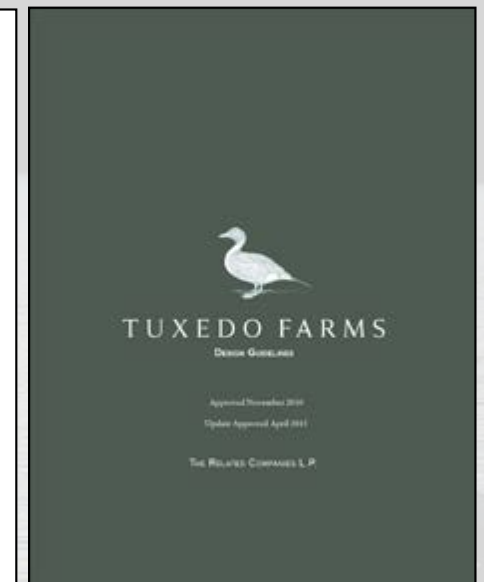
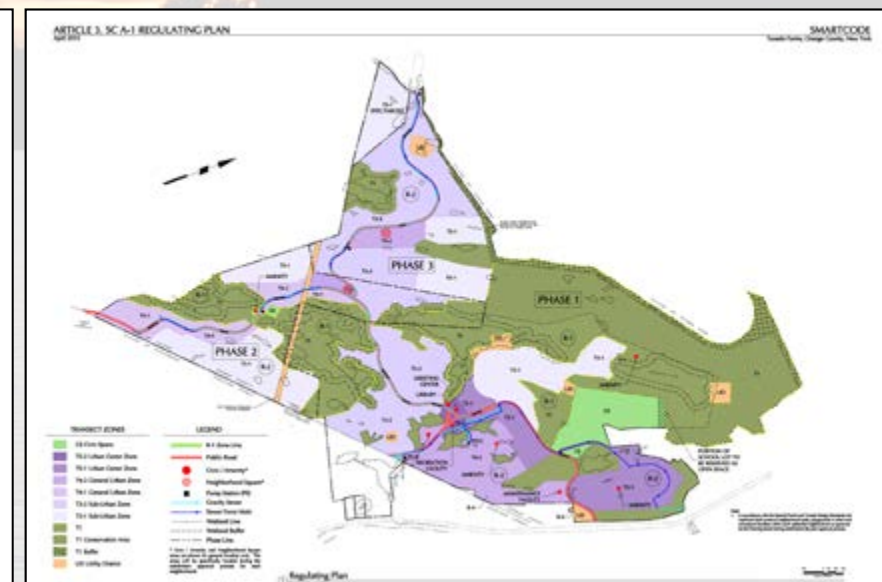
Approved Regulating Documents Balance Predictability and Flexibility

- **Special Permit** (Approved 2004, Updated 2010, 2015, 2017 and Redlines Submitted & Acknowledged 2021)
- **SmartCode** (Approved November 2010, Updated Approved April 2015)
- **Architecture and Landscape Design Guidelines** (Approved November 2010, Updated Approved April 2015, Redlines Accepted November 2017)
- **Preliminary Plan** (Approved 2015)
- **Performance Standards** (Approved November 2010)



TABLE 1. TRANSECT ZONE SUMMARY

Transsect Zone	Code	General Description	SmartCode	Special Permit	Other
PHASE 1	PH1	Residential Single-Family	PH1	Yes	Yes
PHASE 2	PH2	Residential Medium-Density	PH2	Yes	Yes
PHASE 3	PH3	Residential High-Density	PH3	Yes	Yes
PHASE 4	PH4	Residential Very-High-Density	PH4	Yes	Yes
PHASE 5	PH5	Residential Single-Family (Special)	PH5	Yes	Yes
PHASE 6	PH6	Residential Single-Family (Special)	PH6	Yes	Yes
PHASE 7	PH7	Residential Single-Family (Special)	PH7	Yes	Yes
PHASE 8	PH8	Residential Single-Family (Special)	PH8	Yes	Yes
PHASE 9	PH9	Residential Single-Family (Special)	PH9	Yes	Yes
PHASE 10	PH10	Residential Single-Family (Special)	PH10	Yes	Yes
PHASE 11	PH11	Residential Single-Family (Special)	PH11	Yes	Yes
PHASE 12	PH12	Residential Single-Family (Special)	PH12	Yes	Yes
PHASE 13	PH13	Residential Single-Family (Special)	PH13	Yes	Yes
PHASE 14	PH14	Residential Single-Family (Special)	PH14	Yes	Yes
PHASE 15	PH15	Residential Single-Family (Special)	PH15	Yes	Yes
PHASE 16	PH16	Residential Single-Family (Special)	PH16	Yes	Yes
PHASE 17	PH17	Residential Single-Family (Special)	PH17	Yes	Yes
PHASE 18	PH18	Residential Single-Family (Special)	PH18	Yes	Yes
PHASE 19	PH19	Residential Single-Family (Special)	PH19	Yes	Yes
PHASE 20	PH20	Residential Single-Family (Special)	PH20	Yes	Yes



What We're Seeing

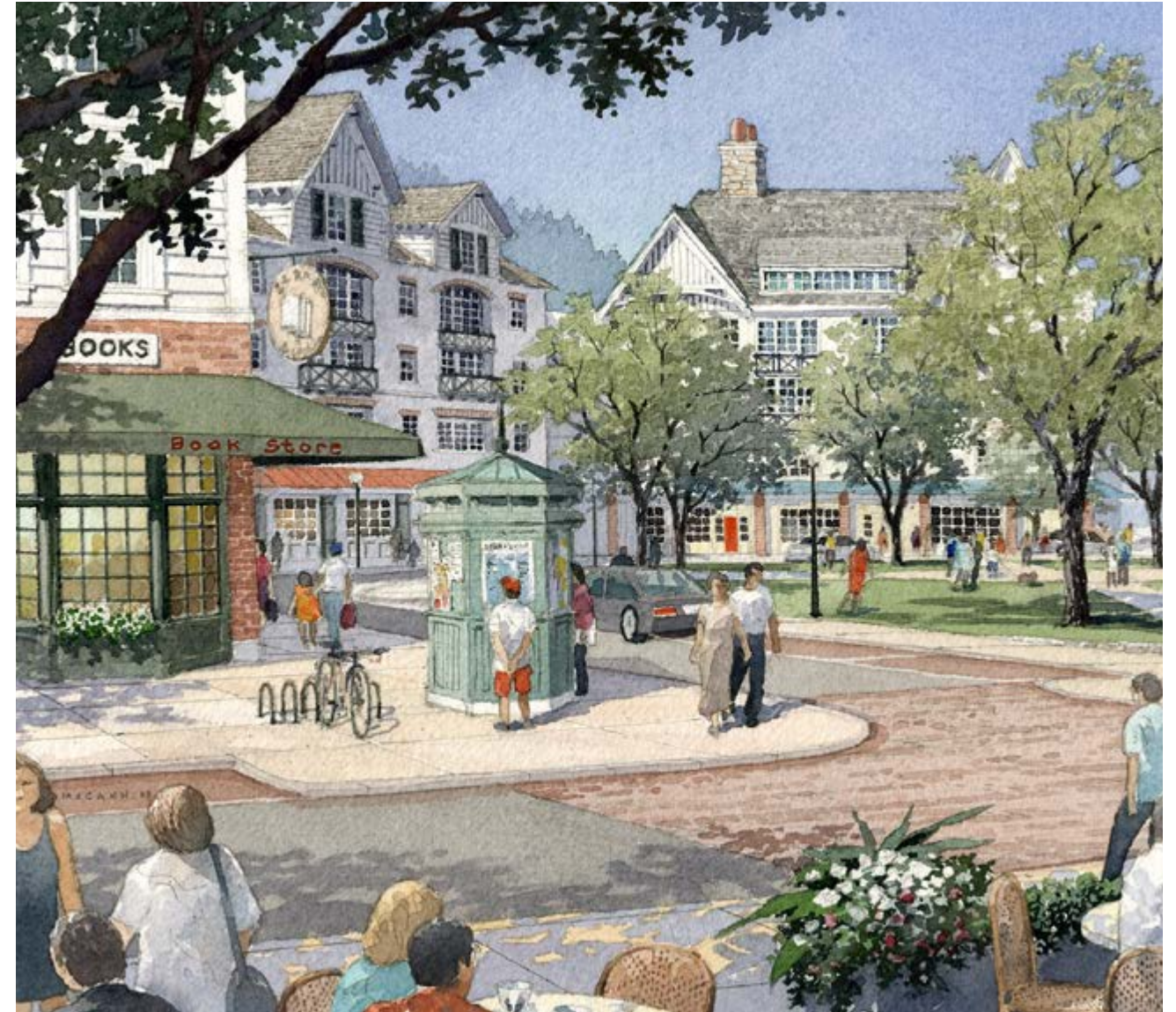
- Strong market for compact product that is walkable to a town center
- Nationally, “Missing Middle” products are becoming desirable to current homebuyers
- “Missing Middle” product types provide much needed density to enliven community activity and support retail and other commercial uses
- Regionally, builder feedback indicates strong market for attached single family, condominiums, and apartments
- Hospitality anchors thriving regionally and help propel residential sales



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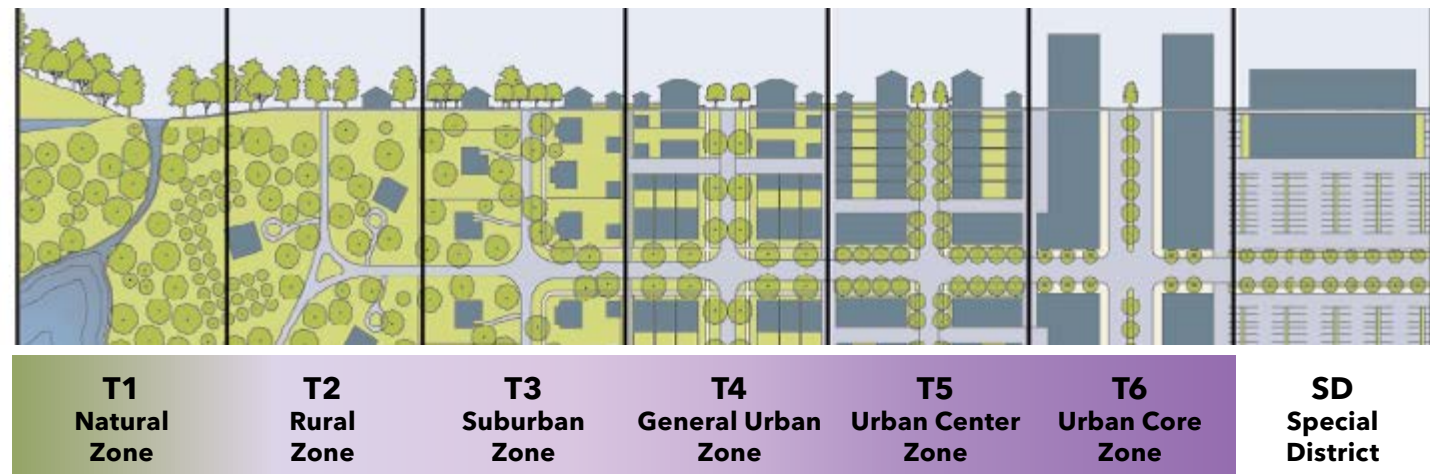
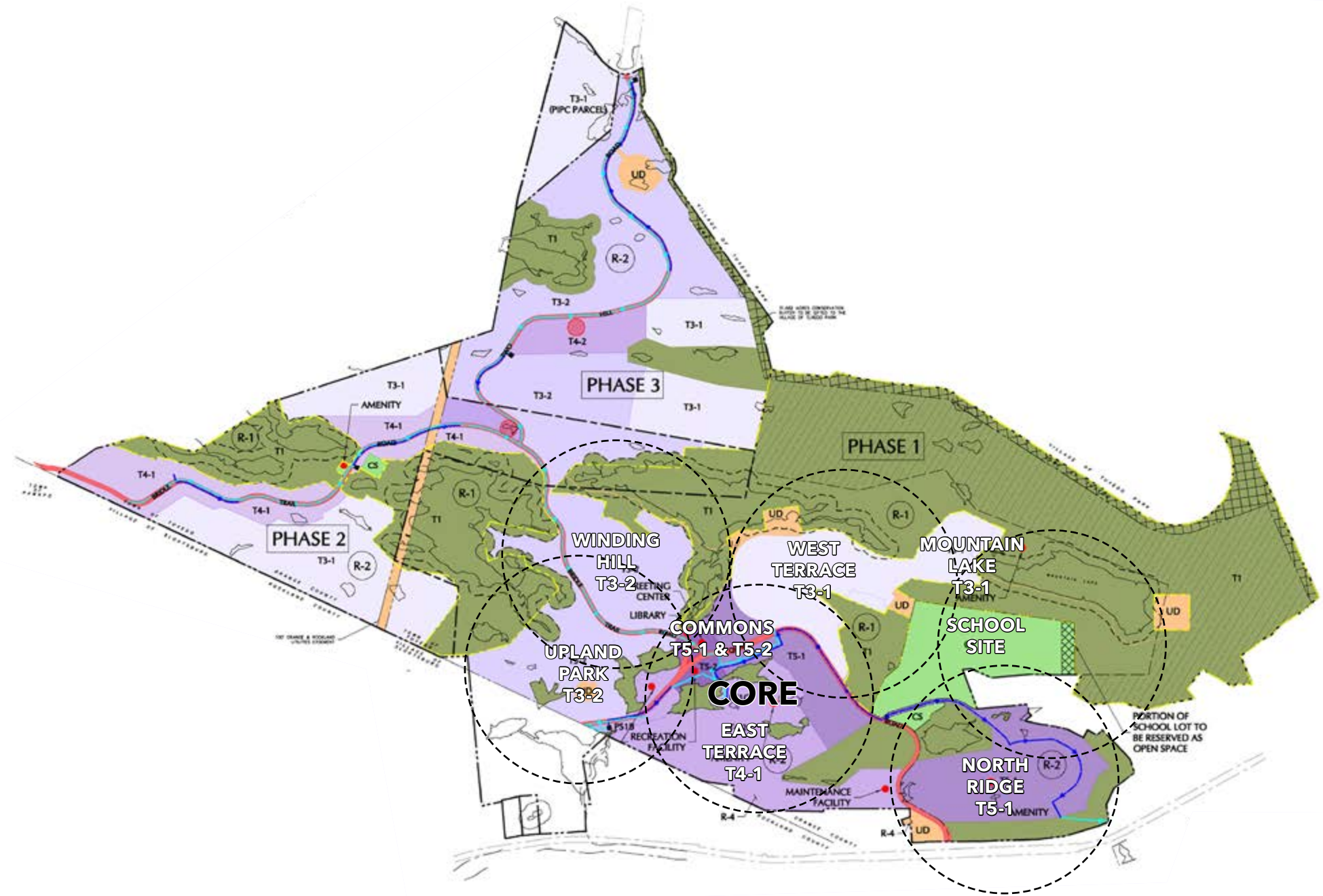
Walkability

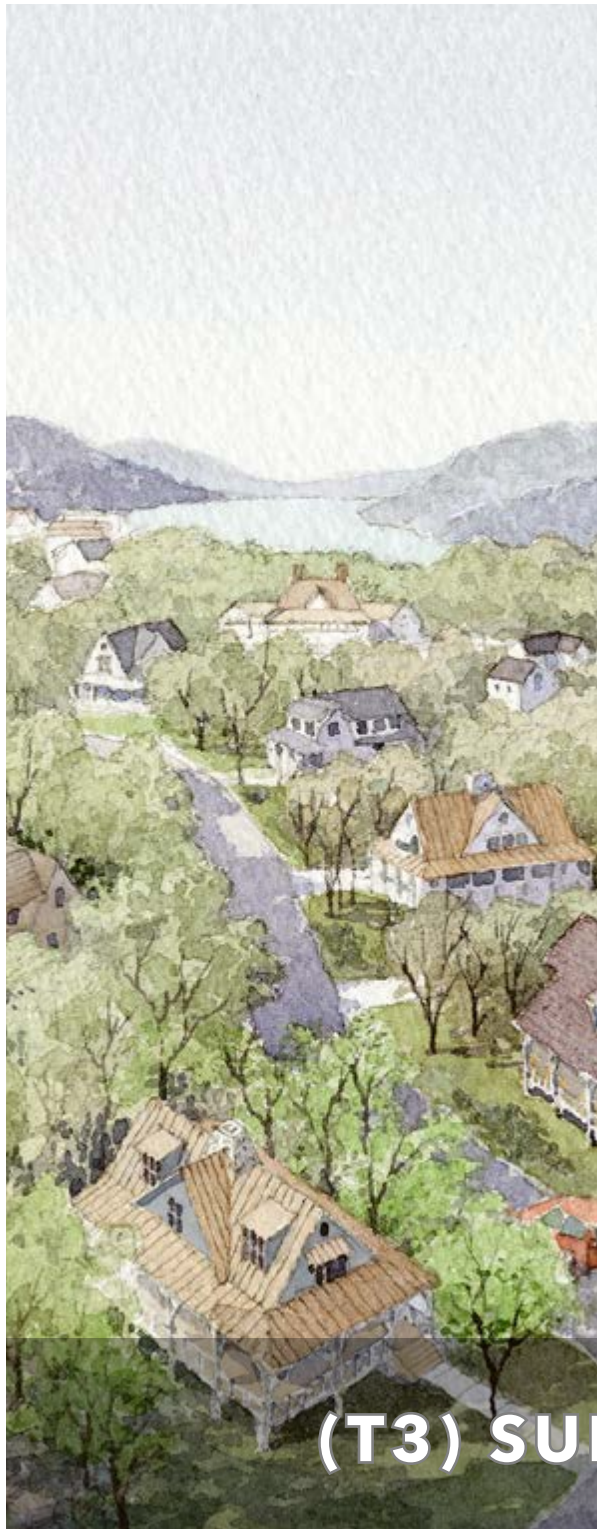
- Homebuyers are seeking residential products that are walkable to a mixed-use town center
- Walkability encourages decreased use of cars to lower traffic accidents and improve overall air quality
- Sidewalks, walking paths and recreational trails support a healthy lifestyle
- Walkable communities enable residents to meet and mingle, strengthening community bonds



SmartCode Regulating Plan

- The **Regulating Plan** is comprised of a series of **Transect Zones** which define the intended character of that portion of the community
- Each Transect Zone regulates elements of development that reinforce the **intended character**, such as use, density, height, setbacks and frontages and land use.

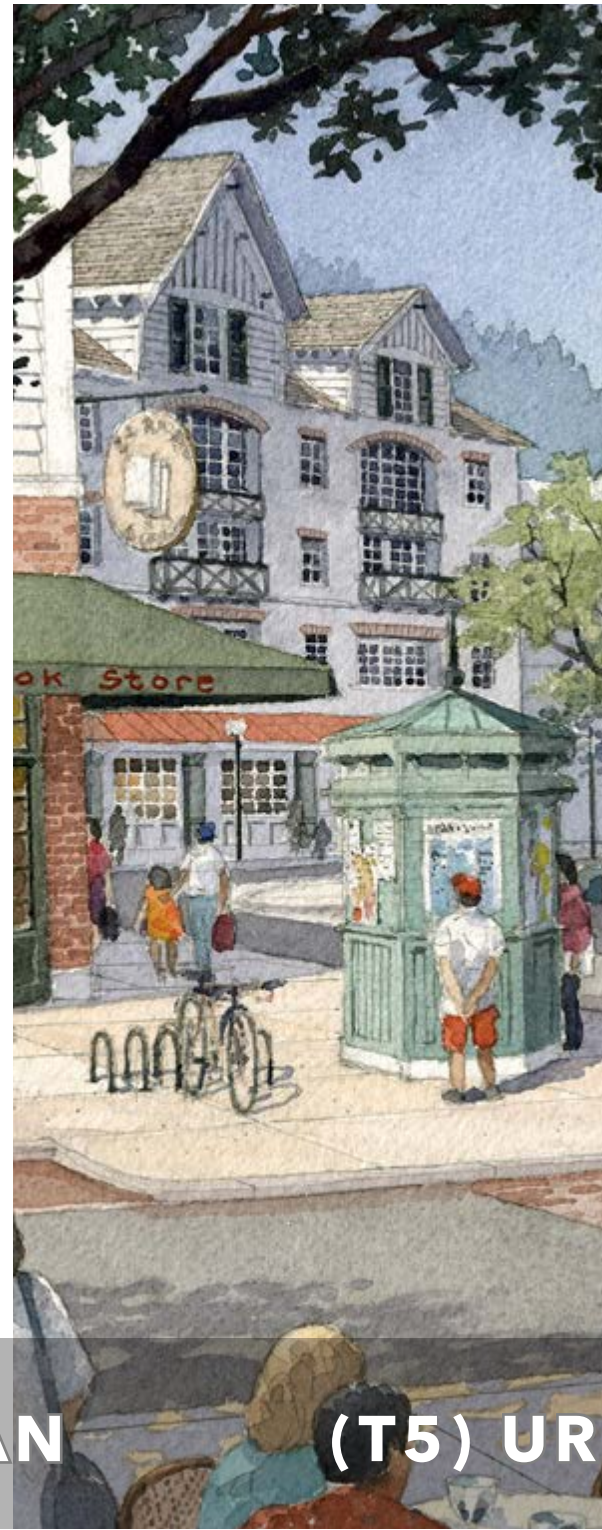
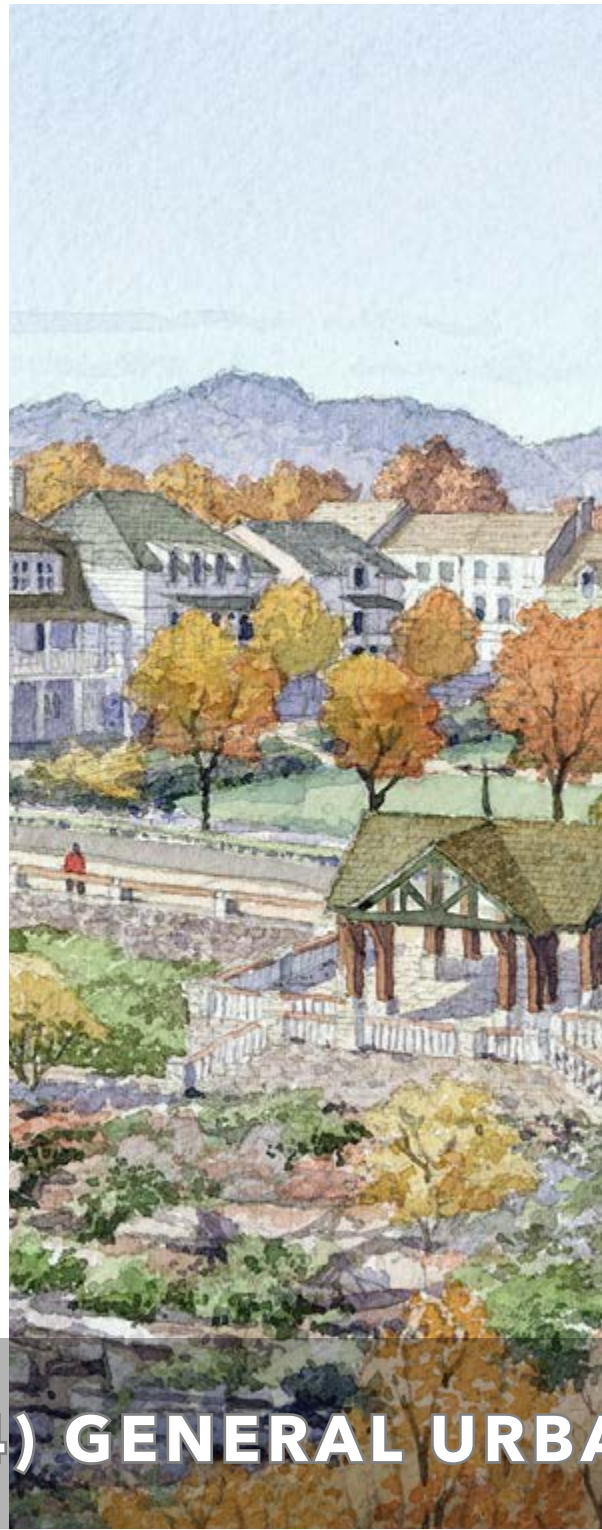




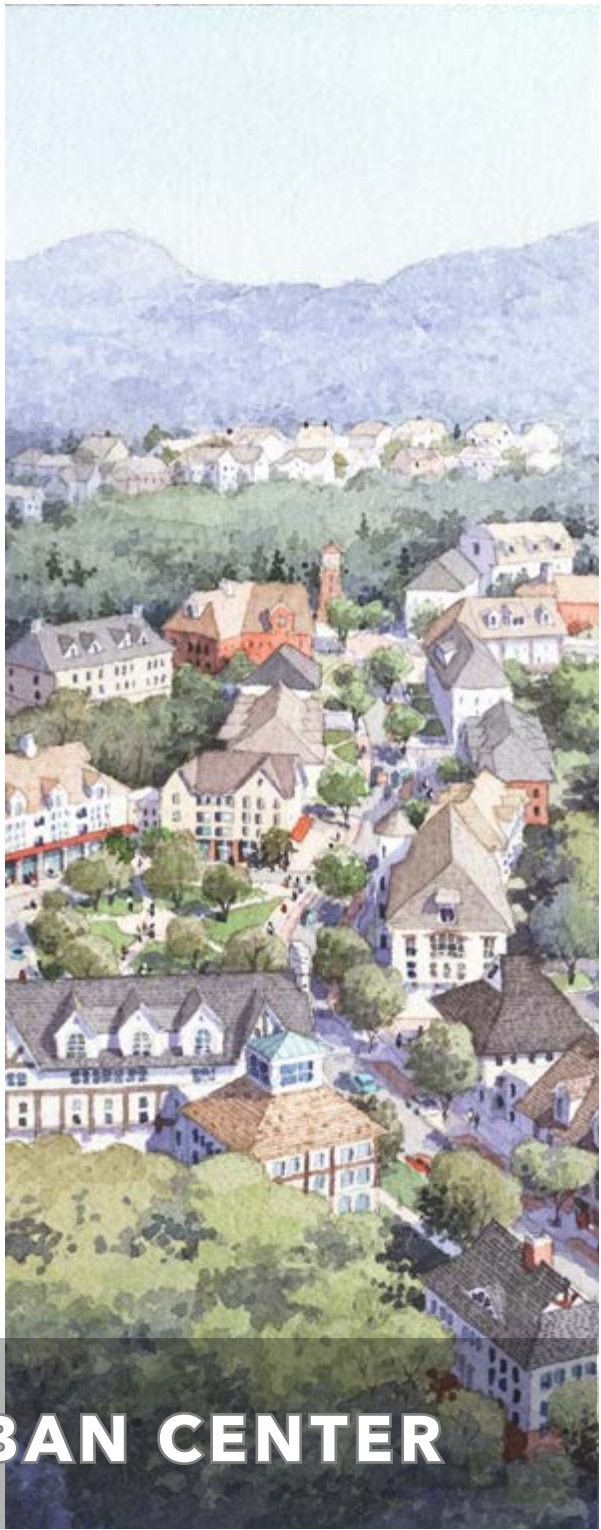
(T3) SUB-URBAN



(T4) GENERAL URBAN



(T5) URBAN CENTER



T3-1

T3-2

T4-1 (20% MAXIMUM MAY BE ATTACHED SINGLE-FAMILY)

T4-2

T5-1

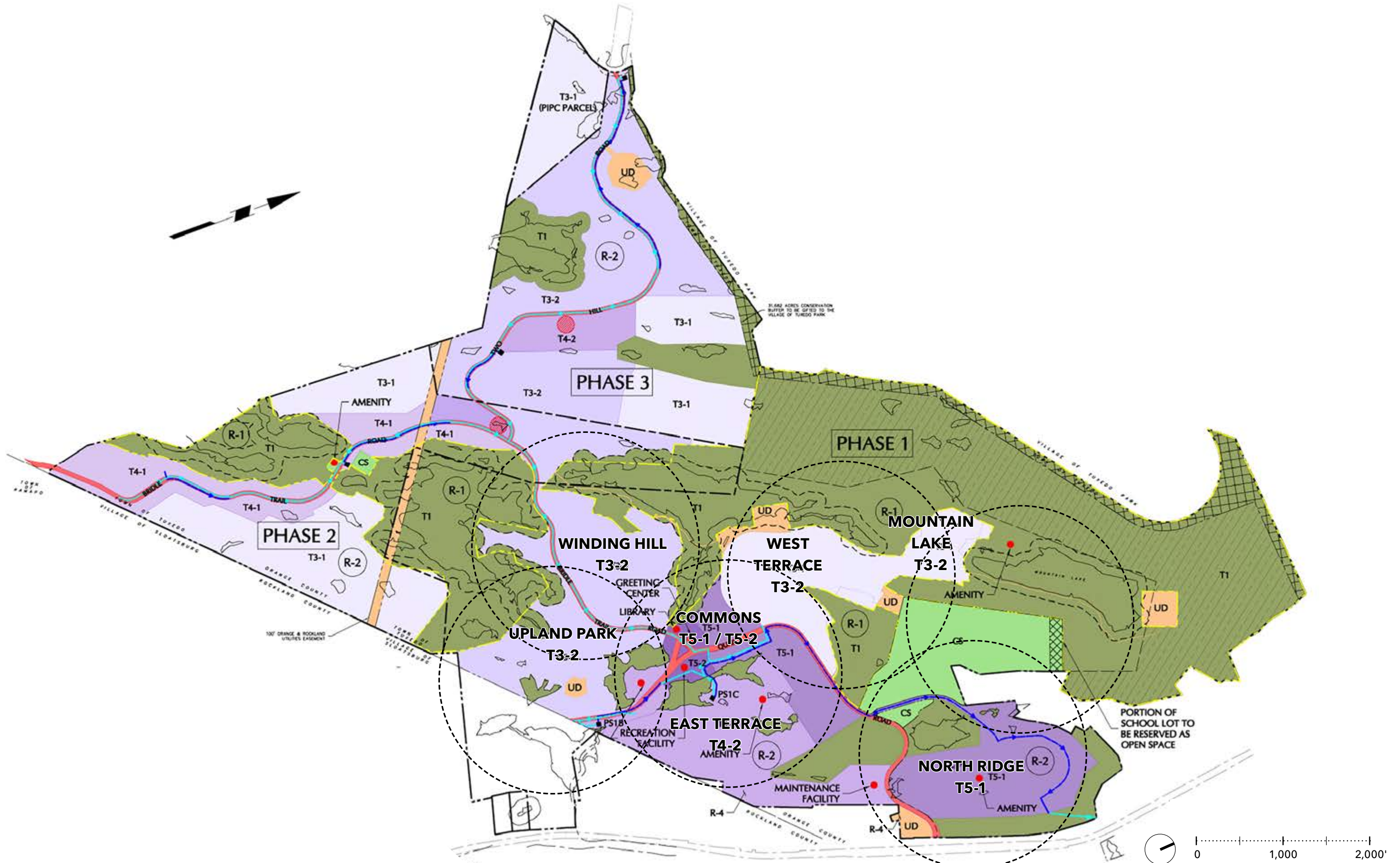
T5-2

Tuxedo Farms Transect Zones

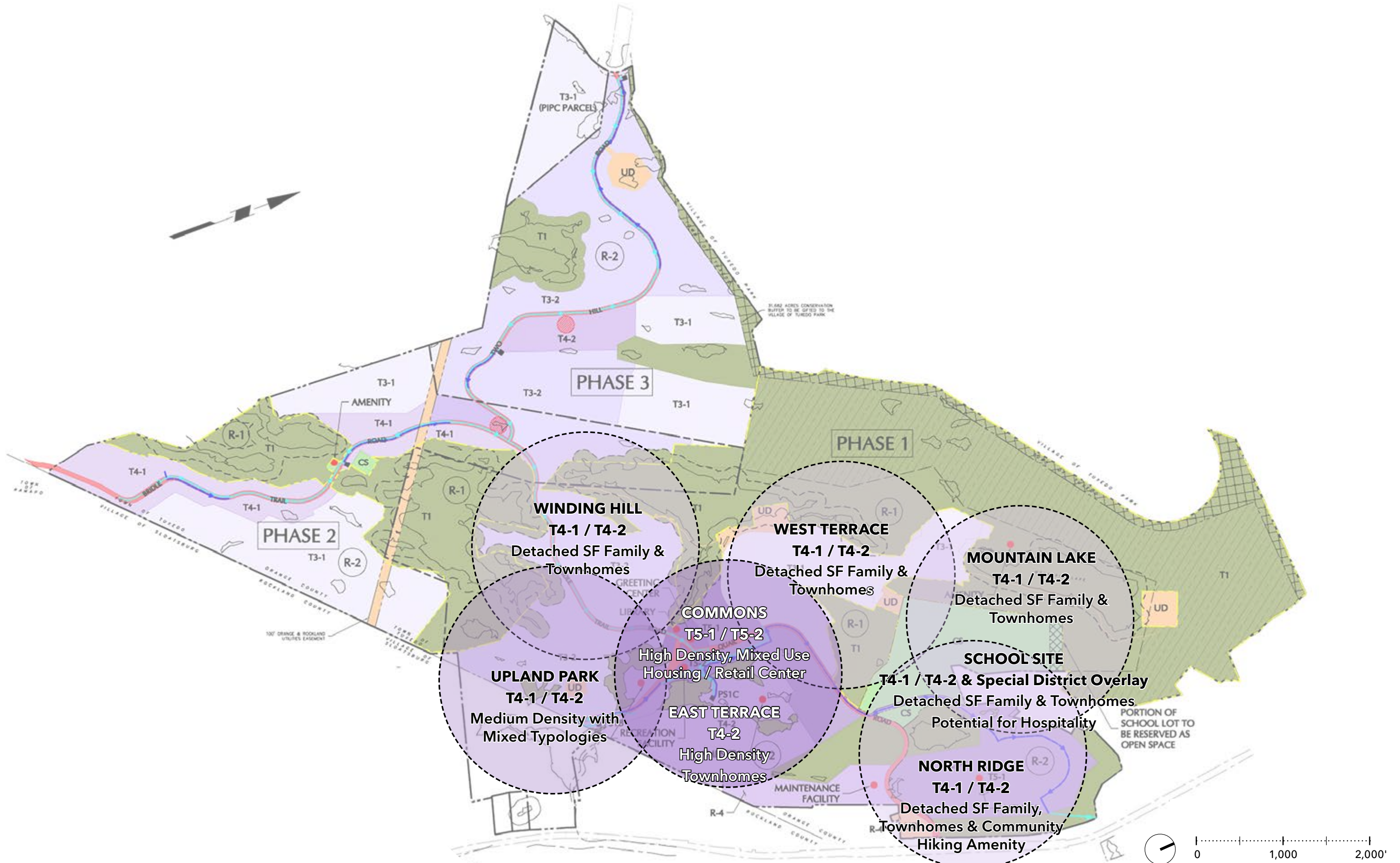
Tuxedo Farms Transect Zones

- The Tuxedo Farms SmartCode assigns **product types** to a particular Transect Zone
- In order to pair the SmartCode with the goals of the increased density, there could be two (2) possible approaches:
 - Modify assigned Regulating Plan Transect Zones
 - Modify the definition of the existing Regulating Plan Transect Zones to allow for additional product types and/or different percentages of certain product types





Tuxedo Farms Regulating Plan - Current



Proposed Regulating Diagram

Support for Existing School Infrastructure

- Property tax revenue will support the existing school infrastructure
- Additional homes will provide additional students





Wastewater Treatment Plant

Amendments to the 2021 Special Permit

1. Increase total potential unit count from 1,200 to 2,000
2. Bedroom limit only increasing from 2,860 to 3,460 (not including Active Adult bedrooms)
3. Increasing allowed density and certain flexibility in planning to provide for a more active town center and more walkable community
4. Provide framework and process for Town and Developer to work together to evolve the planning and Design Standards to ensure that the project maintains the spirit and intent of the Design Standards
5. Reduce financial hardships in order to make advancing the project financially feasible
6. Allow areas in Phase 2 to be started prior to completion of Phase 1
7. Conversion of the School Site to hospitality or multi-family
8. Accelerate operational start date of new wastewater treatment plant

Schedule

- 1. November 2021:** Final approval of the 2021 Amendment to the Special Amendment
- 2. December 2021:** Opening of the Wastewater Treatment Plan
- 3. 2022:** Commencement of construction of Tuxedo Farms

