

GOTHAM

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FIRM PROFILE



First created as Gotham Design Associates in 1978 as a flexible association of designers and architects working with Paddy Steinschneider, the firm has morphed over the years, first to be Gotham Design Ltd., and eventually to be Gotham Design & Community Development Ltd. Paddy Steinschneider is the President of Gotham and continues to associate with other designers, architects, planners, engineers, developers, investors, and end users to create special places.

Gotham Design & Community Development Ltd. is a “**placemaking**” firm providing complete design, planning, and development services for projects ranging in scale from single family homes to large mixed-use projects. Placemaking is a new term for an old idea: Coordinating all of the skills, trades, and efforts necessary to create the places that we need as the platform on which we can live our lives in safety, comfort, and joy.

Gotham believes that our most important role is to be the “generalist” coordinating the skills of others, shepherding the project from its first thoughts to its first use. While Gotham avoids defining itself as being a “specialist”, it has succeeded in bringing an assortment of professionals together to form teams capable of achieving unique solutions that fit appropriately with the **context of place**.

With a permanent staff of five employees, Gotham often adds “Associates” to work with the office on particular projects. This affords Gotham the agility and the capacity to form that group of skilled technicians that best serves the needs of the project. This has also worked in reverse, with Gotham providing the office support to assist single practitioners and smaller firms who have the opportunity to take on a project that would otherwise overwhelm them.



Gotham has had particular success working with projects involving complicated sites and complicated programs. This success comes from the combination of our ability to be efficiently creative, our commitment to our clients, our persistence as we lead projects through the entitlement process, and our ability to find solutions that are in balance with and protect both the natural and built environment.

While we may have survived the Great Sprawl Experiment that lasted 60 years from President Truman’s State of the Union address in 1947 to the Great Recession in 2007 put the breaks on sprawl development, there is much work to do to rebuild our villages, towns, and cities to strengthen the triple bottom line of our economy, environment, and culture.





Gotham enjoys creating infill buildings within existing neighborhoods and has transformed places through the adaptive/reuse of existing buildings, as well as stand alone buildings. Experience with this scale of project has enabled Gotham to take a strong hand in rebuilding communities, transforming them from barely surviving to thriving.

Gotham is structured to be able to manage projects of every scale. While developing large scaled project like Rivertowns Square is exciting, Gotham also enjoys creating single family homes and renovating existing structures. At Gotham, in addition to the traditional values of aesthetics and construction methodologies, the quality of buildings and places is measured by their ability to reinforce the existing environmental context, as well as to inspire and comfort the people who will experience the building. At Gotham, it is all about the people and the place.



Each client comes to Gotham with something that they want to do, a problem that they have so solve, or a need that they would like to fill. It may be a new house to



accommodate a growing family, a new space to serve their business, or figuring out how to make their community more vibrant and sustainable. Regardless of what the project consists of or its program, Gotham assumes those needs as its own and becomes the advocate for the client.

Gotham has two goals: The first is to help our clients achieve their needs and desires. The second is to do good work.

Gotham's principal, Paddy Steinschneider is a Placemaker. Coming from a background of environmental science, he is all about creating buildings and places that make sense for where they are. While he has his Master in Architecture from Columbia University, he is not an architect. He is a designer and builder and advocate and whatever else it takes to create a good place. He is committed to the wholeness of place, which includes the people who live there and their history, as well as the natural environment and the built environment.



GOTHAM'S EFFORTS IN DOBBS FERRY CAN BE DUPLICATED IN OTHER PLACES

Gotham has been working in Dobbs Ferry, New York since 1979 in an effort to transform the community. A place with great bones, but too many empty storefronts on Main Street and too many buildings that seemed to be slipping into disrepair, Gotham targeted Dobbs Ferry as a place where the combination of vision, persistence, and commitment could make it a first rate desirable place to live. Gotham began putting projects together that could take buildings that were often perceived as “tear-downs” and instead either restore them or evolve them through adaptive reuse into once again viable properties.



In 1997, Paddy Steinschneider, as a member of the Downtown Improvement Committee, encouraged Dobbs Ferry to take a hard look at its main/main intersection, where Ashford Avenue intersects with Broadway. He assisted in the preparation of an RFP seeking a planner, as well as in the interviewing of the various respondents. Project for Public Spaces was retained by the Village to do a planning study for what is now known as the “Gateway.” The recognition of the Gateway was the first step in Dobbs Ferry transitioning from a place that seemed to feel like a victim to the shopping centers, big boxes, and strip malls to a place that understands its potential as a destination and complete within itself.

In 2001, again as a member of the Downtown Improvement Committee, Paddy Steinschneider had Gotham prepare an evaluation of the entire Dobbs Ferry downtown showing possibilities for streetscape improvements, development opportunities, and potential locations for additional parking. This was presented to the Village in a series of workshops that helped capture the imagination of the Mayor and Board of Trustees.

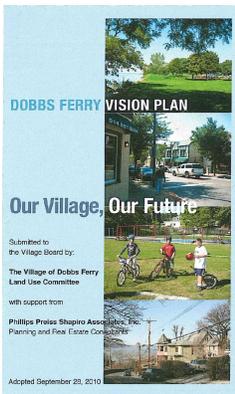
WE NEED TO DEVELOP THIS. . .

ASSETS	NEEDS				
	PARKING	DEVELOPMENT OPPORTUNITIES	IDENTITY	GREEN SPACE	HOUSING & LIC. BUSINESS DISTRICT
<p>WATERFRONT</p> <p>Use of the waterfront for recreation and development. The waterfront is a key asset of the Village and should be protected and enhanced.</p>	<p>WATERFRONT</p> <p>Use of the waterfront for recreation and development. The waterfront is a key asset of the Village and should be protected and enhanced.</p>	<p>WATERFRONT</p> <p>Use of the waterfront for recreation and development. The waterfront is a key asset of the Village and should be protected and enhanced.</p>	<p>WATERFRONT</p> <p>Use of the waterfront for recreation and development. The waterfront is a key asset of the Village and should be protected and enhanced.</p>	<p>WATERFRONT</p> <p>Use of the waterfront for recreation and development. The waterfront is a key asset of the Village and should be protected and enhanced.</p>	<p>WATERFRONT</p> <p>Use of the waterfront for recreation and development. The waterfront is a key asset of the Village and should be protected and enhanced.</p>
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Dobbs Ferry "Gateway" Downtown Improvement Committee

Facilitate Collaboration

The next step was to commit to New York State's program for the preparation of a Local Waterfront Revitalization Plan (LWRP). Paddy Steinschneider served on the Committee that managed that process and was one of the authors of the document. The LWRP identified the need to protect both the waterfront and the historic character of Dobbs Ferry as a waterfront community. The LWRP identified the adoption of a new set of Land Use Regulations as being imperative to accomplish the long ranged goals that were set forth in the LWRP.



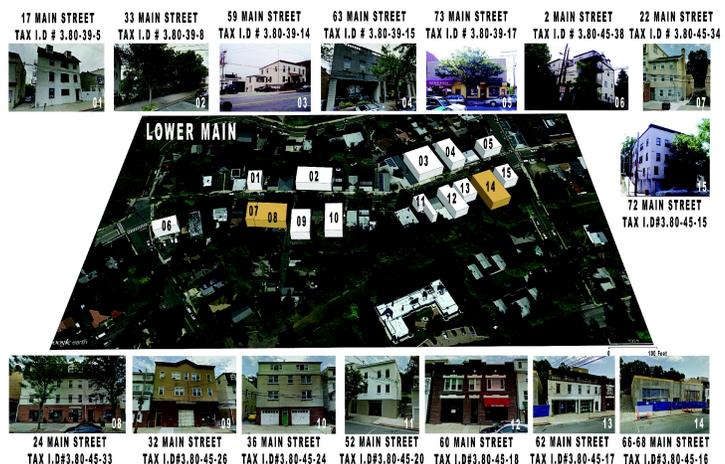
In 2004, the Village formed a Land Use Committee consisting of a representative from each of the Village's statutory Boards plus three community members with experience in land use planning, which included Paddy Steinschneider. The Land Use Committee outlined the scope of what needed to be accomplished to achieve the goals set forth in the LWRP. An RFP for a planning consultant was put forward and Philips Preiss Shapiro (PPS) was retained.

This was a true collaborative process with the members of the Land Use Committee working along side PPS in the preparation of the following documents:

- The Dobbs Ferry Vision Plan
- A new Zoning Ordinance
- Downtown District Building Design Guidelines
- Dobbs Ferry Residential Design Guidelines
- A new Zoning Map

These new land use regulations were adopted by the Board of Trustees by Resolution on September 28, 2010. Dobbs Ferry's Zoning Ordinance is not quite Form-based zoning, but it has many of the same components and focuses on encouraging what is desirable, instead of preventing what is not. Given that so much of Dobbs Ferry is about preserving existing character instead of implementing change, Dobbs Ferry's Code is referred to as Context-based zoning.

With the new Land Use Regulations in place, Gotham has been moving forward with a number of development projects. While it is critical to develop land use regulations that shape the community that is desired by the people who live and work there, in the end the key is providing the predictability in the entitlement process that will attract the best developers and businesses to the community.



While still a work in progress, there are now two new buildings in the Gateway, including a two story medical building with retail facing the street, not the parking lot, and a four story mixed use building anchoring the primary corner. The four story building at 2 Ashford Avenue was designed and developed by Gotham and replaces a closed gas station.



Gotham has been working in Dobbs Ferry to achieve a goal that it has reduced into a single phrase:

Creating compact, complete, and complex places with a high level of connectivity capable of supporting convivial communities.

Lower Main Street 22, 24, 26, and 27 Main Street Dobbs Ferry, New York 1991 - 2014



The first step with these four buildings began with the owner of the two conjoined buildings at 24 and 26 Main Street receiving a letter from the Building Department that he had 30 days within which to evict the tenants in his six apartments and two storefronts and take the building down, as it was in a state of disrepair. Gotham's solution was to add a fourth story with three additional apartments and renovate both buildings, which included installing new footings and supports, as well as creating a structure at the top of the existing buildings to stabilize the exterior brick walls.

The adjoining building at 22 Main Street came along 20 years later and was restored as three residential units. 27 Main Street, which is across the street from these buildings, was condemned in 2009. It had been cut up into eight apartments, many failing to meet Codes and requirements for safe habitation. The expectation was that the building would have to be taken down. Gotham instead restored the building, which now has five apartments and two retail spaces, all of which are fully compliant with all Codes and regulations.



While not particularly dramatic, this effort has helped bring about a renaissance of lower Main Street and other building owners are following the trend. There is now an effort underway to create an Historic District for the Dobbs Ferry downtown.



Gotham provided the following services:

- Brought the Building Department Together with the Owner for a Mutual Effort
- Provided the Design of the Buildings
- Coordinated the Engineering for the Project
- Coordinated the Approval Process and All Entitlements
- Coordinated the SEQR Process for a Negative Declaration
- Provided Construction Management and Administration for All Construction



Giuliano Building

66 Main Street

Dobbs Ferry, New York

2014 - 2017



Having seen Gotham's success with other properties on Main Street, the CCI Group, which owned an existing building on Main Street with five apartments and two retail spaces, asked Gotham to determine what could be done with their property. Where Gotham has determined that other buildings justified restoration, the assessment of the existing building at 66 Main Street was that it should be removed and replaced with a new building. This project was a test for the new land use regulations adopted in 2010.

The new building has been approved and is currently in construction. It is three stories on Main Street, but then steps up a story for a fourth floor set back from the front facade. A parking level is located behind and under the new building with 12 parking spaces to serve 16 rental apartments and two retail stores.



Despite the fact that the new Code reduces the number of parking spaces required for both residential and retail use in the downtown, a primary concern during the review process was the number of parking spaces provided.

The building is one block from the MetroNorth train station and is in the downtown with a "walk score" of 85, which actually sounds low, given the ability to get to almost everything on foot. There are existing metered parking spaces on Main Street and non-metered spaces on the side streets. Providing a "Brooklyn-styled" quality of life, there is an intense demand for these residential units.



Gotham's success with bringing vitality to Dobbs Ferry's downtown helped convince the New York Times to write a Sunday article nicknaming Dobbs Ferry and River Villages the "Sixth Borough."



Gotham provided the following services:

- Assessed the Property for Development Potential
- Provided the Design of the Site and the Buildings
- Coordinated the Engineering for the Project
- Coordinated the Approval Process and All Entitlements
- Coordinated the SEQR Process for a Negative Declaration



Oceana

75 Main Street

Dobbs Ferry, New York

2007 - 2018



When working on the Vision Plan, John Shapiro, who was the Village's prime planning consultant immediately identified 75 Main Street as key to the revitalization of Dobbs Ferry's downtown. Built in 1895 as a feed and grain store, the five story brick building is iconic and a visual symbol for the downtown. Converted in use to be a publishing house, Oceana Press, the building was the work place for more than 75 people for 60 years, until Oceana closed its doors in 2005. Even before it shut down, Gotham was at work trying to find someone interested in converting it to residential use.

In 2015, Gotham put together a development team to purchase the property and repurpose the existing buildings. The entitlements were completed in 2016 and the project is in construction. There are ten residential units in the existing building over retail on the ground floor. A three story addition created over the existing one story warehouse behind the building has eight additional residential units and the warehouse has been adapted to be a parking garage for 16 vehicles. The addition and garage are connected to the five story building with a new entry, elevator and stair core, which also provide access to a roof top garden above the addition. The views from this building of the Hudson River are spectacular.



There was a false start in 2008, when a developer brought to the project decided to discontinue the review process after more than six months before the Planning Board without movement. This served to help the Village understand the need for the new land use regulations, which were in progress at that time

Gotham provided the following services:

- Marketed the Property as a Development Site
- Organized a Development Team and Purchased the Property
- Coordinated the Design and Engineering of the Site and the Buildings
- Coordinated the Approval Process and All Entitlements
- Coordinated the SEQR Process for a Negative Declaration
- Assisted in managing the Development Process



Sutton Building

100 Main Street

Dobbs Ferry, New York

2014 - 2018



This project is an example of smaller scale infill development in the downtown. The existing three story building with two duplex residential units above a ground floor of retail has been renovated. An three story addition with three residential units above a parking level has been proposed and is currently in the Site Plan Review process with the Village. Challenging in this project is the



presence of an older barn structure on the property, which some neighbors believe adds to the character of the downtown. This property is also immediately adjacent to the Old Croton Aqueduct, which is a structure with historic designation. The Architectural and Historic Review Board and the Planning Board have decided that, while the barn structure is not in condition to be repaired or reused, its form adjacent to the Aqueduct is part of what gives this part of the downtown cultural interest. It has been mandated as part of the Site Plan approval that the form of the existing barn be integrated into the design of the addition. It is anticipated that the entitlements for this project will be complete this Fall and that construction will proceed shortly there after.

Gotham provided the following services:

- Assessed the Development Potential of the Property
- Provided the Design of the Site and the Buildings
- Coordinated the Engineering for the Project
- Coordinated the Approval Process and All Entitlements
- Coordinated the SEQR Process for a Negative Declaration
- Managed the Development Process



Rivertowns Square

Lawrence Street/Livinstone Avenue/Ogden Avenue
Dobbs Ferry, New York
2002 - 2017

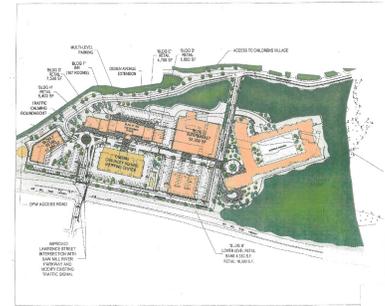


Gotham first started working on the future development of this property in 2003, when Akzo Chemical announced that it would be moving its corporate headquarters from the office park site to Europe.

The first component of the adaptive reuse of this property was assisting Philips International in assessing a 2.5 acre portion of the site for redevelopment and then purchasing that property. Gotham coordinated the entire process for the design, approval, and construction of a four story building with retail stores and parking at the base, an intermediate level of parking and then two stories above for a New York Sports Health Club and Oasis Spa. Gotham anticipated that Philips would continue with the acquisition of the additional 18 acres that were part of the office park, but the 2008 economy changed those expectations.



In 2010, Gotham was back with a new developer, who acquired the balance of the property, closing on the purchase the week after the new land use regulations were adopted by the Village. The new Land Use Regulations were critical for the ability of this project to be developed.



Gotham's role in this \$150 million development has been as the Project Design Coordinators. Renamed "Rivertowns Square," this project, which is located at a traffic light on the Saw Mill River Parkway at Lawrence Street, is a mixed use composition of



202 residential apartments, 80,000 square feet of retail stores, a Hilton Hotel, and the iPic Theater. For this project, Gotham helped organize the team, which included Jim Ryan from JMC Site Development Consultants, David Smith from VHB Engineering, Mark Weingarten from Del Bello Donnellan Weingarten Attorneys, Marty Berger from Saber Realty Group, Jim Noone from Lincoln Properties, and Dobbs Ferry Capital Partners, which subsequently formed a partnership with Saber as Saber Dobbs Ferry Associates LLC.

The project is nearing completion and many of the stores are already open. iPic is also open and the hotel is scheduled to be accepting guests in November. The apartment complex is already occupied, as tenants continue to choose living in this life-style center with easy access to everything. The trolley shuttle to and from the MetroNorth Train Station is scheduled to start this Fall.



Gotham provided the following services:

- Assisted the Previous Property Owner in Marketing the Property for Sale
- Helped Form a Development Team to Purchase the Property
- Functioned as the Liaison Between the Developer, the Municipality, and the Public
- Coordinated the Design and Engineering of the Site and the Buildings
- Coordinated the Approval Process and All Entitlements
- Coordinated the SEQR Process Including Preparation of the DEIS and FEIS