

UPCOMING ULI TECHNICAL ASSISTANCE PANEL (TAP)
Peekskill Waterfront South
June 5 and 6, 2025
Peekskill, NY

ULI New York and ULI Westchester/Fairfield are conducting a two-day Technical Assistance Panel (TAP) workshop for the City of Peekskill on June 5-6, 2025.

The in-person TAP workshop will focus on the potential of the Louisa Street – South Street node to create new opportunities for housing in an area that will serve as a new gateway between the City of Peekskill and its waterfront.

The TAP will provide recommendations on the right uses and densities to support redevelopment on three city-owned sites as well as place-making, streetscape, urban design, and transportation improvements that will help the area transition from marginal industrial area to a thriving mixed-use residential neighborhood affordable to a range of incomes.



TAP Study Questions

1. What are the essential elements of an area-wide plan that would support housing growth and the creation of a new gateway in this burgeoning neighborhood (place-making, streetscape, urban design, and transportation improvements)? What investments are necessary to transition the Louisa Street – South Street node from marginal, industrial area to a residential neighborhood serving existing and new residents?
2. How should the City of Peekskill redevelop or leverage its own properties in the node to develop housing and support proposed affordable housing development at 1005-1017 Lower South Street and create a neighborhood identity?
3. What site plan principles should be applied to 1005-1007 Lower South Street to ensure the development feels like a residential neighborhood that remains connected to the larger area?
4. Are there less typical housing typologies that are valuable to explore on the city-owned sites?
5. How does Peekskill support redevelopment of the node without competing with other city centers?
6. What investments or changes should be made to encourage private redevelopment of neighboring sites?

INTERESTED IN VOLUNTEERING YOUR EXPERTISE FOR THIS TAP?

We are seeking experts with the following experience for this upcoming two-day TAP:

- Housing Development (Affordable & Mixed Income)
- Real Estate Finance / Market Analysis
- Landscape Architecture / Waterfront Planning
- Urban Design / Urban Planning / Zoning
- Economic Development
- Architecture
- Transportation / Infrastructure
- Marketing / Broker
- Environmental Remediation

[Click here to submit a statement of interest to be considered for this opportunity](#)

*Note: * Selected panelists MUST be able to commit to the full two days of the TAP (June 5 - 6) and a 90-minute briefing prep call. The TAP will be hosted in-person and the briefing will be conducted over Zoom.*

MORE INFO

This TAP is a two-day workshop which will bring together a volunteer group of high-level experienced land use, planning, real estate, and technical professionals to engage in stakeholder interviews, analysis, and strategy development.

During the two days of the TAP, participants will tour the study area, interview stakeholders, and work collaboratively to produce preliminary findings and recommendations which are presented at the conclusion of the TAP in either a private or public forum.

ULI has provided TAPs to non-profit organizations, institutions, and public-sector agencies, departments, and stakeholders since 1948. TAPs provide direct assistance to communities by leveraging the experience of subject matter experts to address challenging land use and real estate issues. [Read more about ULI New York TAPs here.](#)

FREQUENTLY ASKED QUESTIONS ABOUT TAPS

Who participates? A multidisciplinary team of volunteers with expertise relevant to the TAP. Panelists are selected based on the specific skills and experience that they can bring to the project.

Where is it going to be? The TAP will be hosted in Peekskill, NY. Hotel and travel expenses will be reimbursed for those who need to travel to participate.

Why might I want to participate? To make a community impact by providing your expert, timely, and unbiased input, to meet and collaborate with other ULI members, and to contribute to ULI's mission.

What are the expectations of panelists? If selected, panelists are expected to:

- Be fully available for the entire two days of the TAP
- Review extensive briefing materials prior to convening
- Join a 90-minute virtual briefing meeting one to two weeks prior to convening
- Actively participate in stakeholder interviews, recommendation generation, and findings presentation
- Adhere to ULI Conflict of Interest policy and Code of Ethics

How would I get involved? Submit a statement of interest following the link above to be considered for this opportunity.