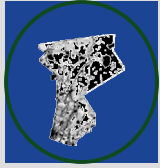


westchester 2025 /plan together

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Westchester
gov.com



Agenda



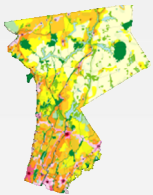
1. Overview of Westchester 2025



2. Technical assistance for municipalities

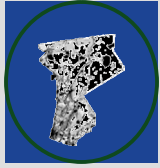


3. Local and county buildout analyses



4. Next steps





History of County Planning

Westchester County's record of drafting policies to guide the county's physical development:

1975: Assumptions, Goals & Urban Form

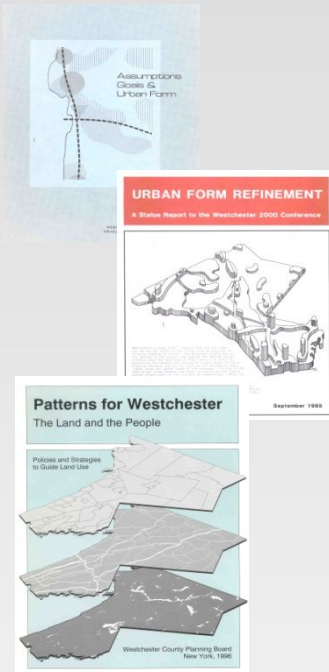
1985: Urban Form Refinement

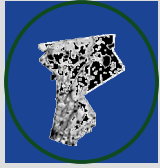
1995: Patterns for Westchester

2010: Westchester 2025



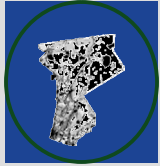
Westchester 2025 reaffirms the historic pattern...





The building blocks of Westchester





Why we plan...



Promote economic development



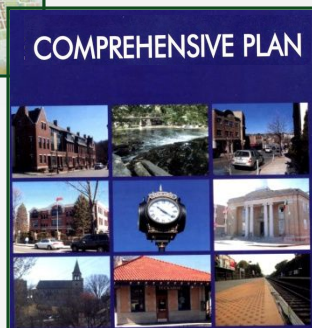
Maintain and improve county infrastructure



*Facilitate County-wide planning -
One voice on regional issues*



*Facilitate local planning -
Which benefits county and regional planning*



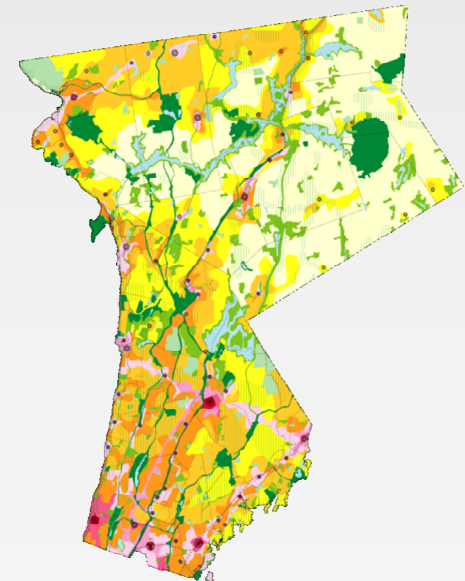
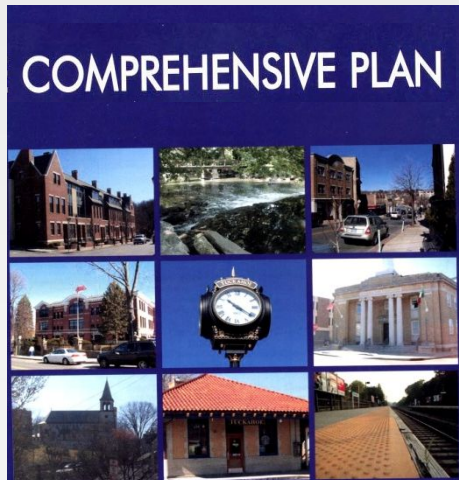
*Comparing zoning to community vision -
Revising regulations to achieve the vision.*

Economic development through efficient planning and growth

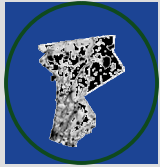


Better local plans

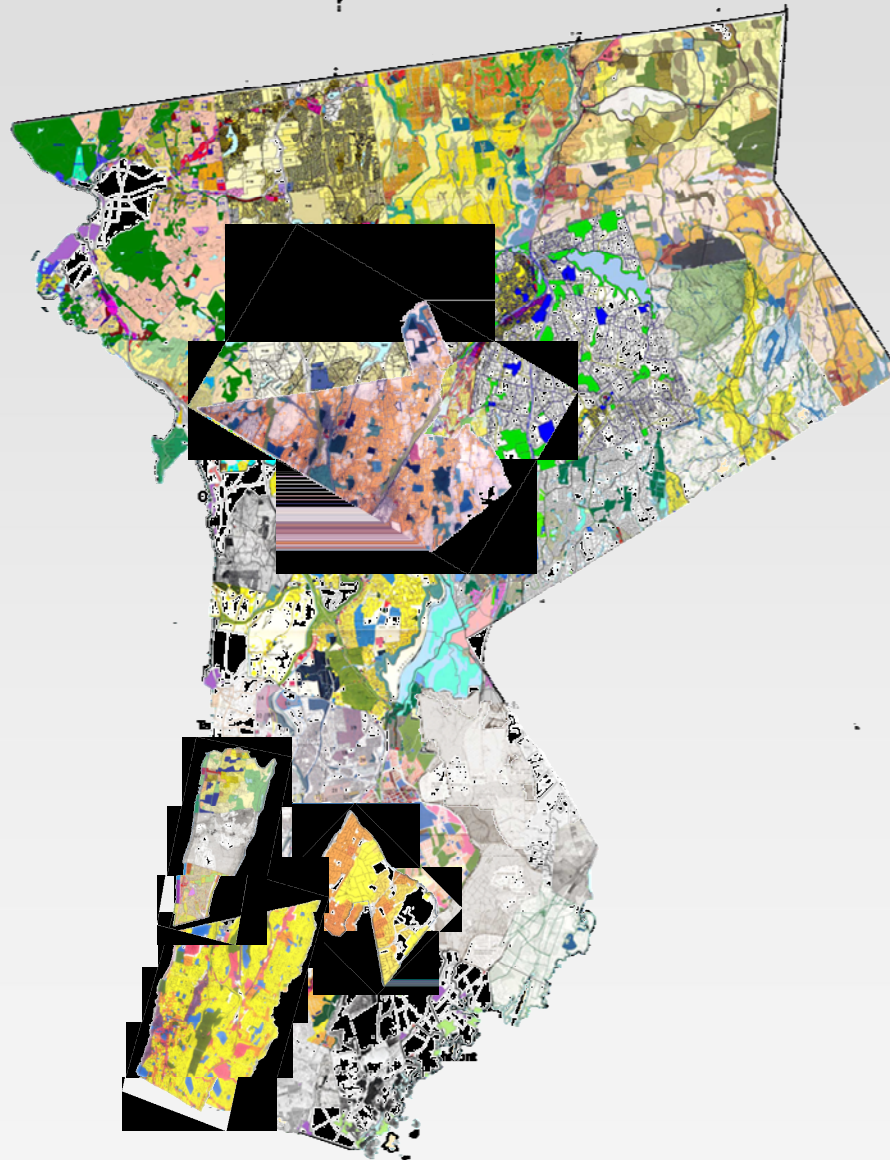
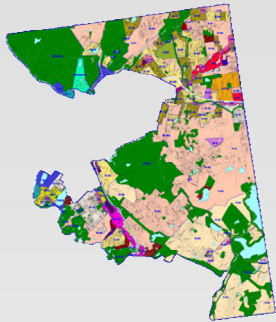
Better regional plan

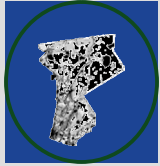




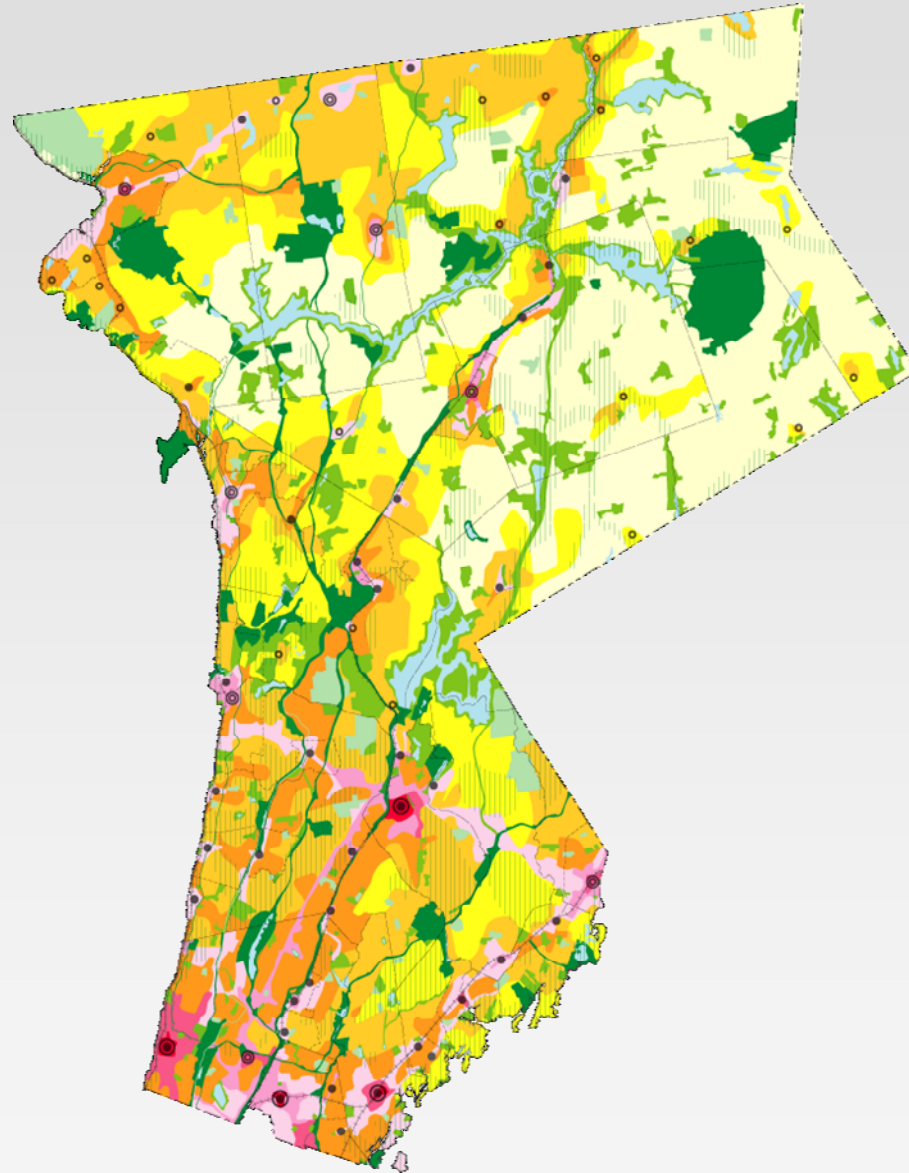


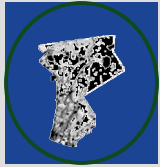
Pulling together your plans...





to create a 2025 Vision Plan





Challenges Facing the Region

- Infrastructure/ Capital Budgeting
- Economic Development
- Land Use and Environment

Sewage Treatment and Capacity

Transit Services and Mobility Options

Water Supply and Quality

Density in Centers and Corridors

Recreation Needs

County-Owned Facilities
and Campuses

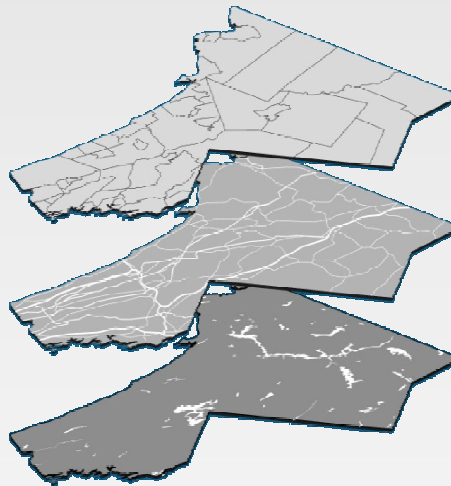
Housing Market Dynamics

Stormwater Management

Open Space Systems

Biodiversity

Population Changes - Aging and Immigration



Waterfront Access

Energy Sources and Supply

Intermunicipal Cooperation

Travel Patterns and Trends

Regional Planning Policies

Natural Resource Protection

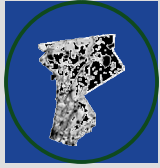
TZ Bridge/Transportation Planning

Sustainable Development

Visual Quality and Design

Brownfields and Derelict
Area Redevelopment

Maintenance of Tax Base

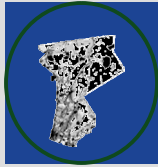


2025 Policies to Guide County Planning

Adopted May 6, 2008, Amended January 5, 2010

1. Channel development to centers
2. Enhance transportation corridors
3. Assure interconnected open space
4. Nurture economic climate
5. Preserve natural resources
6. Support development and preservation of fair and affordable housing
7. Support transportation alternatives
8. Provide recreational opportunities
9. Protect historical and cultural resources
10. Maintain utility infrastructure
11. Support vital facilities
12. Engage in regional initiatives
13. Define and protect community character
14. Promote sustainable technology
15. Track and respond to trends





Public kick-off

January 2008

Westchester Web site to give data to planners

SPANO, from 1B

www.westchestergov.com/2025 and downloading information about their own communities and looking at success stories nearby — learning as well as correcting county information that locals might spot more readily.

Given the response of the audience at the Westchester County Center last night, if the execution comes off as well as the concept, it's going to find fans quickly.

"Having this will help us make good decisions," said Ossining Trustee Catherine Borgia. "As communities become more densely populated, there is more community interest."

Borgia said that with better access for everyone to vital statistics and effective planning strategies, communities can more accurately reflect what their residents want them to be.

Carolyn Cunningham, a Rye resident who sits on a task force looking at what to do with the Tappan Zee Bridge, was glad to hear that work done by specific groups like that will be included in what may become a one-stop-shopping site for all things Westchester.

Spano said one of the crucial elements of success for the Web site — and the entire effort — is to turn the planning document into something that is continuously used and changed, both by the

What Westchester can be in 2025

Residents throughout Westchester County as well as their elected municipal leaders and planners will be able to log onto a new Web site, designed to provide everything from population statistics to aerial photographs for their communities.

County officials want the Web page to act as an idea center and resource center, to assist the county government and 43 municipalities in building a regional vision that allows for local differences.

Among the features of www.westchestergov.com/2025:

- A public feedback area.
- Overviews of each municipality, 54 downtown centers and 17 corridors such as Boston Post Road.
- Historical development patterns.
- Maps of open space.
- A grid showing what each community is doing to plan its future.

Source: Westchester County

county and the communities it hopes to serve.

"If it gets stagnant, it's useless," Spano said.

Reach Greg Clary at 914-696-8566 or gclary@lohud.com.

Municipal planning just got easier

EARTH WATCH, from 1B

certainly creating its share of headaches and they don't stop at any municipal border.

As Ben Franklin said, "We must all hang together, or most assuredly we shall all hang separately."

The idea of this Web site is to provide information initially — population and traffic statistics as well as actual success stories of neighboring communities — until it can bring the county together into a shared vision.

Ideally, folks will give their opinions, pick up ideas, make changes in their local regulations after seeing how well something similar worked for their neighbors and build a consensus about our collective future.

Lewy likened it to putting the Tower of Babel back together on an array of issues like aging infrastructure, housing density, recreation, green building and public safety. Everyone would be learning to speak the same language.

I don't know that any of us want to take on God when it comes to rebuilding something, but given

the hodgepodge of development we've had in this region, we certainly need some divine-like vision or we're going to run out of room to make mistakes.

One of the most interesting things in the 90-minute session Lewy led Wednesday night was the time-elapsed photography, built on identical shots of downtown White Plains, starting in 1926 and going through 1947, 1960, 1976, 1995 and 2004.

You don't have to be an urban or even a suburban planner to figure what the shot looked like. The open space disappeared quickly and buildings, cars and people filled in.

Those trends got so out of whack for awhile that planners had to carve out protection for open space, which is much more difficult to do after development than before.

"Are you in control or is it a developer who is shaping your community?" Lewy said. "You need regulations which match your vision."

Those concerns aren't likely to keep many of us awake at night when they don't alter our daily life,

and unfortunately, people don't really start paying attention until it's almost too late to change things.

We either need a beneficent dictator to figure it all out for us and set aside our individual needs for the collective good, or we need better methods to draw up less parochial plans and make them happen.

Maybe this new planning strategy will be the start of that. Few of us will agree to a Supreme Planner, so we need to do something.

We're beyond the point of developing Westchester or even the Hudson Valley. We have to think of redeveloping.

It's harder than building on wide-open spaces, but necessity is the mother of invention.

As long as you're plugged in enough to contribute.

Earth Watch runs every Friday.

Send your ideas or comments to Greg Clary at gclary@lohud.com or 914-696-8566. For other environmental news, log on to the Journal News' blog — "The Nature of Things." It's available at nature.lohudblogs.com/

Civic planning just got easier

Finally, something from the Internet that doesn't deal with fantasy sports league or enlarging male body parts.

Finally, something from government designed to adapt quickly to change and not cost taxpayers an arm or some other body part.

Westchester officials launched a Web site yesterday they say is the first of its kind in the state and one that can be a good model for municipal planning across the nation.

Why not? The concept reminds you of the early Sims video games, where players could build whole communities from scratch — water treatment plants, police stations, roads and bridges.

We're not starting from scratch in the Hudson Valley; in fact we're far from it, but there are 43 municipalities in Westchester alone with the authority to decide what can be built where.

That's 43 different planning boards and 43 different sets of requirements — not to mention the different forms to be filled out.

As Ed Burroughs, one of the Westchester County planners behind this, said, merely getting everyone to color code their property maps the same way will help.

What county officials hope is that planners, decision-makers and residents from across Westchester will log on to www.westchestergov.com/2025 and turn it into the data and idea central for creating our future landscape.

"What is precious to your community, what makes it feel like home?" asked Cheryl Winter Lewy, the citizen chairwoman of the county's planning board as she spoke to many of the local planners this week. "Good planning is always key to good solutions."

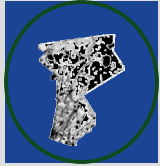
Lord knows, we need some good planning.

You need look no further than Tarrytown and Sleepy Hollow for a case study of what our world will look like by 2025.

The General Motors plant no longer pumps out cars, but it is

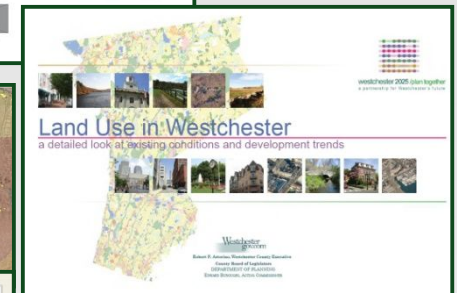
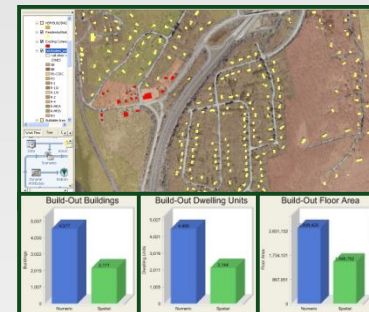
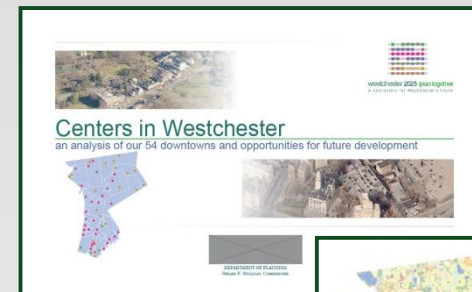
Please see EARTH WATCH, 2B

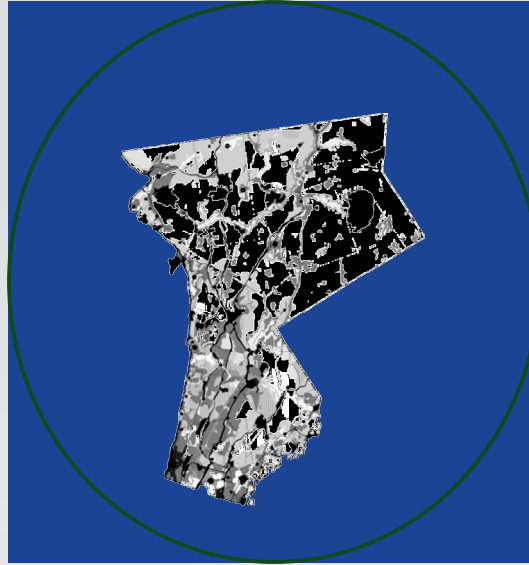




2025: Major deliverables

- ✓ 2025 Website
- ✓ Municipal demographic profiles
- ✓ Parcel-based Land Use Report
- ✓ Westchester's Centers Report
- ✓ Character Area and Design Principals
- ✓ Buildout analyses
- ✓ 3D visioning exercises
- ✓ I-287/TZ work





2025 Website Resources



QUICK LINKS

[Housing](#)[Past County Plans](#)

A Partnership for Westchester's Future

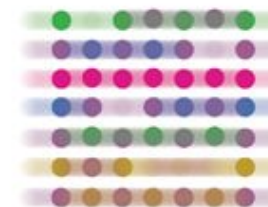


What should Westchester County look like in 2025? How do we ensure that we preserve the Westchester so many people love while moving to the future in a deliberate, progressive fashion? How do we best prepare for the environmental and land use challenges of which we are not yet aware?

These are questions the [Westchester County Planning Department](#) and the county's citizen [Planning Board](#) have been exploring. Westchester 2025 expresses their thoughts on important land use policies and sets out a new framework for a planning partnership between the county and its 45 municipalities. The challenges of confronting global warming also give pause to reflect. The [Global Warming Task Force](#) has released its comprehensive, county-wide plan - the [Westchester Action Plan for Climate Change and Sustainable Development, 2008](#) - on what can and must be done in Westchester to meet this worldwide challenge.

Westchester 2025 is designed to assist the county government and its 45 local municipalities to work together and speak with one regional vision, a critical need in the complex New York metropolitan area. Whether you're a planner or a concerned resident, you'll find tools on these Web pages that assist in understanding your community, defining its character and envisioning the future.

FEATURE



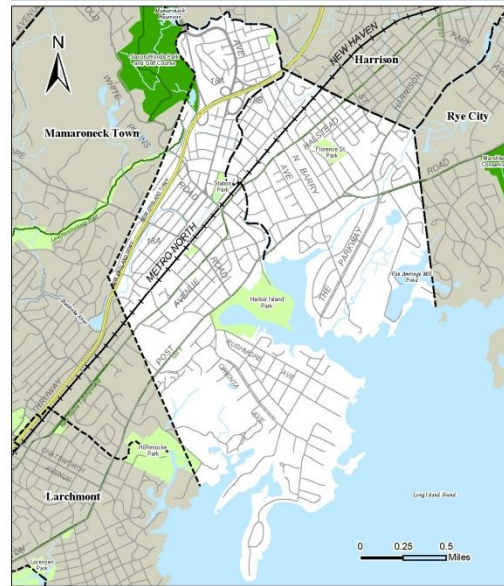
westchester 2025 /plan together
a partnership for Westchester's future

Village of Mamaroneck



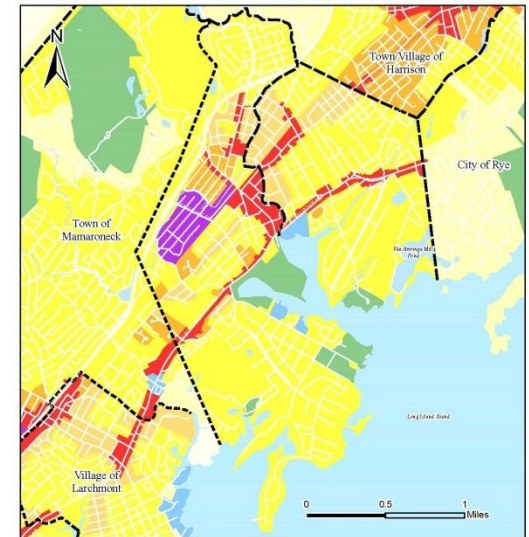
Prepared by the
Westchester County Department of Planning
August 2017

Village of Mamaroneck



432 Main Street, Office Building
4th Floor
White Plains, New York 10601

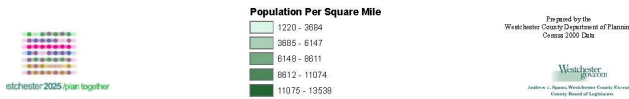
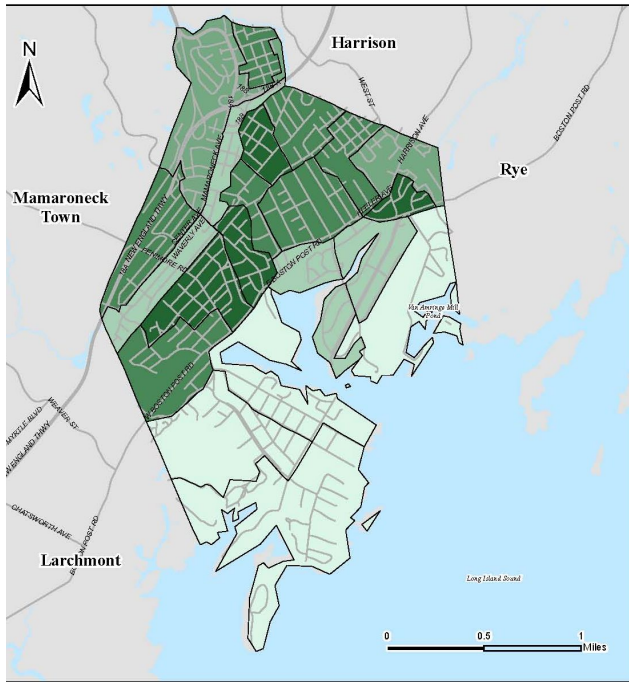
Village of Mamaroneck



RESIDENTIAL - Dwelling Units (DU) Per Acre
 Less than 1 DU (Minimum Lot Area Over 1 Acre)
 1 to 2 DU's (Minimum Lot Area of 0.5 to 1 Acre)
 Over 2 to 4 DU's (Minimum Lot Area From 0.5 to 1 Acre)
 Over 4 to 8 DU's (Minimum Lot Area From 0.5 to 1 Acre)
 Over 8 to 16 DU's (Minimum Lot Area From 0.5 to 1 Acre)
 Over 16 to 32 DU's (Minimum Lot Area From 0.5 to 1 Acre)
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 Over 73075081

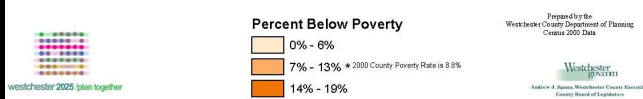
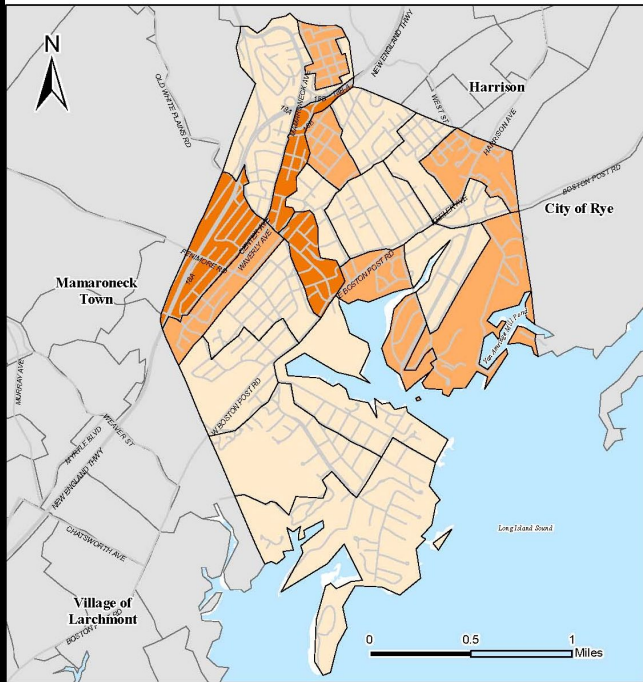
Village of Mamaroneck

Population Density per Square Mile by Census Block Group



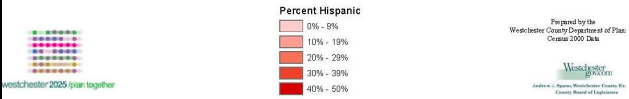
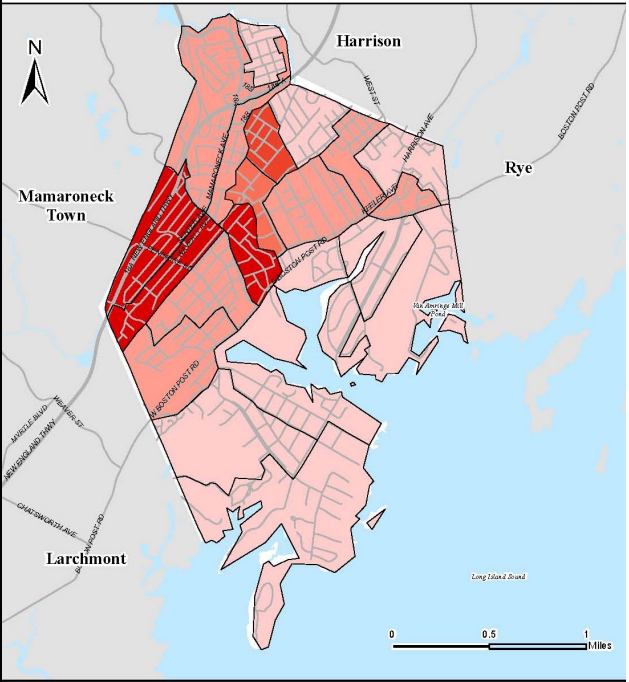
Village of Mamaroneck

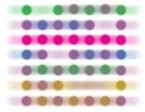
Percent of Persons Below Poverty by Census Block Group



Village of Mamaroneck

Percent Hispanic by Census Block Group





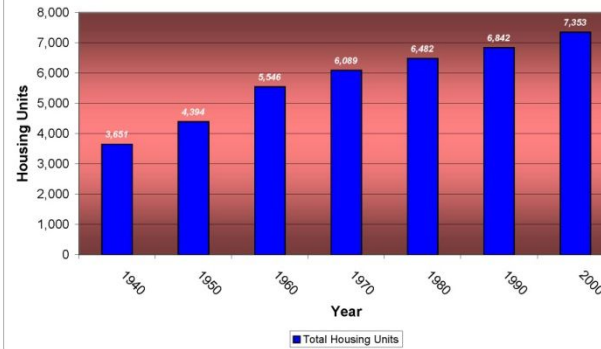
westchester 2025 /plan together
a partnership for Westchester's future

Demographic Information for the Village of Mamaroneck

Westchester
gov.com
Andrew J. Spanio, Westchester County Executive
County Board of Legislators
WESTCHESTER COUNTY DEPARTMENT OF PLANNING
Gerard E. Mulligan, AICP, Commissioner

Village of Mamaroneck Total Housing Units 1940 - 2000

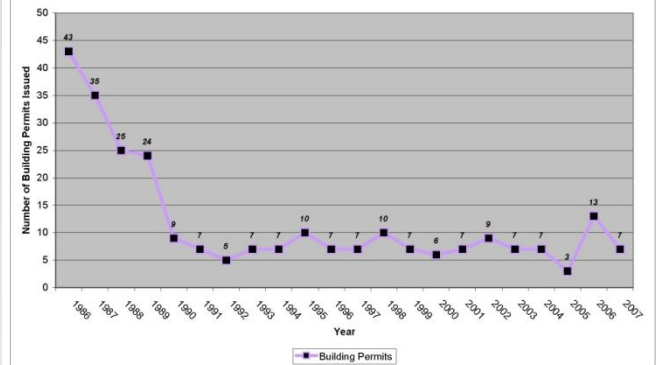
Source: U.S. Census Bureau
Prepared by the Westchester County Department of Planning



Demographic information

Village of Mamaroneck Building Permits Issued 1986-2007

Source: U.S. Census Bureau
Prepared by the Westchester County Department of Planning



Oblique aerial photography



Street level photography



Historic aerial photography





1925



1947



1960



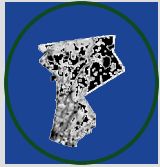
1976



1986



1995



Seeing change over time...

1926

1947

1960

1976

1995

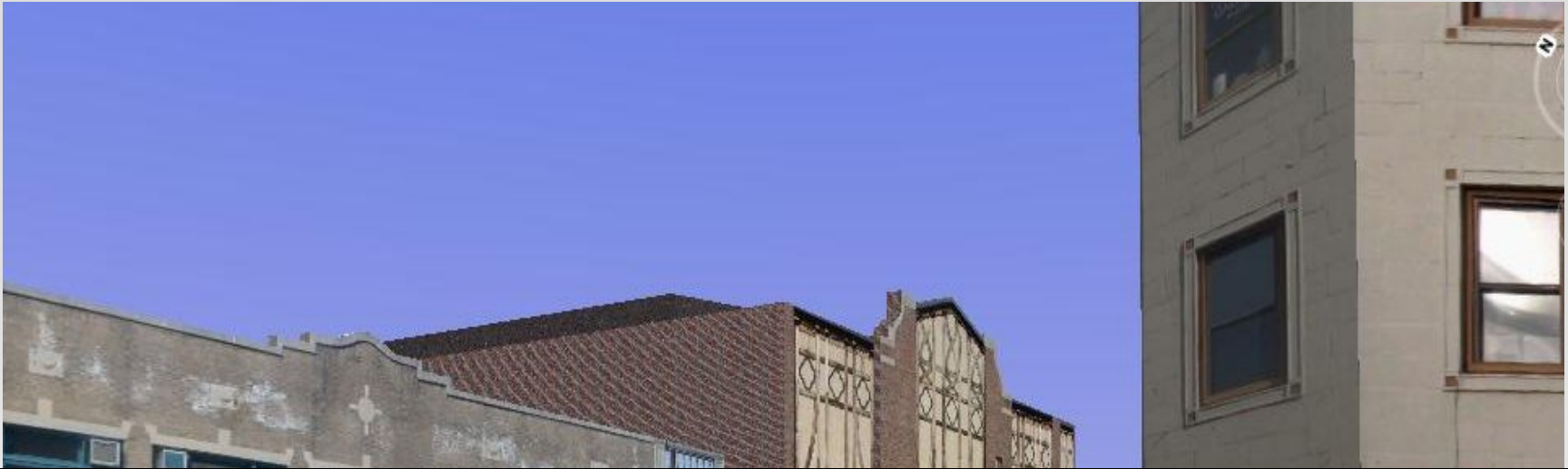
2004

2009



City of White Plains



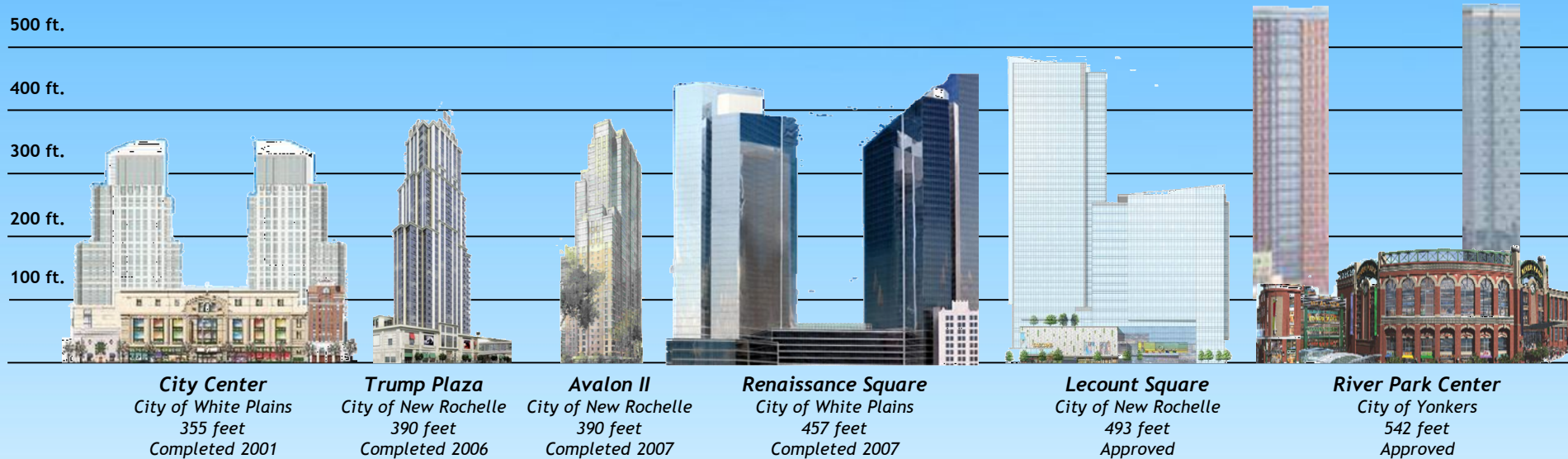
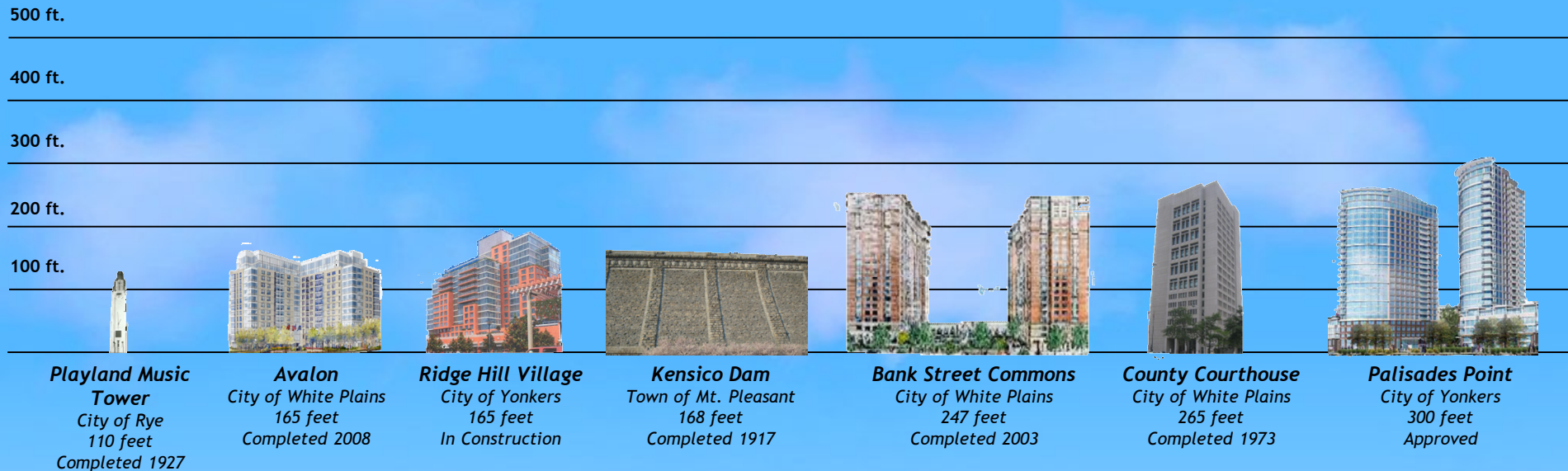


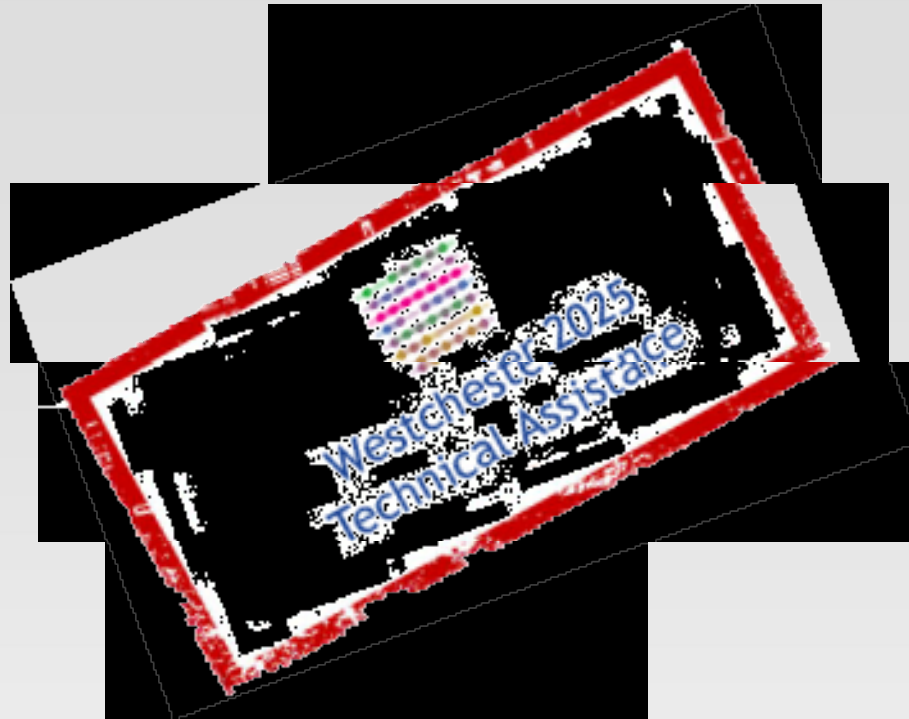
Modeling existing development



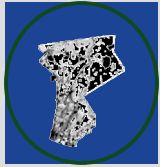
Peekskill

Westchester County's Evolving Skyline

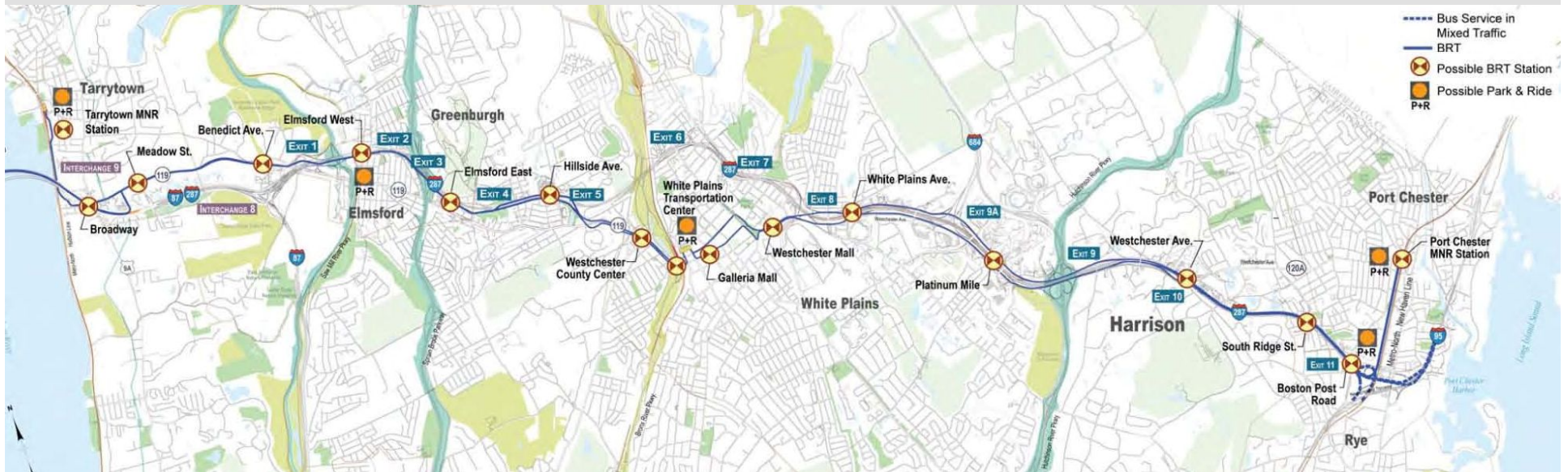




Technical assistance



Planning for Tappan Zee Bridge/ I-287 Corridor





Village of Elmsford - BRT Visioning



Village of Elmsford - BRT Visioning



Village of Elmsford - BRT Visioning



Village of Elmsford - BRT Visioning

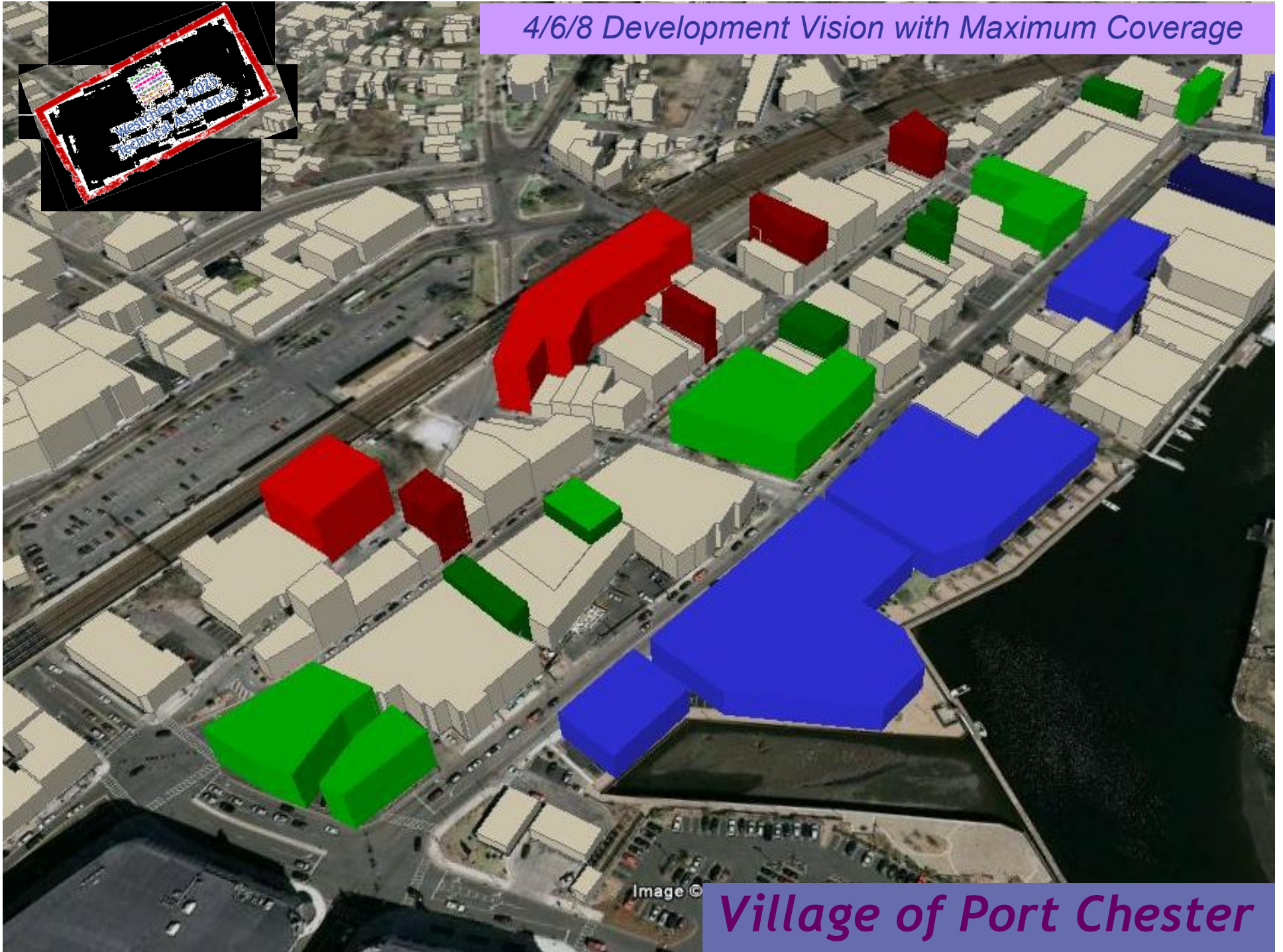


Village of Port Chester



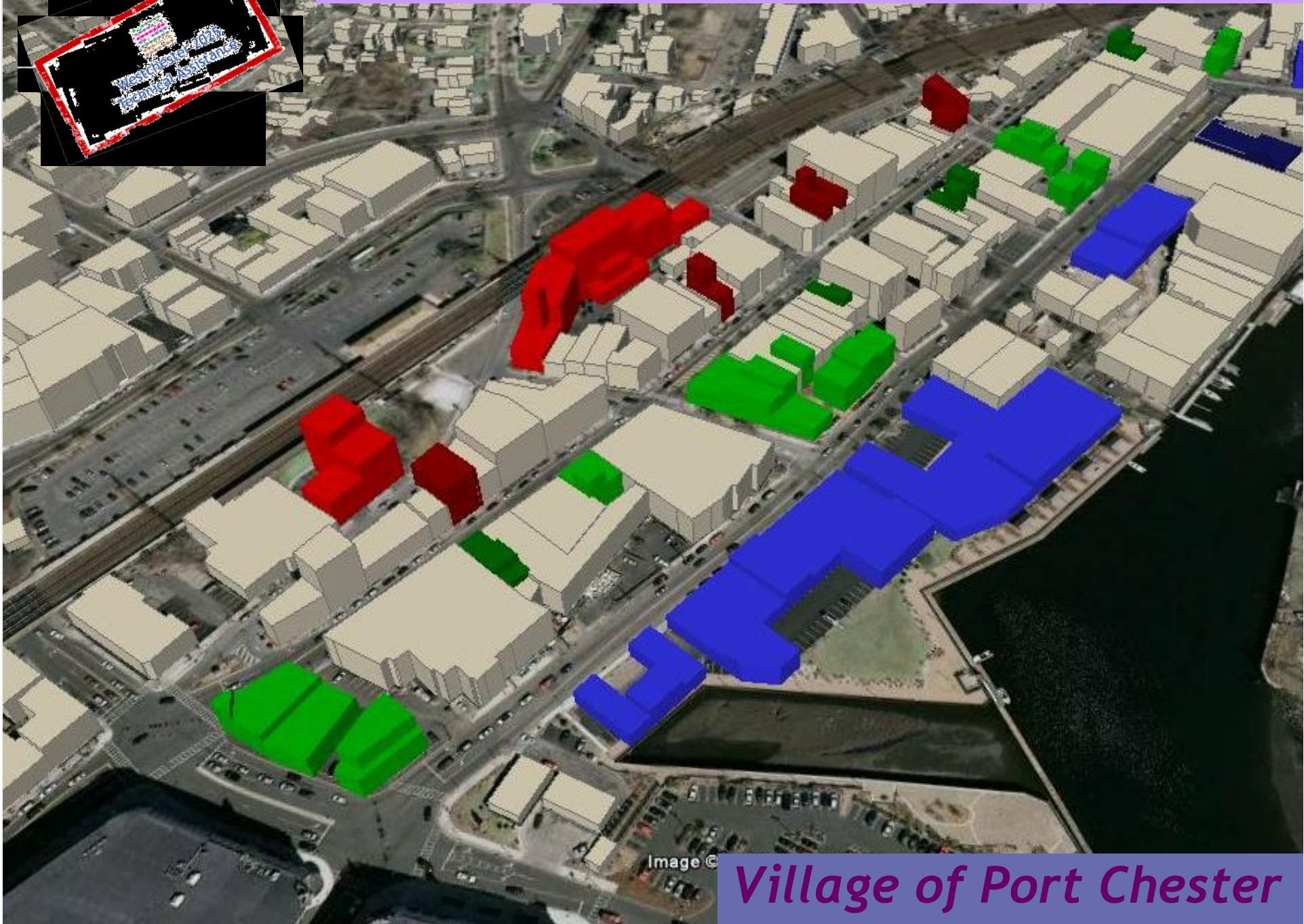
Village of Port Chester

4/6/8 Development Vision with Maximum Coverage

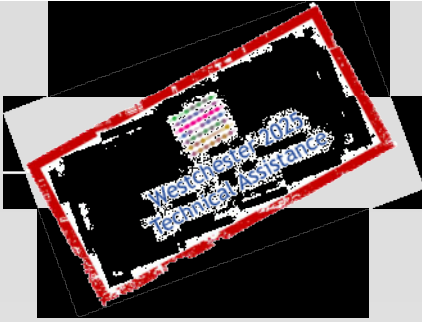


Village of Port Chester

4/6/8 Development Vision with Floor Area Ratio (FAR) Constraints



Village of Port Chester

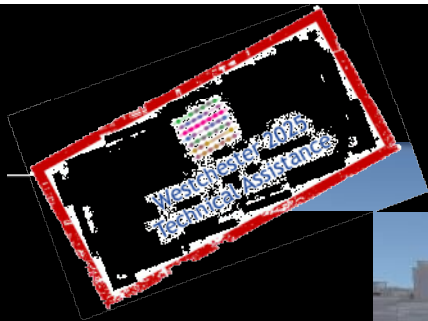


Port Chester development potential

*2/4/6, 4/6/8 story scenarios
maximum under existing regulations*

| <i>Scenario</i> | <i>TOTAL SQUARE FEET</i> | <i>Comm/ Industrial s. f.</i> | <i>Residential s. f.</i> | <i>Residential Units (900 sf)</i> | <i>Parking Spaces</i> | <i>Square feet required for parking</i> |
|----------------------------|----------------------------------|---------------------------------------|------------------------------|---|---------------------------|---|
| 2, 4, 6 stories | 2,043,601 | 936,188 | 1,107,413 | 1,230 | 3,103 | 930,850 |
| 4, 6, 8 stories | 2,262,530 | 928,891 | 1,333,639 | 1,482 | 3,340 | 1,001,881 |

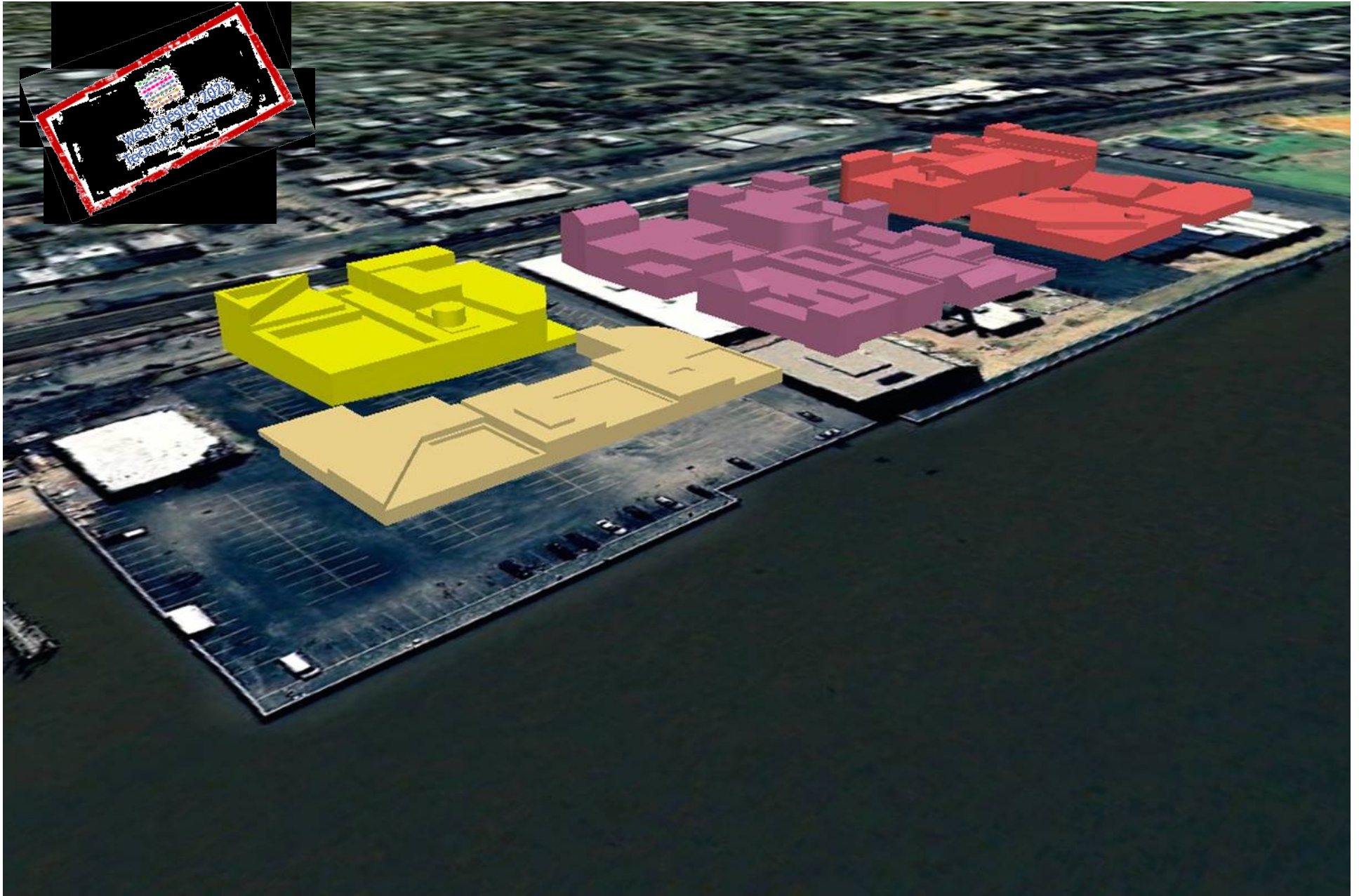




Village of Ossining - Site charette



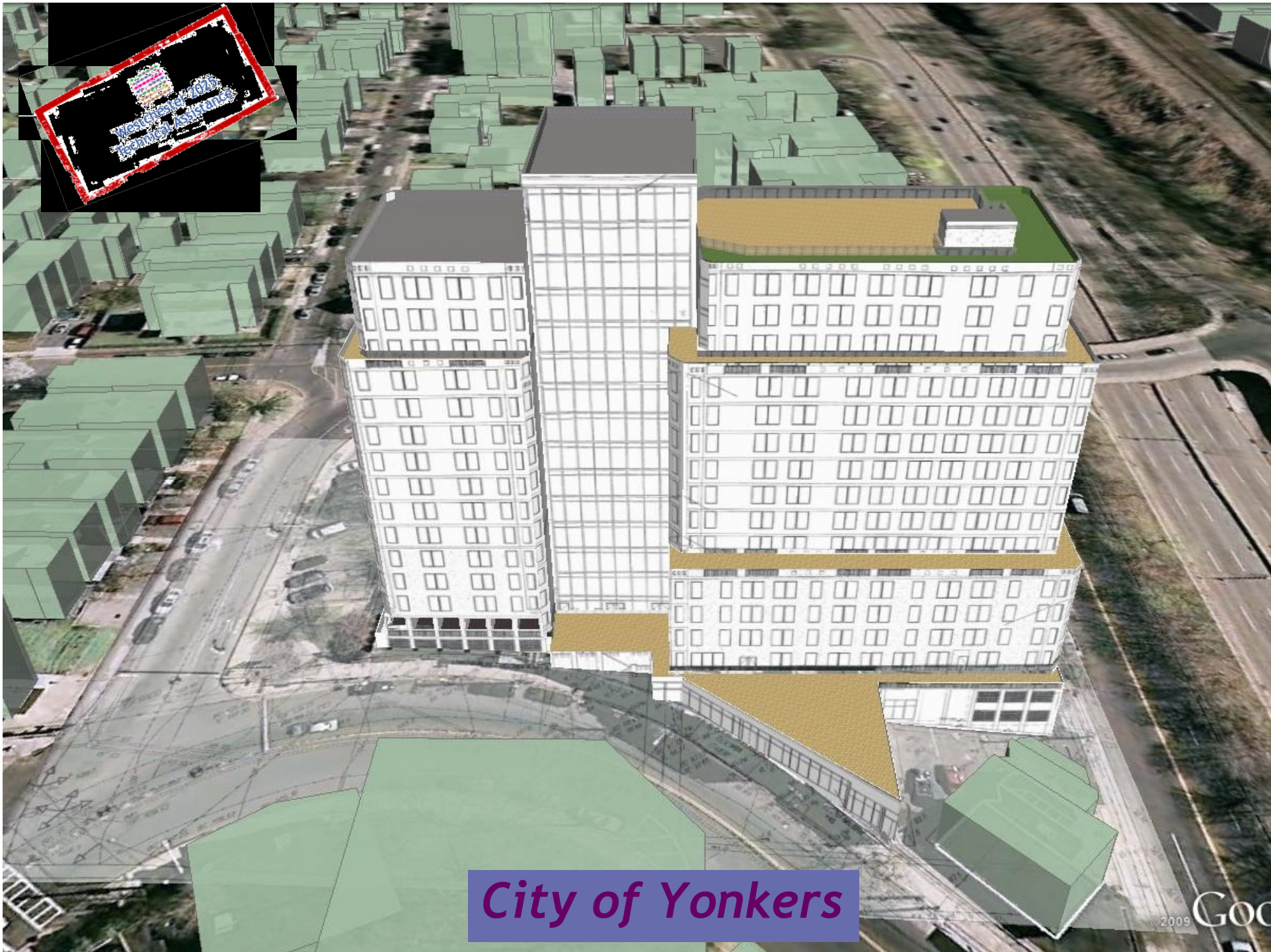
Village of Ossining - Site charette



Village of Irvington - Waterfront visioning







City of Yonkers



City of Yonkers

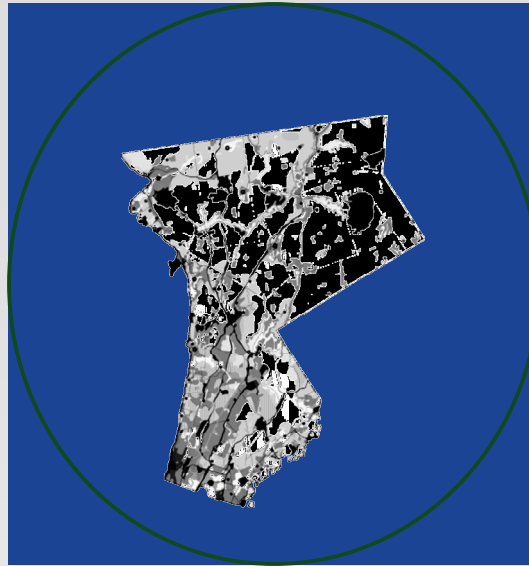
©2009 Google

Image USA Farm Service Agency



City of Yonkers

©2009 Google



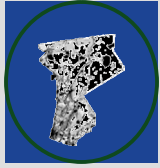
Buildout and vision plan



Local and regional buildout analyses



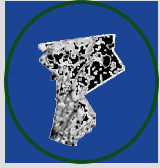
- Tests existing zoning
- Helps determine local and regional infrastructure needs
- Informs County capital decisions
- Predicts future trends
- Provides shared service for local planning efforts, saves \$\$
- Foundation for County vision plan



Buildout process

1. *Establish local contact for buildout*
2. *Municipality to complete zoning intake form*
3. *County performs draft buildout analysis*
4. *Follow-up to discuss/edit analysis results*
5. *Incorporate results into County Vision Plan process*





2025 buildout process deliverables

1. Explanation of buildout methodology, assumptions and multipliers



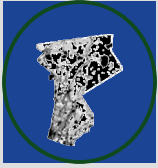
2. Buildout results data tables

| | Standard Multipliers/Formulas |
|-----------------------------------|---------------------------------|
| Population = | Dwelling Units x Household Size |
| Dwelling Units | From Buildout |
| HH Energy Use = (BTU/Year) | Dwelling Units x 101 |
| HH Water Consumption = (Gal/Year) | Dwelling Units x (391 x 365) |
| School Age Children = | Population x 18.9% |
| Vehicle Trips per day = | Households x 5.95 |

3. Suite of hard copy and digital format maps:

- land use
- environmental & land use constraints
- vacant parcel buildout
- “underdeveloped” parcel buildout
- composite buildout





Municipal zoning buildout

1. Data preparation (parcel zoning, slope areas, consensus)

2. Vacant parcel buildout

(70% Efficiency of development)

- *No constraints*
- *All constraints*

3. “Underdeveloped” parcel buildout

(70% Efficiency of development)

- *No constraints*
- *All constraints*

4. Total buildout scenarios





Data preparation



Westchester 2025 Buildout Analysis "Zoning Regulations Intake Form"

City/Town/Village of Mamaroneck Existing Zoning Regulations

Municipal 2025 buildout liaison: Richard Slingerland, VM Email: _____

43560 E-mail: rslingerland@vomny.org

| Abbr. | District | Mixed Use (Yes/No) | Minimum Lot Size | Dwelling units per acre for residential zones | Floor Area Ratio (FAR) for non-residential zones | Side Yard Setbacks |
|----------|-------------------------------|--------------------|---|---|--|----------------------|
| e.g. R-1 | One-Family Residence District | No | 1 acre (43,560 sf. ft.) | 1 | | 30 ft. |
| e.g. DB | Downtown Business | No | 10,000 sq. ft. | | 3 | 0 ft. |
| R-20 | One-Family Residence District | No | 20,000 s.f. | 2 | 0.3 | 20ft./45 ft.combined |
| R-15 | One-Family Residence District | No | 15,000 s.f. | 2.9 | 0.35 | 15/35 |
| R-10 | One-Family Residence District | No | 10,000 s.f. | 4.356 | 0.4 | 10/25 |
| R-7.5 | One-Family Residence District | No | 7,500 s.f. | 5.808 | 0.45 | 8/20 |
| R-6 | One-Family Residence District | No | 6,000 s.f. | 7.26 | 0.5 | 8/18 |
| R-5 | One-Family Residence District | No | 5,000 s.f. | 8.712 | 0.55 | 6/14 |
| R-2F | One and 2-Family Res. Dist. | No | 3,750 s.f./unit | 11.616 | 0.65 | 6/16 |
| R-4F | One to Four-Family Res. Dist. | No | 2,500 s.f./unit | 17.424 | 0.65 | 6/16 |
| R-M1 | Mult Residence RM-1 | Yes | 40,000 but not less than 2,500 per unit | 17.424 | 0.5 | 30/60 |
| R-M2 | Mult Residence RM-2 | Yes | 20,000 but not less than 1,500 per unit | 29.04 | 0.8 | 25/50 |
| R-M3 | Mult Residence RM-3 | Yes | 20,000 but not less than 1,000 per unit | 44 | 1.2 | 25/50 |
| RM-SC | Mult Residence RM-Senior Cit. | Yes | 20,000 but not less than 300 per unit | 132 | 4 | 5/10 |
| GC-C1 | General Commercial C-1 | Yes | 3 acres | | 0.8 | 0 |
| GC-C2 | General Commercial C-2 | Yes | --- | | 2 | 0 |
| Mnf M-1 | Manufacturing | Yes | 10,000 s.f. | | 1 | 0 |
| GM MC-1 | General Marine - MC-1 | Yes | None | | 1 | 5 |
| GM MC-2 | Central Marine - MC-2 | Yes | None | | 2 | 5 |
| MR | Marine Recreation MR | Yes | 1 acre | | 0.15 | 20 |
| Pub Dist | | N/A | | | | |
| Parking | Parking P | N/A | 5,000 s.f. | | | |

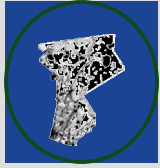
Please return to: Christopher Gomez, Associate Planner of Planning

cmg1@westchestergov.com

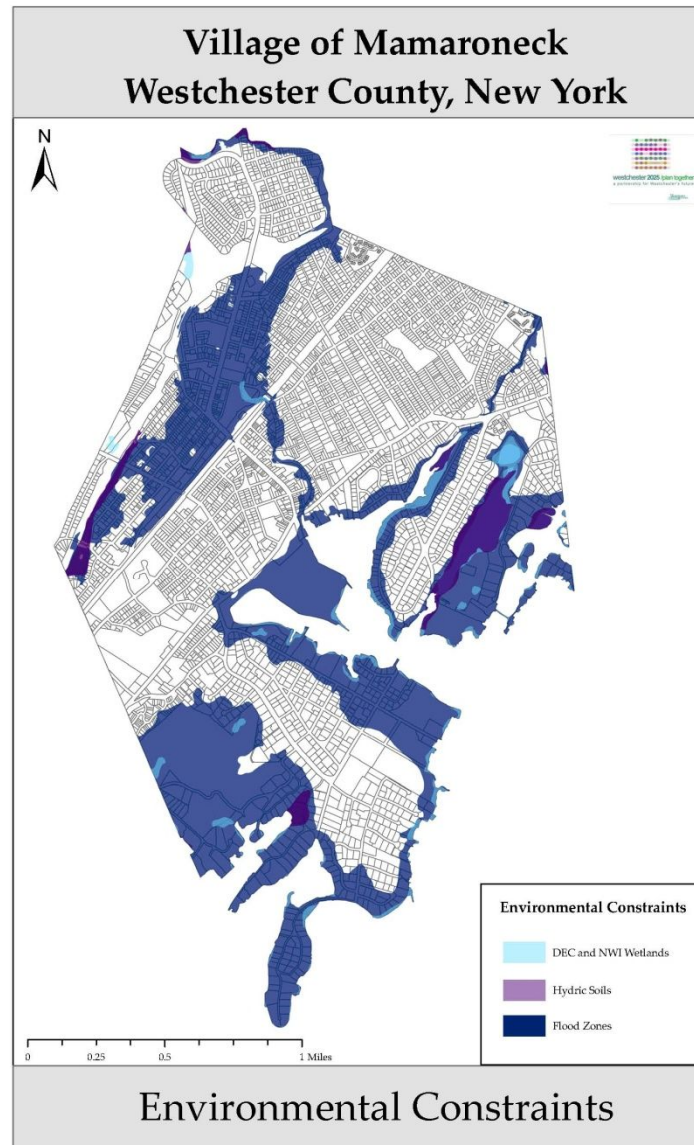
(914) 995-5166

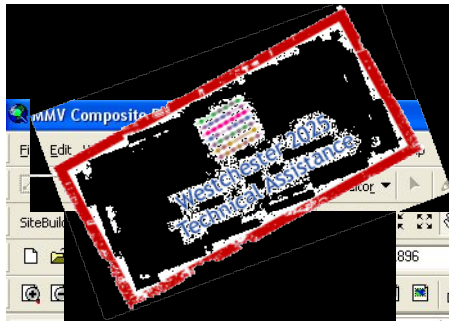
Westchester County Department



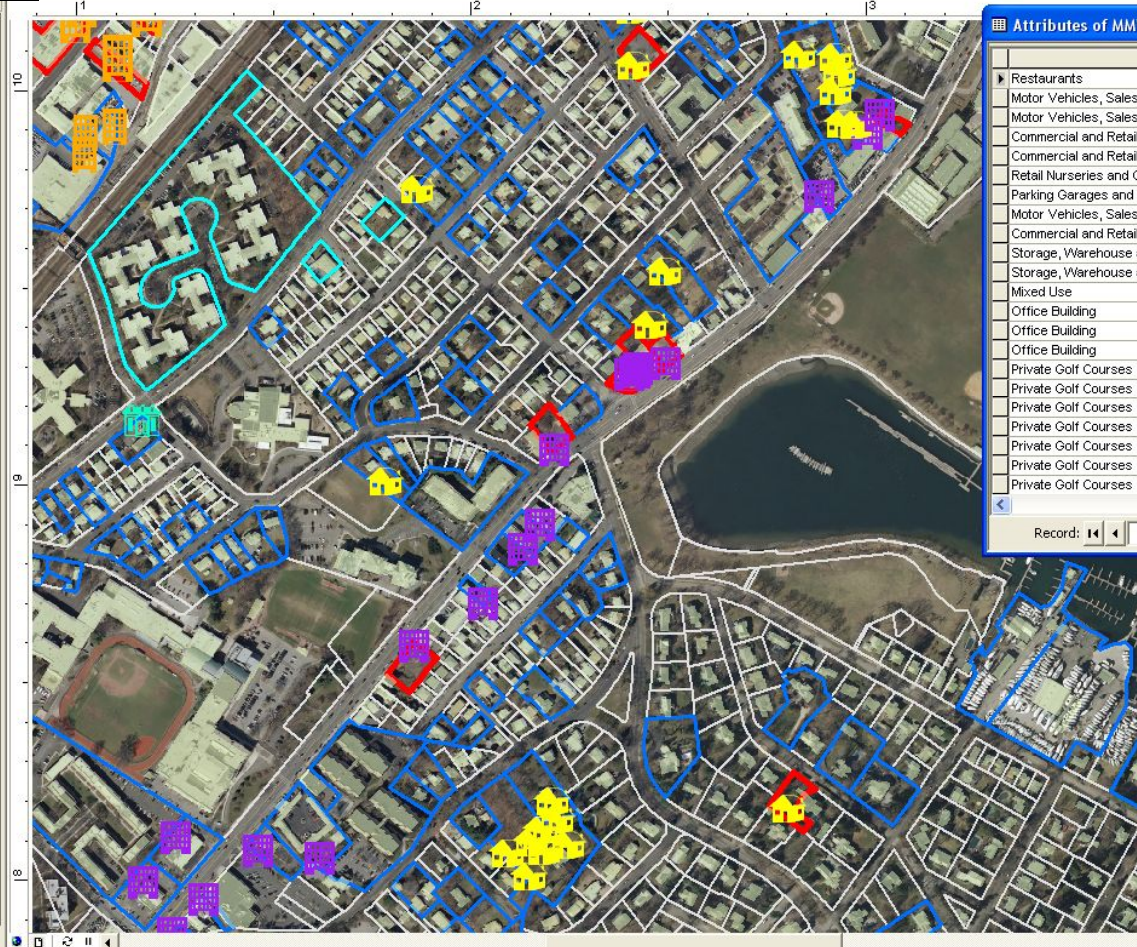


Data preparation





- Layers**
- ☒ MMV_Vacant_Buildout_Buildings
 - ☒ 2x_Underdeveloped_Buildout_Buildings
 - ☒ MMV_Non-Residential_Buildout_Buildings
 - ☐ MMV_Residentially_Zoned_Parcel
 - ☒ MMV_Buildings
 - ☒ MMV_Vacant_Buildable_Parcel_Final
 - ☒ MMV_Non-Residential_Soft_Sites
 - ☒ MMV_2x_Underdeveloped_Residential_Zoned
 - ☐ Enviro_Constraints
 - ☒ MMV_DEC_Wetlands
 - ☐ MMV_Hydric_Soils
 - ☒ MMV_Flood_Zones
 - ☒ MMV_NWI_Wetlands
 - ☒ MMV_Parcel_Based_Zoning_Final
 - ☐ MMV_BOUNDARY2
 - ☒ BASEMAPPING.AERIALPHOTO2009
- RGB
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Attributes of MMV_2x_Underdeveloped_Residential_Zoned

| WCDP_LUN_2 | RESDE |
|--|-------|
| Restaurants | |
| Motor Vehicles, Sales and Service | |
| Motor Vehicles, Sales and Service | |
| Commercial and Retail | |
| Commercial and Retail | |
| Retail Nurseries and Greenhouses | |
| Parking Garages and Lots | |
| Motor Vehicles, Sales and Service | |
| Commercial and Retail | |
| Storage, Warehouse and Distribution Facilities | |
| Storage, Warehouse and Distribution Facilities | |
| Mixed Use | |
| Office Building | |
| Office Building | |
| Office Building | |
| Private Golf Courses | |
| Private Golf Courses | |
| Private Golf Courses | |
| Private Golf Courses | |
| Private Golf Courses | |
| Private Golf Courses | |

Record: 1 | Show: All | Selected | Records (3 out of 7)

Identify

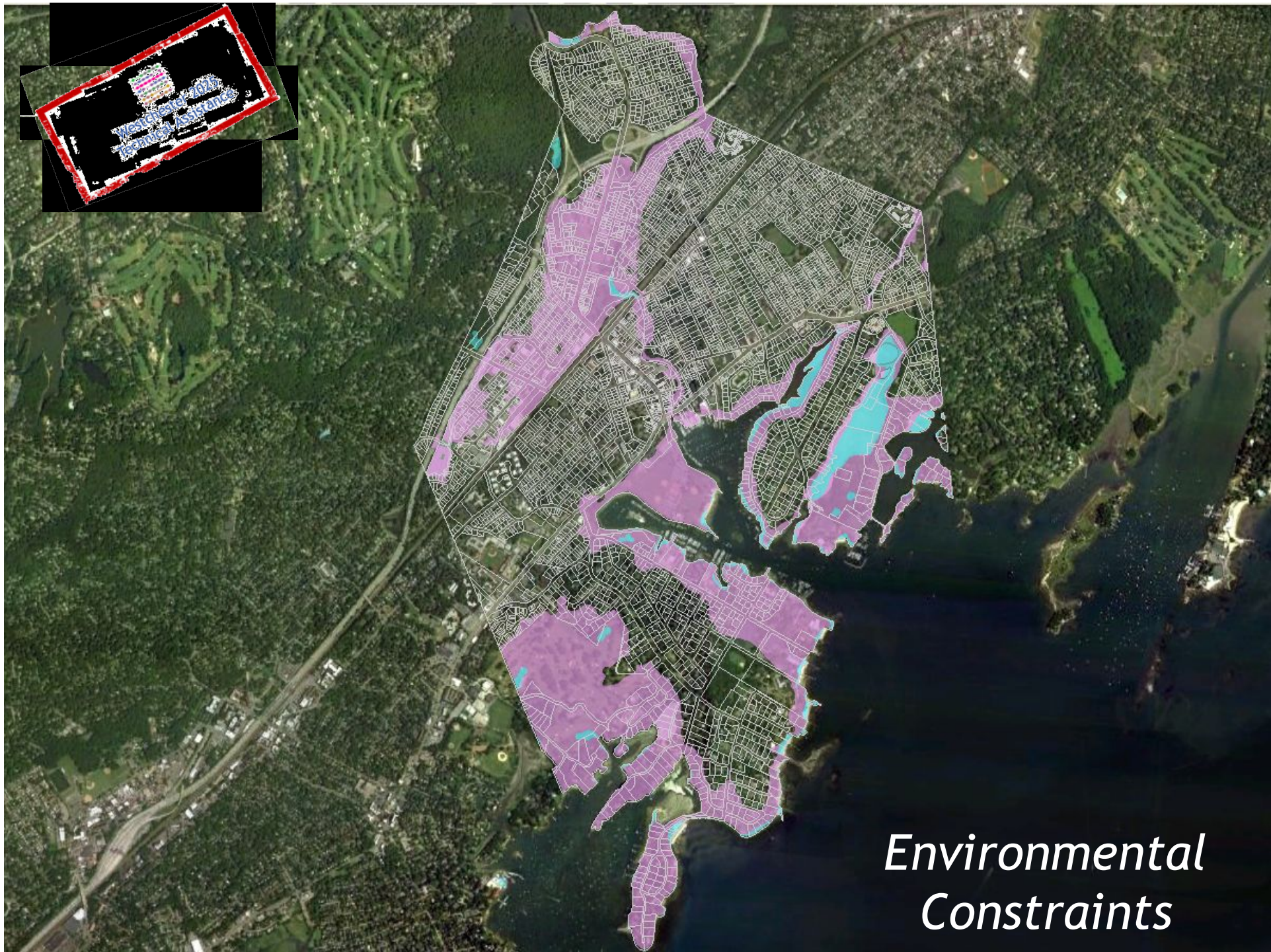
Identify from: <Top-most layer>

| Field | Value |
|------------|--------------------|
| FID_1 | 2524 |
| FID_12 | 1358 |
| OBJECTID_1 | 178151 |
| WCDP_RPS_1 | 330 |
| NO_UNITS_1 | 0 |
| GENCODEN_1 | 3 |
| GENCODEN_2 | Vacant/Undeveloped |
| WCDP_LUN_1 | 15 |
| WCDP_LUN_2 | Vacant Land |
| RESDENSI_1 | 0 |
| ACRES_1 | 0.29842 |

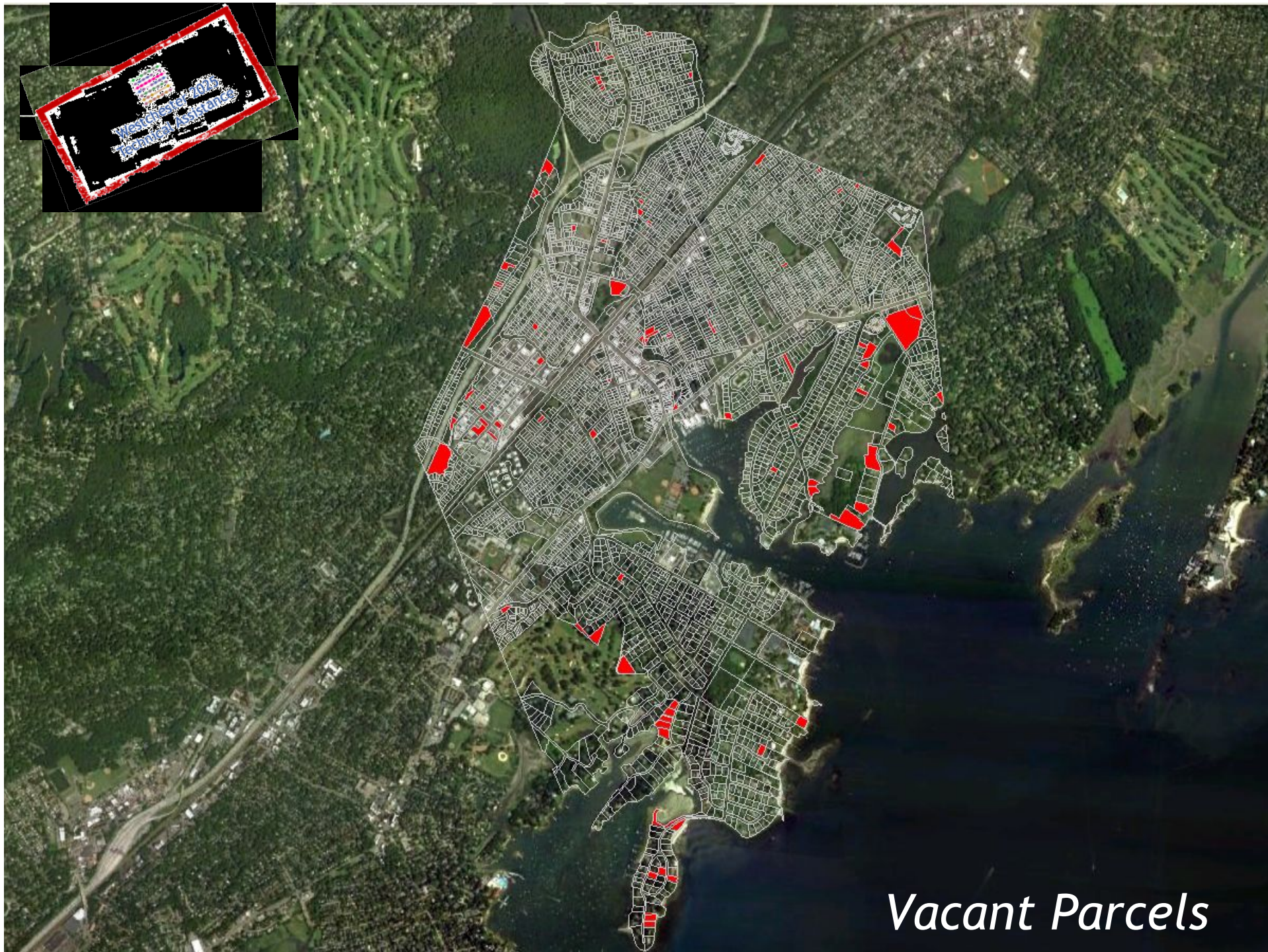
Identified 1 feature



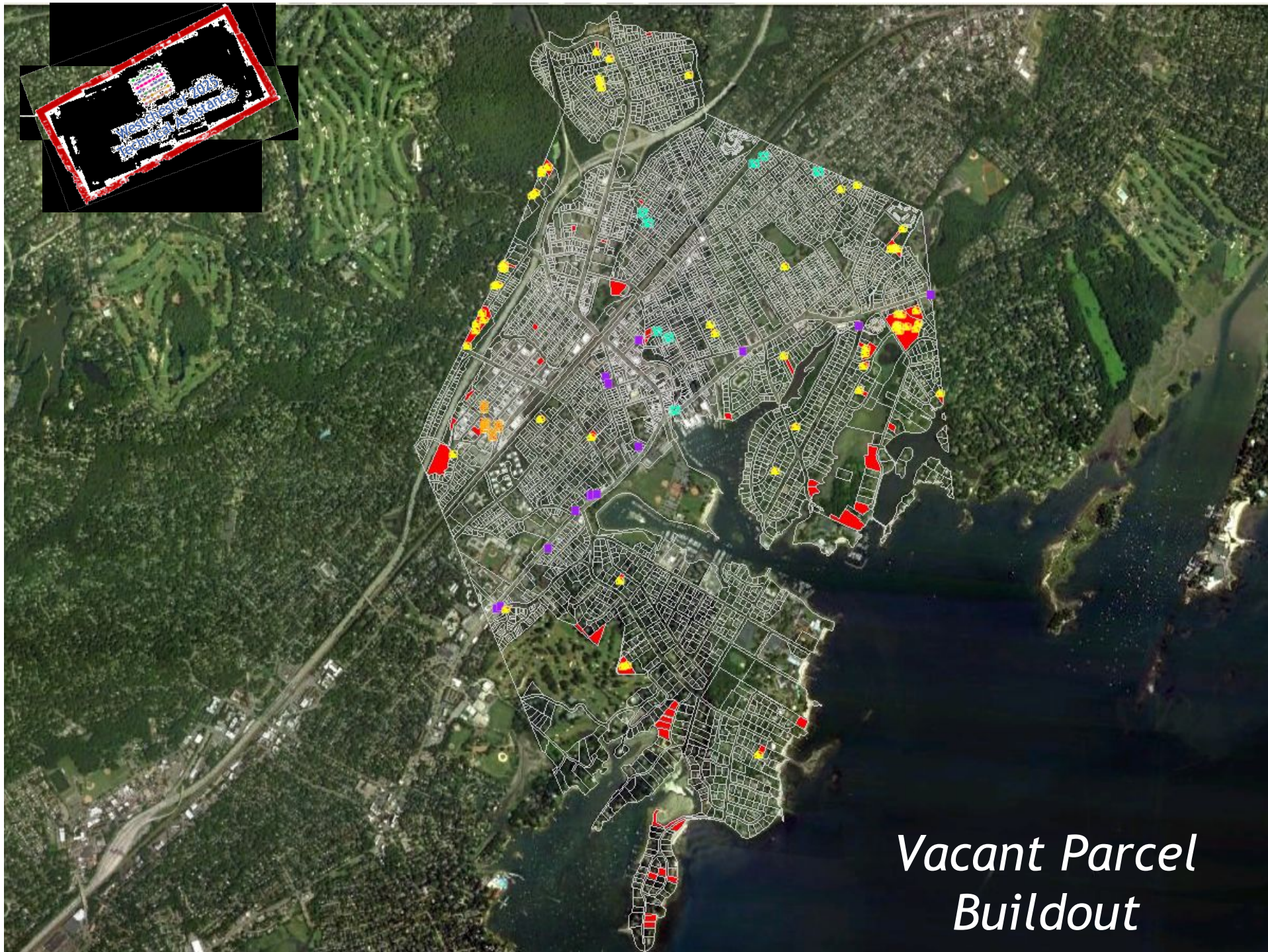
Tax Parcels



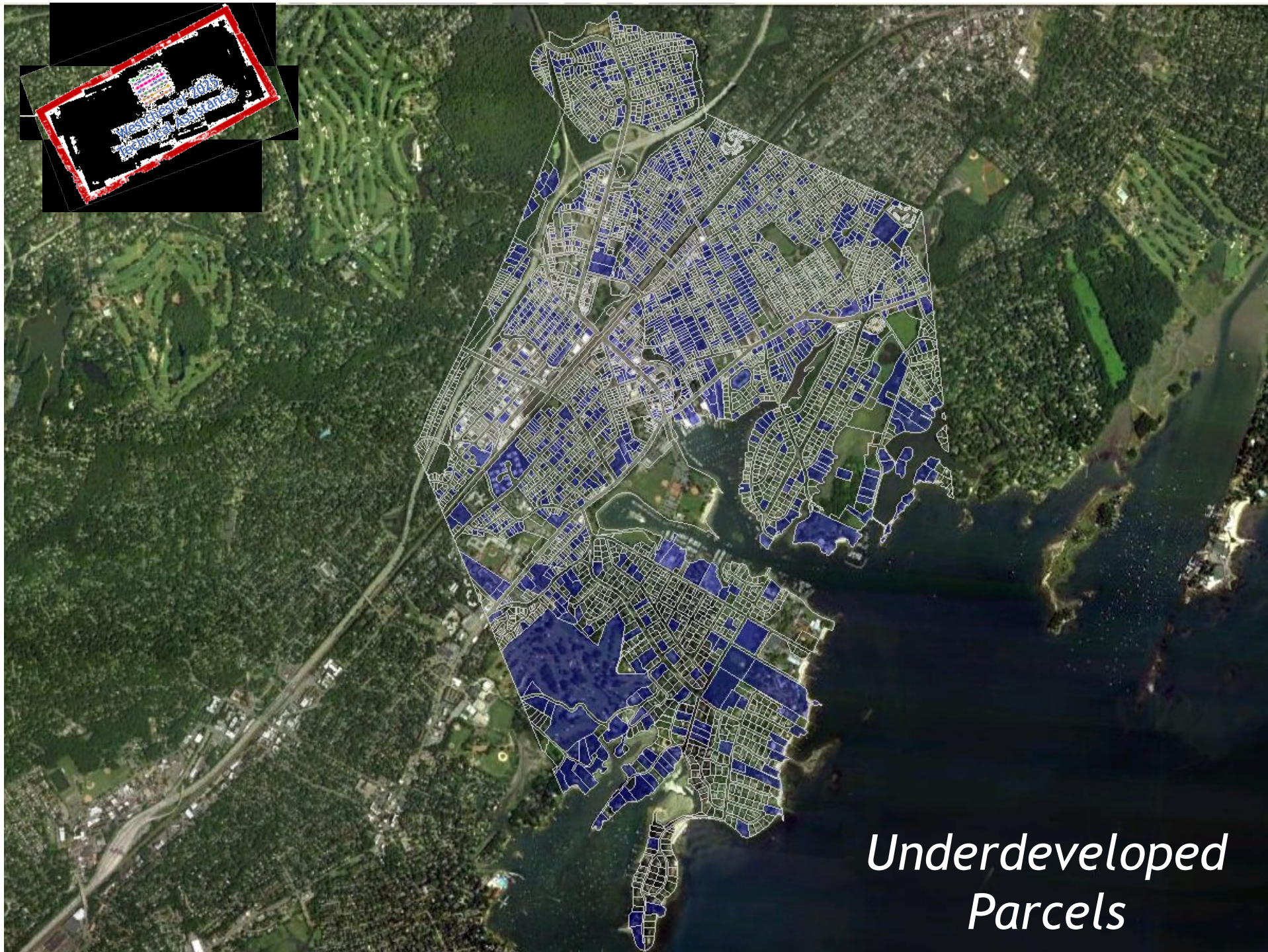
*Environmental
Constraints*



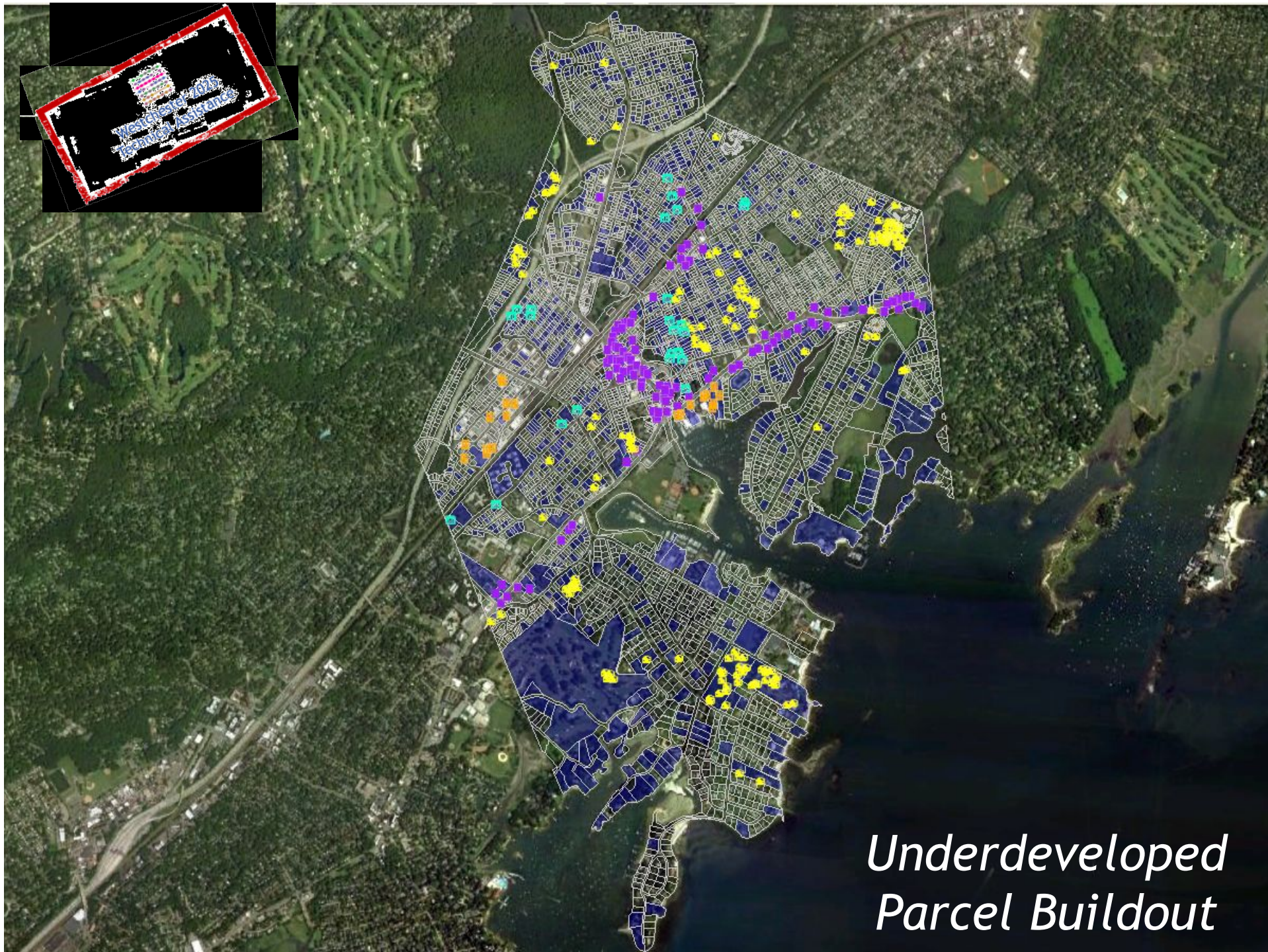
Vacant Parcels



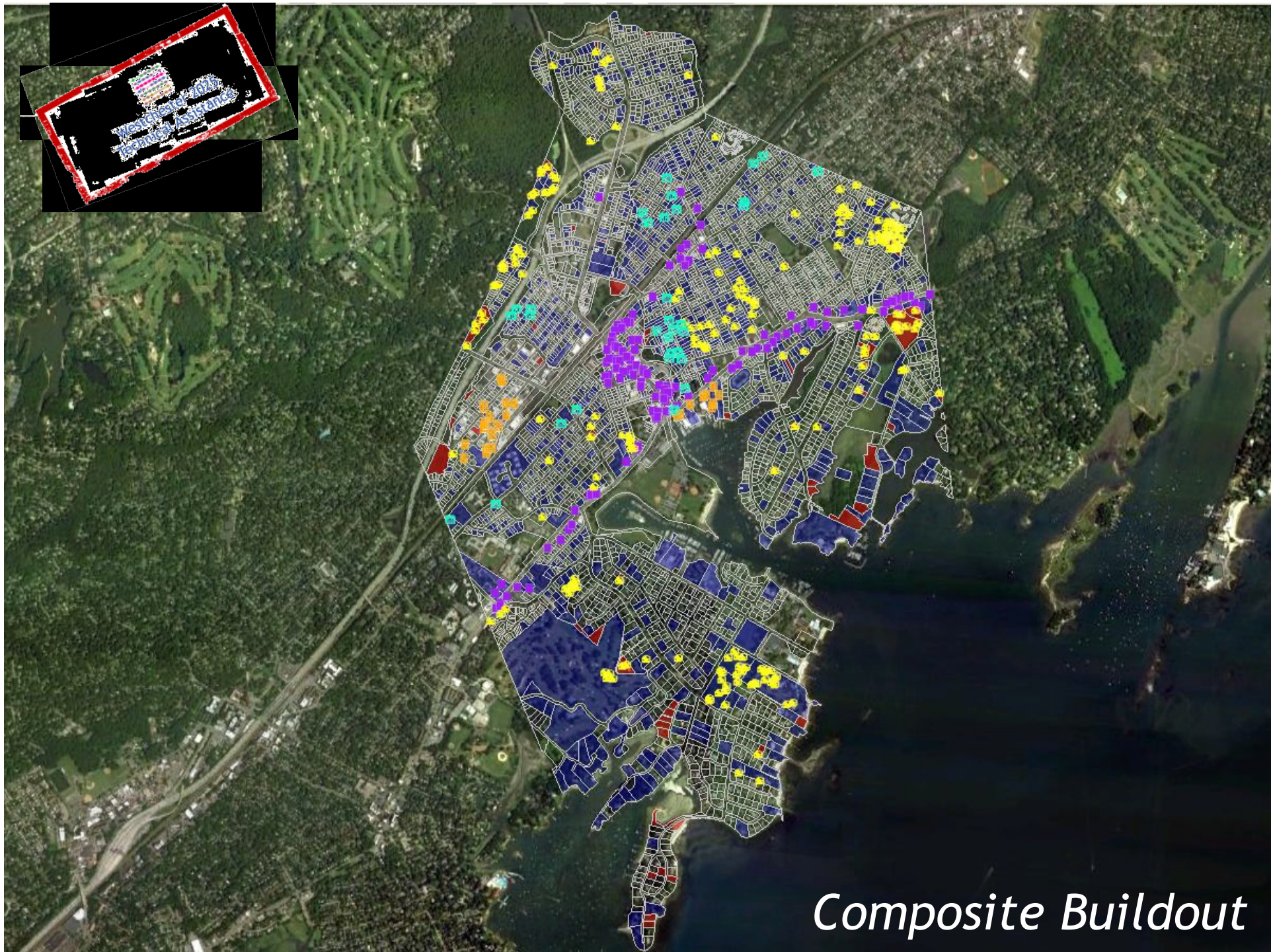
*Vacant Parcel
Buildout*



*Underdeveloped
Parcels*

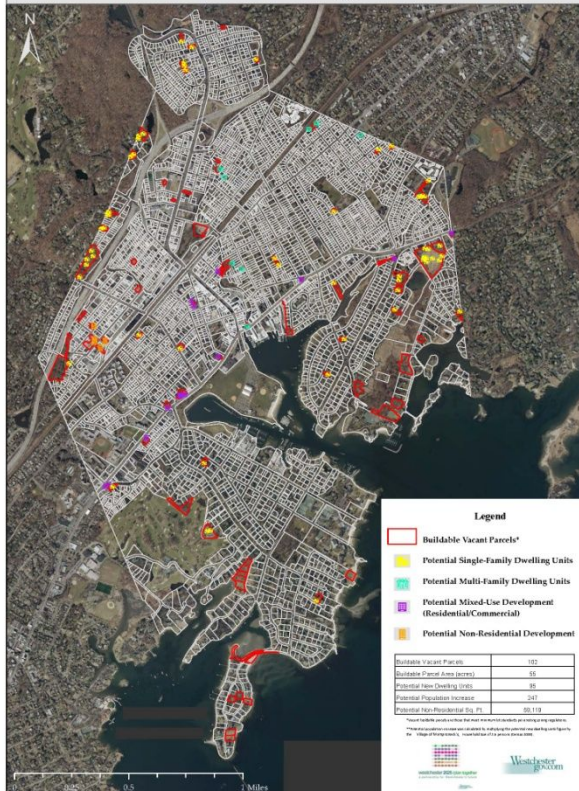


*Underdeveloped
Parcel Buildout*



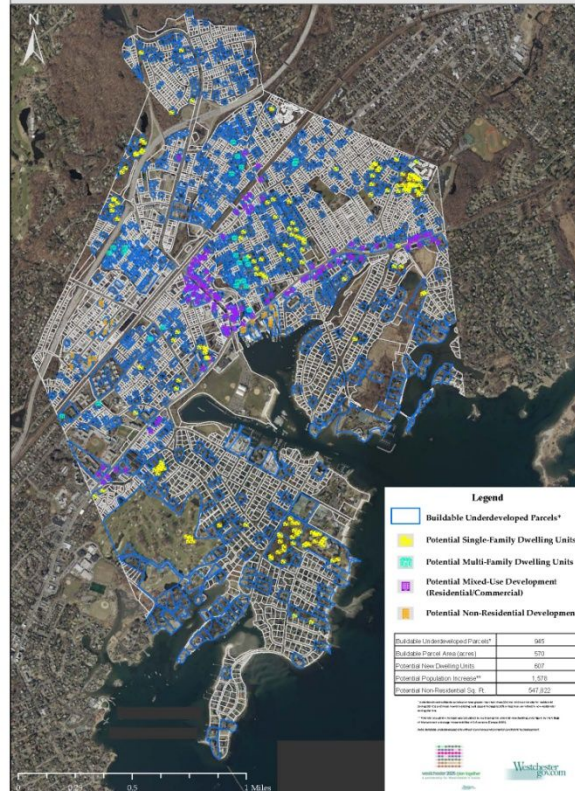
Composite Buildout

Village of Mamaroneck Westchester County, New York



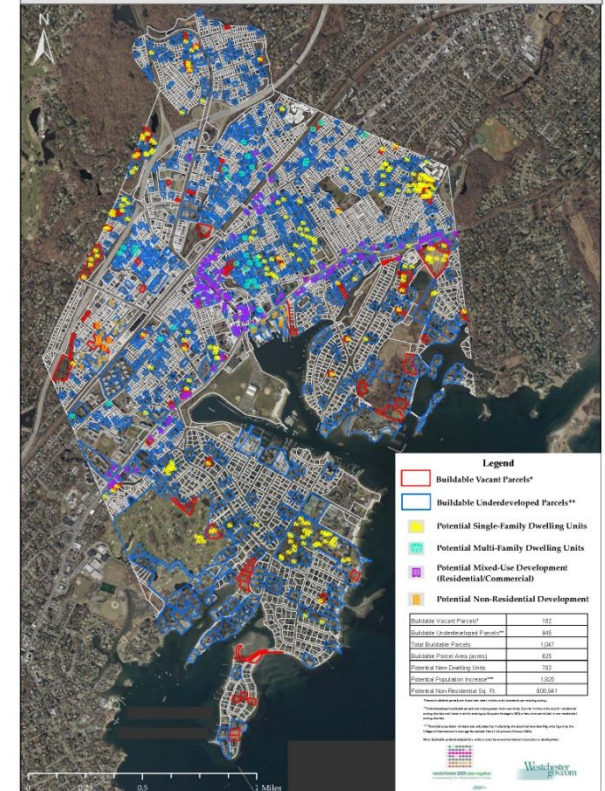
Build-Out Analysis Results:
A. Vacant Parcels

Village of Mamaroneck Westchester County, New York



Build-Out Analysis Results:
B. Underdeveloped Parcels

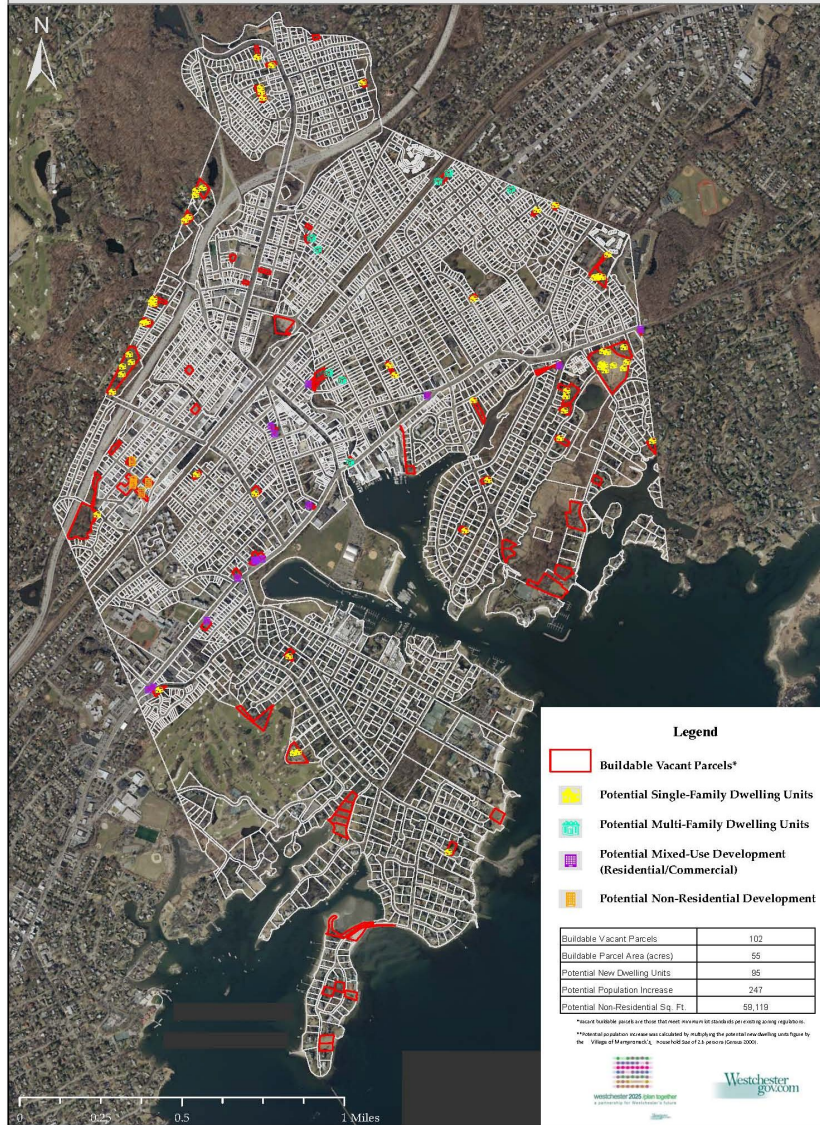
Village of Mamaroneck Westchester County, New York



Build-Out Analysis Results:
C. Vacant and Underdeveloped Parcels Composite

Build-out results

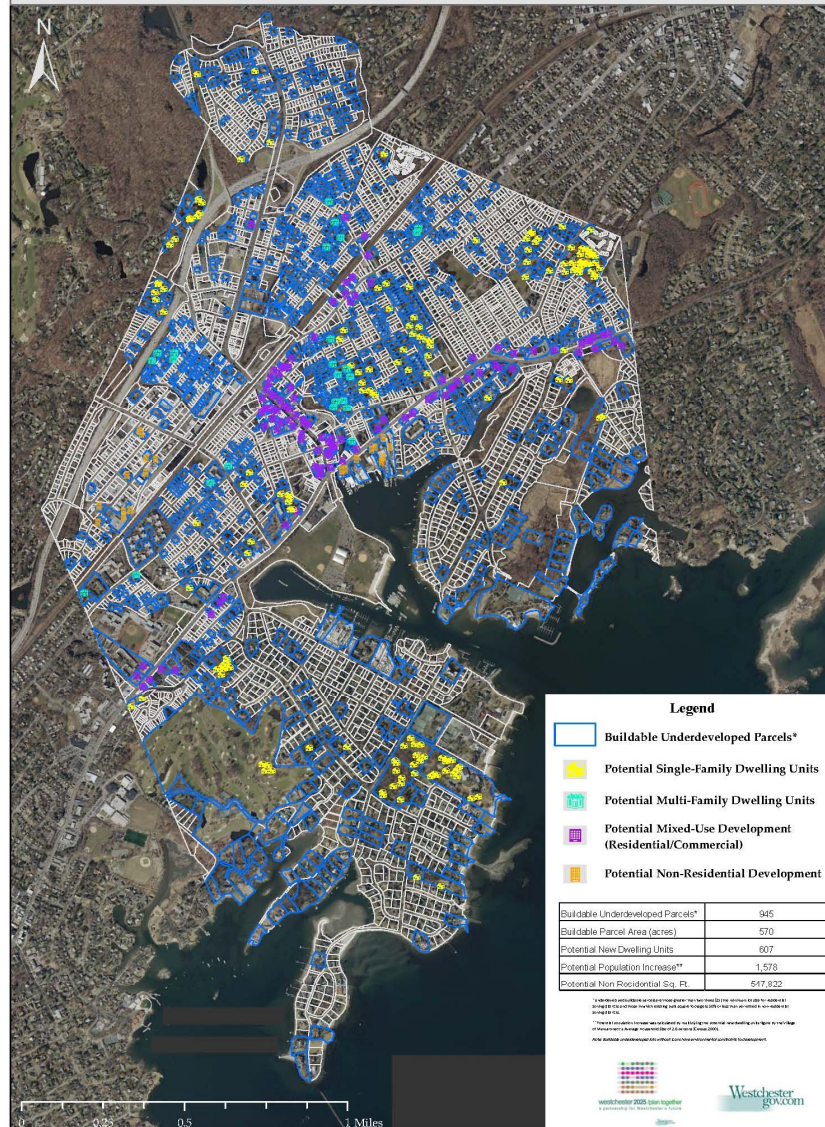
Village of Mamaroneck Westchester County, New York



Build-Out Analysis Results:

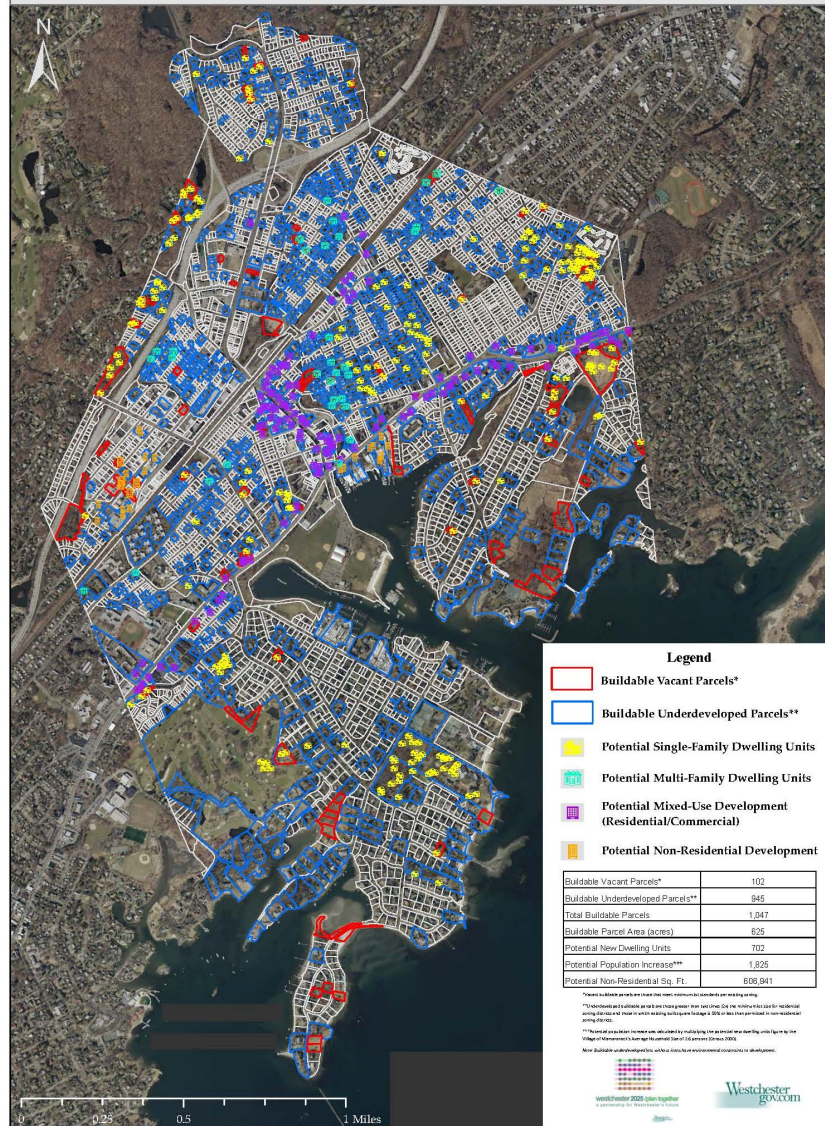
A. Vacant Parcels

Village of Mamaroneck Westchester County, New York



Build-Out Analysis Results: B. Underdeveloped Parcels

Village of Mamaroneck Westchester County, New York



Build-Out Analysis Results:
C. Vacant and Underdeveloped Parcels Composite



Mamaroneck draft buildout results



Village of Mamaroneck Draft Buildout Results

| | Vacant Parcel Buildout | Underdeveloped Parcel Buildout | Future Buildout Potential (Vacant + Underdeveloped) | Existing Conditions | Total Buildout (Vacant + Underdeveloped + Existing) | Total Buildout Increase | Vacant Parcel Increase |
|---------------------------------------|------------------------|--------------------------------|--|---------------------|--|-------------------------|------------------------|
| Total Parcels | 208 | 1,053 | 1,261 | 4,685 | | | |
| Buildable Parcels | 102 | 945 | 1,047 | 1,661 | | | |
| Dwelling Units | 95 | 607 | 702 | 7,328 | 8,030 | 10% | 1% |
| Population | 247 | 1,578 | 1,825 | 18,763 | 20,588 | 10% | 1% |
| School Children | 59 | 831 | 890 | TBD | TBD | TBD | TBD |
| HH Energy Use (BTU/Year) | 9,595 | 61,307 | 70,902 | 740,128 | 811,030 | 10% | 1% |
| HH Water Consumption (Gal/Year) | 13,557,925 | 86,628,005 | 100,185,930 | 1,045,815,520 | 1,146,001,450 | 10% | 1% |
| Vehicle Trips per day | 565 | 3,612 | 4,177 | 43,602 | 47,779 | 10% | 1% |
| Non-Residential sq. ft. | 59,119 | 547,822 | 606,941 | | | | |
| Non-Residential Energy Use (BTU/Year) | 5,031,027 | 46,619,652 | 51,650,679 | | | | |

Prepared by the Westchester County Department of Planning, 9/20/10

*Vacant buildable parcels include those that meet minimum lot sizes per existing zoning.

**Underdeveloped buildable parcels include parcels two times (2x) the minimum lot size for residential zones and those in which existing built sq. ft. is less than 50% of what is permitted under zoning in non-residential zones.





Mamaroneck draft buildout results



Village of Mamaroneck Draft Buildout Results

Buildout Map Tables

A. Vacant Buildout

| | |
|-----------------------------------|--------|
| Buildable Vacant Parcels | 102 |
| Buildable Parcel Area (acres) | 55 |
| Potential New Dwelling Units | 95 |
| Potential Population Increase | 247 |
| Potential Non-Residential Sq. Ft. | 59,119 |

B. Underdeveloped Buildout

| | |
|-----------------------------------|---------|
| Buildable Underdeveloped Parcels | 945 |
| Buildable Parcel Area (acres) | 570 |
| Potential New Dwelling Units | 607 |
| Potential Population Increase | 1,578 |
| Potential Non-Residential Sq. Ft. | 547,822 |

C. Composite Buildout

| | |
|-----------------------------------|---------|
| Buildable Vacant Parcels* | 102 |
| Buildable Underdeveloped Parcels* | 945 |
| Total Buildable Parcels | 1,047 |
| Buildable Parcel Area (acres) | 625 |
| Potential New Dwelling Units | 702 |
| Potential Population Increase*** | 1,825 |
| Potential Non-Residential Sq. Ft. | 606,941 |

Potential New Students

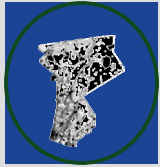
| Vacant Buildout | | Dwelling Units | Students |
|-----------------|-------------------|----------------|----------|
| | | 57 | 40 |
| | Multi-Family/Apts | 38 | 19 |
| | | 95 | 59 |

| Underdeveloped Buildout | | Dwelling Units | Students |
|-------------------------|-------------------|----------------|----------|
| | | 170 | 121 |
| | Multi-Family/Apts | 437 | 214 |
| | | 607 | 831 |

Student Multipliers: Single Family Unit = .71 students
Multi-Family Unit = .49 students

Source: Rutgers University Center for Urban Policy Research



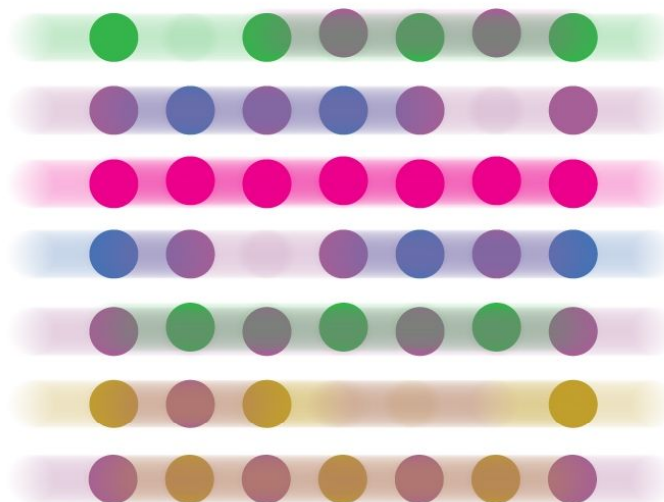


Coming soon....



New 2025 Vision Plan





westchester 2025 /plan together

a partnership for Westchester's future

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Chris Gomez : cng1@westchestergov.com