



TRANSIT ORIENTED DEVELOPMENT (TOD) FORUM: TSTC/One  
Region Funded Projects - Village of Mamaroneck, NY  
The Planning Department of the Village of Mamaroneck  
October 22, 2014

# Background: TOD Zoning Study Funded in April 2012

***Village of Mamaroneck and Washingtonville Housing Alliance awarded Tri-State Transportation Campaign/One Region Funders' Group grant for TOD Zoning Study to:***

- ▶ *Analyze zoning obstacles to redevelopment & support TOD planning*
- ▶ *Build consensus through community participation*
- ▶ *Foster more walkable communities*
- ▶ *Develop strategies to address concerns about gentrification & maintain diversity*
- ▶ *Support mixed-use development (equitable, affordable and market-rate) and energy-efficient, “green” building design*





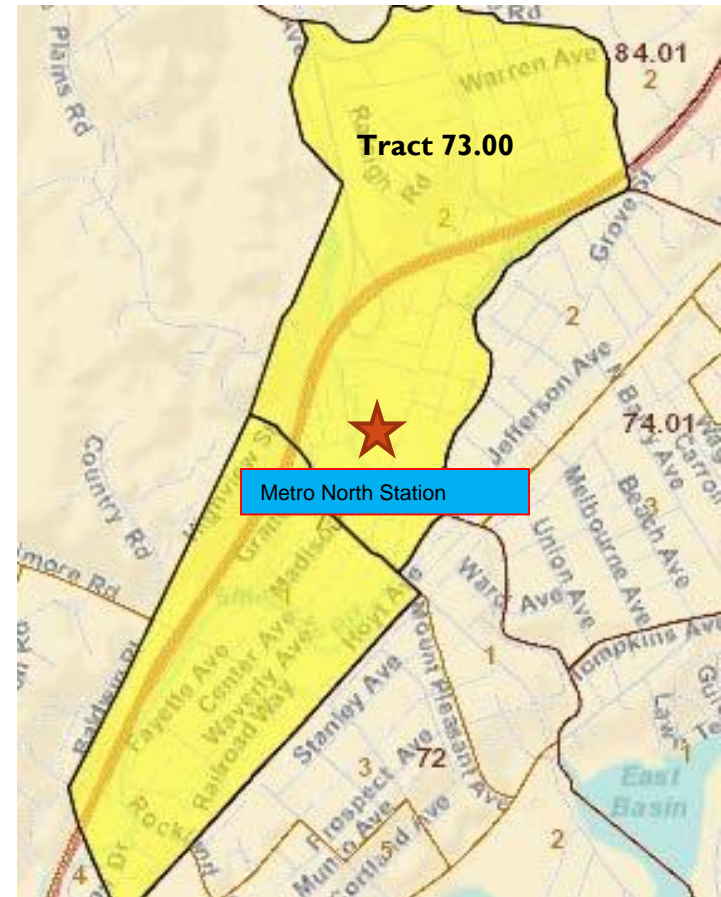
# Study Area – Washingtonville Neighborhood – Location & Challenges

## **Location:**

- ***Village of Mamaroneck is in the Sound Shore Area of Westchester County.***
- ***Study Area is ¼ mile radius around Metro North Station***

## **Study Area Challenges:**

- ***CDBG-Designated Area***
- ***Has Experienced Significant Flooding Events***
- ***Over 85% of Properties are Non-Conforming***
- ***Experiencing Disinvestment and Blight***
- ***Lack of New Affordable Housing Built in Neighborhood***
- ***Potential Demand for Additional Retail – Currently Not Zoned for Retail/Mixed Use along Mamaroneck Avenue***



## Study Area – Washingtonville Neighborhood Opportunities

- ▶ **Village prides itself on its diversity & is committed to maintaining diversity.**
- ▶ **Test Laboratory for Green Infrastructure Initiatives in the Village.**
- ▶ ***Corps of Engineers Flood Control project*** is scheduled to be submitted for Congressional authorization in 2015-2016 for design and construction. This will result in over 85 percent of the area properties becoming “dry”.
- ▶ ***Great interest from local property owners as well as regional and national developers***, actively pursuing assemblage and development opportunities.
- ▶ ***Village has invested over a million dollars in CDBG funding*** in streetscape and infrastructure improvements in Washingtonville. Columbus Park (6 acres) provides open space for the neighborhood.
- ▶ ***Use TOD Zoning as a basis for future grants.***

# Proposed TOD Zoning Legislation

## ***Allows Redevelopment to Achieve Current Density***

### ***Rezone Mamaroneck Ave. frontage to C-1***

- ▶ provides for a mix of retail and housing

### ***Adjust RM-3 (Multi-Family) area/bulk standards to boost conformity, promote redevelopment***

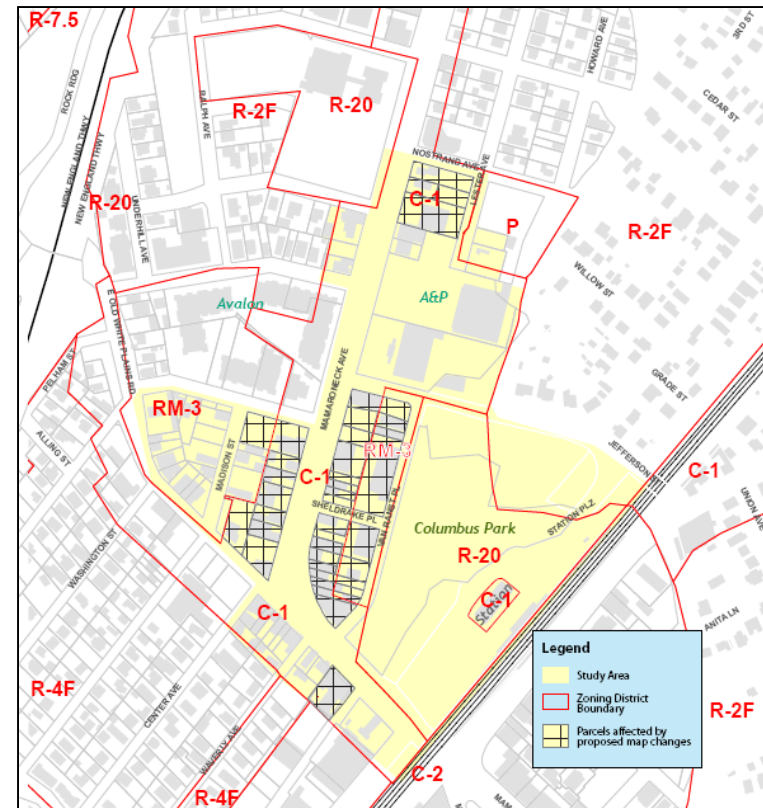
### ***Parking requirements significantly reduced, shared parking provisions added, especially for mixed use developments***

### ***Create TOD Overlay Zone to incentivize:***

- ***energy-efficient, green infrastructure and design***
- ***affordable and equitable housing***
- ***ground floor retail***
- ***maintenance of neighborhood supermarket***

### ***Neighborhood Stabilization Fund***

- ***funded w/ payments from TOD developers***
- ***public improvements in neighborhood***



## Density Bonus Incentives for Green Infrastructure

□ Bonus of 0.4 building area (amount of building that can be built on the site (for example, added 8,000 sq. ft. on a 20,000 sq. ft. site)

❖ Eligible Sustainable Measures

Subject to the approval of Planning Board as reviewed by Village Engineer and Building Inspector

- Provision of Green Roof – minimum standard is installation on 50% of the building's total roof area or 2,000 sq. ft. whichever is greater.
- 30% Permeable Surfaces – relates to paving, walkways, patios or uncovered parking.
- Exceed NYS Energy Code by 10% - requires third party verification.

## Density Bonus Incentives for Green Infrastructure

### ❖ Eligible Sustainable Measures (cont.)

- ☐ Provision of rain gardens and/or water harvesting techniques
- ☐ Provision of solar collection panels and/or geothermal energy
- ☐ Bioretention in parking lots, and other green infrastructure techniques as defined in the Code
- ☐ Brownfield remediation – work not already substantially funded by federal, state or other sources
- ☐ Provision of EV charging stations

## Other TOD Density Incentives

### Other Density Bonus Incentives

- ❖ **Total Incentives cannot exceed maximum of 1.2 Floor Area (for example, 24,000 sq. ft. on a 20,000 sq. ft. lot)**
- ❖ **Eligible Sustainable Measures (cont.)**
  - ☐ Must provide 10% affordable housing to obtain maximum FAR in TOD Overlay Zone
  - ☐ To encourage mixed use development, the Planning Board may exempt up to 3,000 sq. ft. of ground level retail/commercial space that encourages an active street environment for pedestrians
- ❖ **Food Desert**
  - ☐ To encourage the maintenance of a full service supermarket in a mixed use development within the TOD neighborhood:
  - ☐ An Additional 0.3 Floor Area above the 1.2 Floor Area is allowed for mixed use developments that include a full-service supermarket of up to 25,000 sq.



# Vision of Proposed TOD Zoning Implementation – What's Next

A vacant lot can go from this ..... to this



A poor walking environment can go from this .. to this

