

AGENDA

Village of Mamaroneck TOD Zoning Study

Steering Committee Meeting
August 8, 2012
5:30 p.m., Village Hall at the Regatta

1. **Introductions**
2. **Grant and Contract Requirements (see handouts)**
3. **Project Schedule (see attached timeline)**
4. **September Charrette**
 - Set date and location (St. Vito's, second floor of Club Car)
 - Set next steering committee meeting date for early September
5. **Work Plan – BFJ and Washingtonville Housing Alliance**
 - Land use data (including vacancies)
 - Assessed values
 - Building Department violations
 - Fire Department calls
 - School children generation in recent residential development
6. **Public Outreach Plan (see handouts)**
 - 3 public charrettes
 - Section on Village website
 - Facebook page, with links to community pages
 - Newspaper notices, flyers
 - Small focus groups with property owners
7. **Preliminary Assumptions**
 - Encourage mixed use
 - Area and Bulk Standards
 - Height: 4 to 4.5 stories, 50 to 60 feet
 - FAR: 1.2 to 1.6
 - Parking
 - Studios: 1 space
 - 1 Bedroom: 1.25 spaces
 - 2 Bedroom: 1.5 spaces
 - 3 Bedroom: 1.75 spaces

BFJ Planning

- Subareas
 - Frontage on Columbus Park or Mamaroneck Avenue
 - Transitional areas
- Design Guidelines
 - Flooding issues
 - Façade design
 - Signage and lighting

Mamaroneck Village Proposed Transit-Oriented Development (TOD) Study

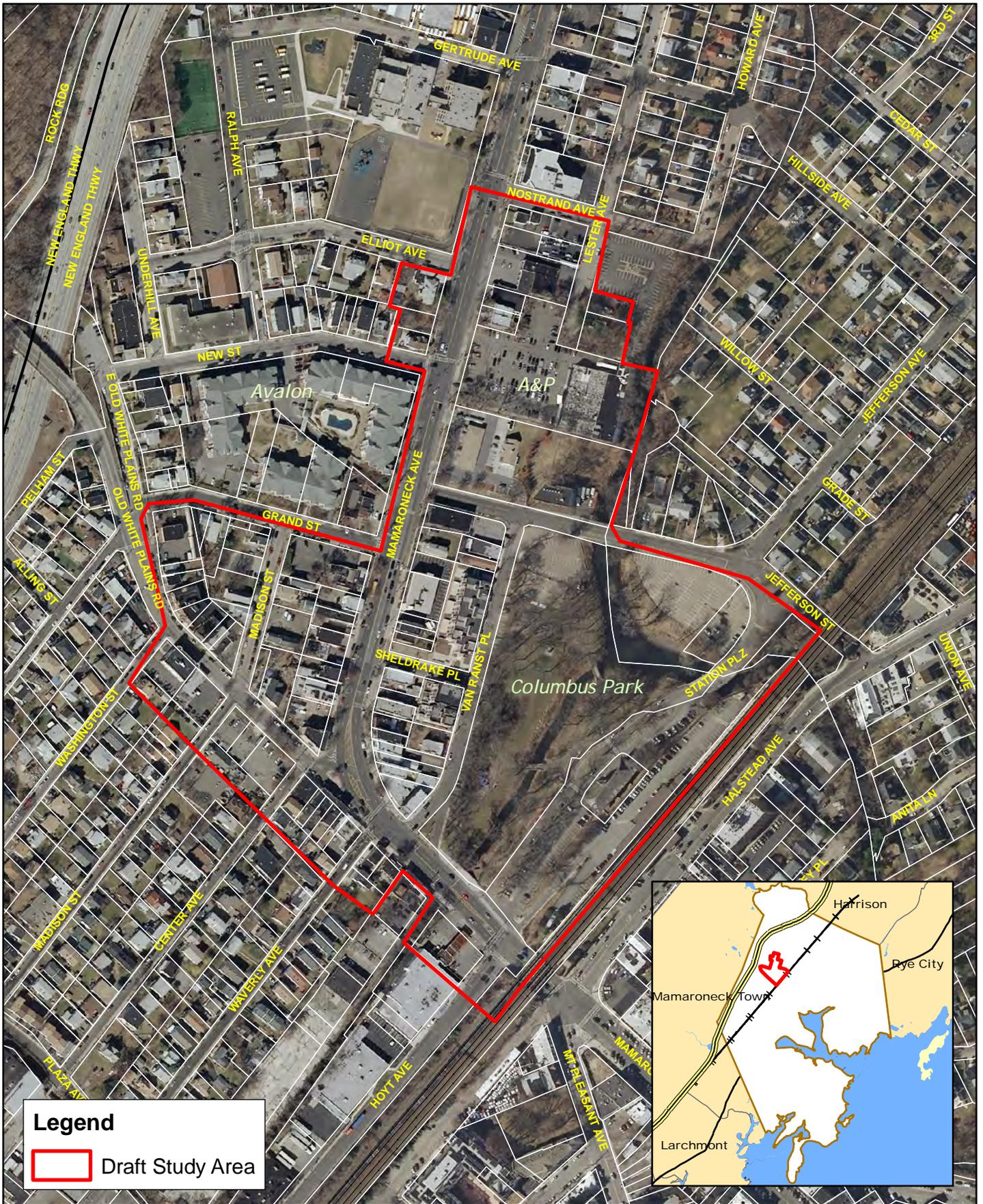
		Month					
		July	August	Sept.	Oct.	Nov.	Dec.
Task	Description						
Task 1: Project Kickoff and Public Outreach Plan		[Task 1 Summary Bar]					
1.1	Develop Outreach Plan	[Task 1.1 Bar]					
Task 2: Existing Conditions Survey & Analysis		[Task 2 Summary Bar]					
2.1	Analysis of Existing Land Use	[Task 2.1 Bar]					
2.2	Public Charrette #1	[Task 2.2 Bar]					
Task 3: Analysis of Existing Zoning and Barriers to Development		[Task 3 Summary Bar]					
3.1	Zoning Analysis	[Task 3.1 Bar]					
3.2	Analysis of Other Potential Barriers to Development	[Task 3.2 Bar]					
3.3	Public Charrette #2	[Task 3.3 Bar]					
Task 4: TOD Zoning Regulations		[Task 4 Summary Bar]					
4.1	Preparation of Draft TOD Zoning Regulations	[Task 4.1 Bar]					
4.2	Public Charrette #3	[Task 4.2 Bar]					
4.3	Preparation of Final TOD Zoning Regulations	[Task 4.3 Bar]					

Meetings

<i>Public Charettes (3)</i>				■		■		■	
<i>Project Working Group (5)</i>		●	●		●		●		●
<i>Board of Trustees (2)</i>	▲								▲

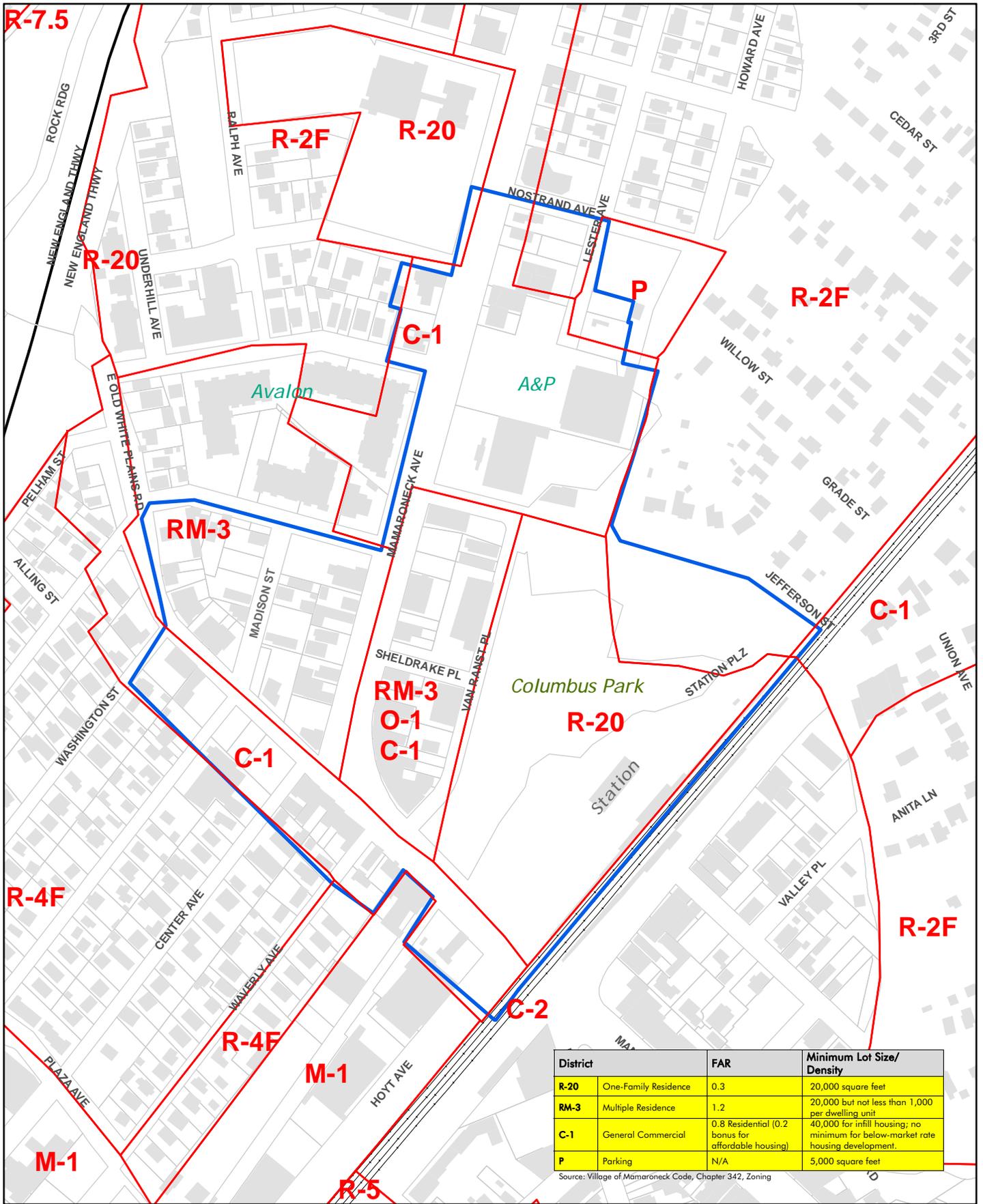
9/13 10/25 11/29

(Tentative Dates)



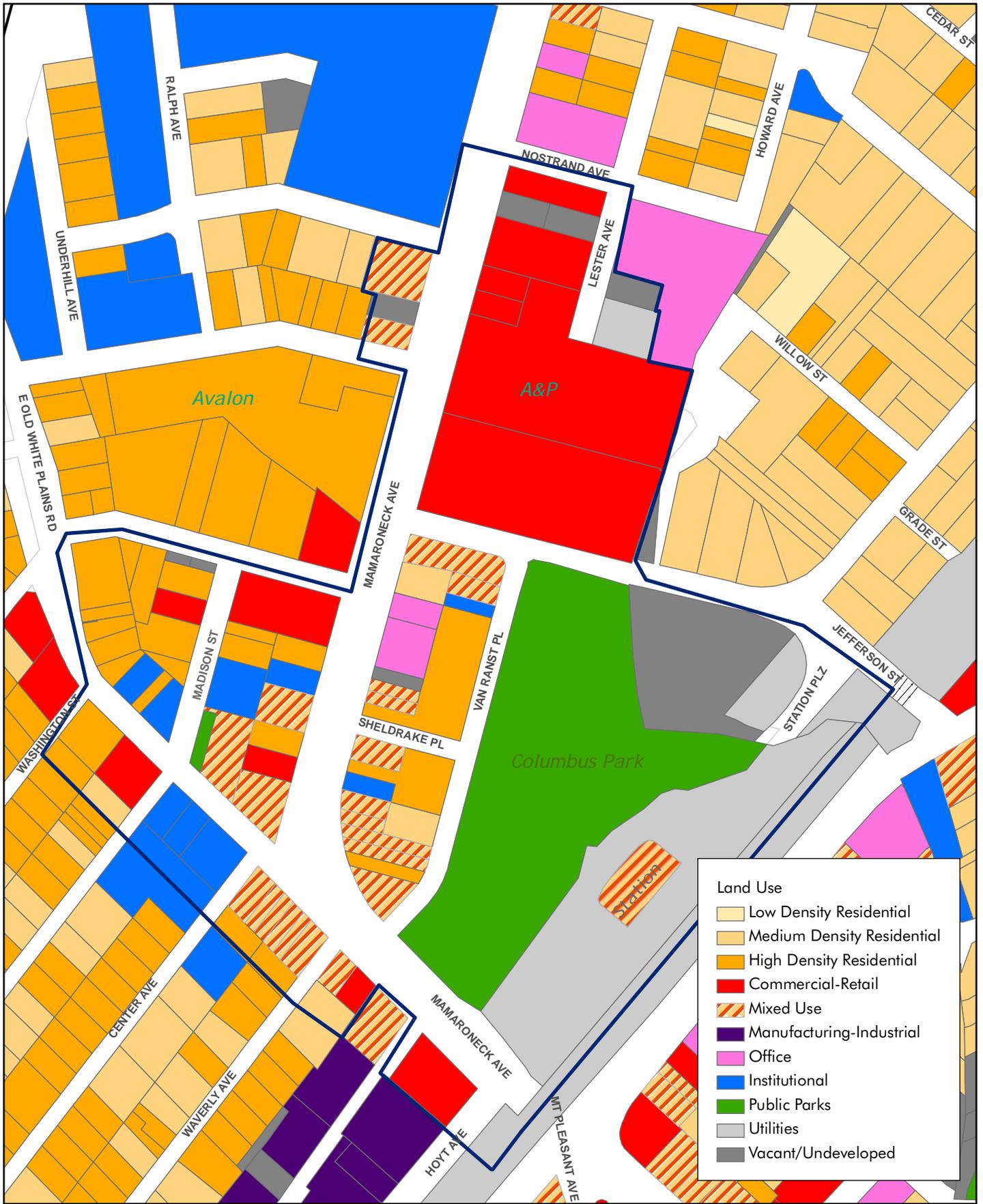
Legend

Draft Study Area



District	FAR	Minimum Lot Size/ Density
R-20	0.3	20,000 square feet
RM-3	1.2	20,000 but not less than 1,000 per dwelling unit
C-1	0.8 Residential (0.2 bonus for affordable housing)	40,000 for infill housing; no minimum for below-market rate housing development.
P	N/A	5,000 square feet

Source: Village of Mamaroneck Code, Chapter 342, Zoning



Land Use	
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Commercial-Retail
	Mixed Use
	Manufacturing-Industrial
	Office
	Institutional
	Public Parks
	Utilities
	Vacant/Undeveloped



BFJ Planning

PLANNING
URBAN DESIGN
ENVIRONMENTAL ANALYSIS
REAL ESTATE CONSULTING
TRANSPORTATION PLANNING

June 21, 2012

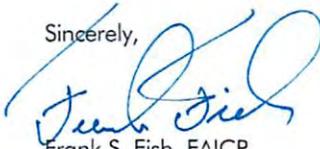
Richard Slingerland, Village Manager
Village of Mamaroneck
Village Hall
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Dear Rich,

As requested, please find enclosed a revised proposal to undertake a transit-oriented development (TOD) zoning study, in cooperation with the Washingtonville Housing Alliance (WHA), for the Village of Mamaroneck. This proposal reflects previously discussed changes to indicate payments based on project milestones and task deliverables. As described in the Village's grant application to the Tri-State Transportation Campaign, BFJ and the WHA will complete the project work plan within five months of signing of a contract. The Village's grant request did not cover the costs of SEQRA, legislative review or adoption and implementation of any resulting new TOD zone. Therefore, it is assumed that this additional future work, if undertaken by BFJ, would require a separate contract.

Please let me know if you have any questions on the attached proposal.

Sincerely,



Frank S. Fish, FAICP
Principal

Accepted by Richard Slingerland
Title Village Manager
Date 6-27-2012

CHARLOTTE
CHICAGO
NEW YORK CITY
PITTSBURGH
STAMFORD

* Approved by
the Board of
Trustees on 6/25/2012.

PAUL BUCKHURST ARIBA, AICP
FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP

BUCKHURST FISH
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115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7474
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cc: Norman Rosenblum, Village of Mamaroneck Mayor
Bob Galvin, Washingtonville Housing Alliance

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1.0 SCOPE OF WORK

1.1 Project Understanding

In May 2012, the Village of Mamaroneck was awarded a grant of \$38,500 from the Tri-State Transportation Campaign (TSTC) and One Region Funders' Group to support efforts to promote equitable, sustainable development near the Mamaroneck Metro-North Railroad station. The station, one of the busiest on the New York section of the New Haven Line, is adjacent to the Village's Central Business District; Columbus Park; Mamaroneck Avenue and the Washingtonville neighborhood, an identified low- to moderate-income Community Development Block Grant (CDBG) area. This area has experienced some revitalization in recent years, with the train station building itself undergoing an adaptive reuse; the construction of several multifamily housing developments nearby; and the continued success of the adjacent downtown area along Mamaroneck Avenue. Further targeted development along the Avenue north of the train station would support the recommendations of the recently adopted Comprehensive Plan to encourage a mix of uses, support transit-oriented development, incentivize affordable housing, provide quality public space and promote transit-oriented development that links the Village's retail and central business districts.

However, there are some constraints to development around the train station, most notably periodic flooding and outdated zoning regulations. The TOD zoning study is intended to address these issues and result in a draft zoning ordinance and form-based code that will support the Comprehensive Plan recommendations and transform the area into a viable, transit-oriented, mixed use zone.

1.2 Work Program

Our approach to preparing a TOD Plan for the Village of Mamaroneck would involve a total of four individual tasks, spanning approximately five months (see the attached timeline). The approximate duration of each task is given below; as the attached timeline indicates, the tasks overlap and are often completed concurrently. To maximize efficiency and cost effectiveness, we will rely on WHA staff resources related to data collection, field investigations/research and community outreach efforts, and will also make use of relevant information from our previous Village work to the greatest extent possible.

The scope of work outlined below will culminate in a draft TOD zoning ordinance for review and presentation to the Board of Trustees. The scope does not include the public approvals process or any work necessary to complete the environmental review process under the State Environmental Quality Review Act (SEQRA). Such work would be considered supplemental to this proposal.

The tasks are as follows:

Task 1: Project Kickoff and Public Outreach Plan

BFJ Planning would begin the project by attending a start-up meeting with the Trustees and WHA to review the project requirements; outline roles and responsibilities; identify new information needs; and to discuss the methodologies and schedules governing the

project. This project phase will also entail the formation of a steering committee or project working group for the TOD study. After the meeting, we will prepare and distribute a meeting summary indicating any agreements reached at the meeting.

Also as part of Task 1, we will develop a public outreach plan designed to target as many residents, property owners and merchants within the study area as possible. In this effort, we will work closely with the Village on the appropriate noticing and publication of all project meetings and public charrettes. However, we will also evaluate the potential for additional public outreach, including posting of flyers at the train station and throughout the study area; small-group or one-on-one meetings with stakeholders who may be more comfortable in a smaller setting, such as landlords and business owners; and the use of newer media such as Patch and Facebook. Of particular importance to this area of Mamaroneck, the public outreach plan will address the issue of Spanish-translation services, given the significant Hispanic population within the Washingtonville neighborhood.

Task Duration: Approx. 1 month

Deliverables: Kickoff meeting summary, public outreach plan

Task 2: Existing Conditions Survey & Analysis

Task 2 will begin with a parcel-based inventory of existing land use within a generalized half-mile radius, from the Mamaroneck Train Station, focused in particular along Mamaroneck Avenue and the Washingtonville neighborhood. This survey will be presented in map form using GIS data, supplemented by photos and written description as necessary. The inventory will identify key issues such as vacant or underutilized properties, outstanding building permit violations, properties for sale or lease and the extent to which current land use conforms to the zoning regulations. It is understood that, to maximize efficiency, WHA staff will undertake much of the field work for this survey, such as on-the-ground reconnaissance to confirm land use data from Westchester County; interviews with property owners and brokers; and review of Building Department property data.

BFJ will review all relevant existing planning documents based on our long-standing planning work in the Village and as advised by the project working group. We will also review any pertinent State, County or regional planning reports. In addition, based on our work as consultants to the Planning Board, and discussions with the Buildings Inspector, Village engineering consultant and other relevant Village representatives, BFJ will review any current planning and development issues that could be addressed in the context of the TOD zoning study.

Based on the land use survey and review of planning documents and issues, BFJ will compile a complete report of the existing conditions in the study area, including an identification of initial goals, issues and opportunities.

At the conclusion of Task 2, WHA will host the first public charrette for the project, which will serve as its official public kickoff. All charrette attendees will get an overview of the project, explaining the purpose and goals of the project and a summary of existing conditions. BFJ will work closely with WHA to develop an effective presentation and

appropriate materials to facilitate maximum public input. After the charrette, we will prepare a summary report for presentation to the project working group.

Task Duration: Approx. 3 months

Deliverables: Technical Memo #1: Existing Conditions Survey & Analysis, Charrette #1 Summary Report

Task 3: Analysis of Existing Zoning & Barriers to Development

A major constraint to TOD development in the study area is outdated and potentially inappropriate zoning. The predominant zoning districts in the area are C-1 (general commercial), O-1 (office) and RM-3 (multi-family), and the regulations that accompany these districts include minimum lot sizes or depths that would require a variance for any future development, as well as much higher parking requirements than are typically needed for TODs. There are also a substantial number of non-conforming uses fronting Mamaroneck Avenue, which confirms that the underlying zoning, by not allowing commercial uses, is not conducive to the type of mixed-use development that is appropriate around a train station.

The other major development constraint is the fact that much of the study area lies within a 100-year floodplain. The Village has embarked on a number of issues to address flood control in the study area – including the Multi-Hazard Mitigation Plan, the in-process Local Waterfront Revitalization Program (LWRP) update; planned replacement of the Jefferson Avenue Bridge and assistance to residents in applying for grants to elevate their homes above the floodplain. However, it is important to note that any new development or significant redevelopment within the floodplain will require the structures to meet all current FEMA regulations pertaining to building heights and materials. Understanding how these regulations would affect such development will help to identify locations within the study area that are most conducive for TODs, based on flooding aspects as well as other considerations.

In addition to these development constraints, there may be other issues involved with potential TODs in the study area, which could become apparent from the land-use inventory and stakeholder discussions in Task 2. Fully understanding and addressing these constraints will be critical in preparing for and responding to comments and concerns from the public. BFJ will compile a complete analysis of development constraints in the study area, including a detailed look at current zoning regulations.

At the conclusion of Task 3, WHA will host the second public charrette for the project, which will discuss the full range of identified development constraints, present some initial ideas for potential development of key sites and solicit feedback on study area opportunities and issues. In presenting these early observations and ideas, BFJ will make use of interactive, visual modeling software such as GIS and CommunityViz, to allow participants to best visualize where development could occur, and what types of uses, forms and densities may be most appropriate for a given site. After the charrette, we will prepare a summary report for presentation to the project working group.

Task Duration: Approx. 1 ½ months

Deliverables: Technical Memo #2: Analysis of Barriers to Development, Charrette #2 Summary Report

Task 4: Preparation of Draft TOD Zoning Regulations

Based on the work completed in all previous tasks, BFJ will prepare a set of draft TOD zoning regulations that are intended to facilitate the type, form and density of development at key sites, as visualized and discussed at the second public charrette. The draft zoning ordinance will include elements of a hybrid Form Based Code, which combines many of the traditional regulatory aspects of traditional zoning codes with design guidelines that are targeted for a specific area of a community. The new regulations will incorporate design requirements that facilitate a broad mix of uses, sustainable design, affordable housing incentives, streetscaping standards, appropriate parking requirements and vibrant public spaces.

BFJ will present these initial draft TOD zoning regulations at the third and final public charrette, and, based on feedback at that event and further discussion with the project working group, will refine the regulations into a formal set of recommendations to be evaluated by the Board of Trustees. It is understood that final approval and implementation of the proposed regulations by the Trustees, including completion of the SEQRA and LWRP consistency processes, is beyond the scope of this project and would require a supplemental contract.

Task Duration: Approx. 2 months

Deliverables: Initial Draft TOD Zoning Regulations, Charrette #3 Summary Report, Draft Recommended TOD Zoning Regulations

1.3 Timetable and Budget

The attached timeline provides for the project to be completed within five months.

The work would be billed at BFJ's current public billing rates, not to exceed \$32,500*, with payments based on the following project milestones and task deliverables:

- 5% at contract signing
- 5% after first steering committee meeting (work plan and meeting schedules will be reviewed and confirmed)
- 10% after data collection phase completed
- 20% after each of the three workshops
- 20% delivery of final report and recommendations

*Total project budget does not include public approvals and the SEQRA process. In addition to this amount, \$6,000 is budgeted of the total \$38,500 grant award for Washingtonville Housing Alliance staff resources related to data collection, field investigations/research, community outreach and hosting charrettes. It is assumed that most of WHA's work would relate to Task 2 and the meetings.

Mamaroneck Village Proposed Transit-Oriented Development (TOD) Study

		Month				
		1	2	3	4	5
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Meetings

<i>Public Charettes (3)</i>						
<i>Project Working Group (5)</i>						
<i>Board of Trustees (2)</i>						



*Village of Mamaroneck TOD Zoning Study
Grant Application*

Tri-State Transportation Campaign

Prepared by:

*The Village of Mamaroneck in Partnership with
the Washingtonville Housing Alliance, Inc.*

February 28, 2012

Village of  Mamaroneck

Office of the Mayor

Village Hall

P.O. Box 369

Mamaroneck, N.Y. 10543

From the desk of

Norman S. Rosenblum, Mayor

February 27, 2012

Mr. Steven Higashide
One Region Funders' Group
Tri-State Transportation Campaign
350 West 31st Street, Suite 802
New York, NY 10001

Re: 2011 – 2012 Grant Application – *Mamaroneck Village TOD Zoning Study*

Dear Mr. Higashide:

The foregoing application, on behalf of the Village of Mamaroneck with our community partner, the Washingtonville Housing Alliance, Inc., illustrates a broad based effort by the many economic and cultural entities representing the diverse makeup of the Village. I point to a most recent publication by *CNN Money Magazine* in which the Village of Mamaroneck was rated number 60 of the top 100 small towns and villages to live in the United States, and rated number one in New York State.

The Village has a long and successful history dating back to our incorporation as a Village in 1895 through today. I firmly believe the key element of our continued success is the diversity of this community's residents and businesses. This TOD application is part of the Village's ongoing commitment to enhancing the diversified the Washingtonville neighborhood, along with the rest of the Village. The study funded by this grant will support our continued efforts by encouraging the creation of mixed-use developments that will take better advantage of our quality public transportation system.

On behalf of our great Village and community, I thank you for your consideration and the opportunity to share the mutual success possible through this program with the Tri-State Transportation Campaign and its One Funders' Group.

Respectfully,

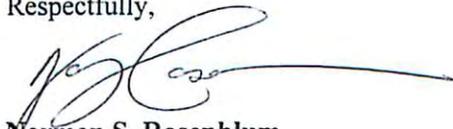

Norman S. Rosenblum
Mayor

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Map A – Regional Location
Map B – Study Area
Team Member Resumes
BFJ Planning – TOD Project Experience
Resolutions
Letters of Support

Executive Summary and Background – Mamaroneck Village TOD Zoning Study

Over the last four years, the Village has worked diligently with our professional planning consultants, the 2025 Vision Committee and the general community to develop a consensus on the update of the Village Comprehensive Plan. After extensive review, public hearings, reviews by the Planning Board and the Harbor Coastal Zone Management Commission and the completion of the SEQRA process, the Board of Trustees adopted the Village's updated Comprehensive Plan at their meeting on February 27, 2012. The Plan's recommendations encourage a mix of uses, support Transit-Oriented Development (TOD) and promote sustainable development. In alignment with the recommendations of the Plan regarding mixed uses and TOD development along Mamaroneck Avenue near the Metro-North Train Station, the following proposal is being submitted for consideration.

Mamaroneck Village is located in the Sound Shore area of Westchester County, NY. It is bordered by the Town of Mamaroneck, Villages of Larchmont and Scarsdale, the Town/Village of Harrison and Rye City. Growth to the 2010 population of 18,929 is an increase of only 0.9% from 2000. The Village's population is diverse, including 77% white, 4% African American and 5% Asian. Over 24% of residents classify themselves as Hispanic.¹ The Village is accessible to major transportation corridors and public transit including Metro-North Commuter Rail, Westchester County Bee-Line Bus and I-95 (New England Thruway). The Mamaroneck Train Station is one of the busiest on the New York section of the New Haven Line, serving over 2,500 average daily trips. The station is adjacent to the Central Business District; Columbus Park; Mamaroneck Avenue and the Washingtonville neighborhood, an identified low-to moderate-income Community Development Block Grant (CDBG) area. The two-story, 8,250-square-foot historic station building, fronting on the six-acre Columbus Park, is currently completing an adaptive reuse for a restaurant, retail and office use. The Village is committed to providing affordable units, and has implemented successful affordable housing projects over the past 20 years, including construction of 215 affordable units since 1990, some 129 units above the County's recommended allocation.²

There are constraints to this development, including periodic flooding and outdated zoning. The Village is working on the local, state and federal level to address the area's flooding issues. Together with the Washingtonville Housing Alliance (a NYS Neighborhood Preservation Company serving Washingtonville and the Village since 1980), the Village is requesting planning funds to develop a ***TOD Zoning Study*** around the Mamaroneck Train Station. The intent of this study will be to transform the area into a viable transit-oriented, mixed use zone. Specifically, the ***TOD Zoning Study*** will include the following:

- Inventory a parcel-based study within a generalized ½ mile radius from the Mamaroneck Train Station, focused along Mamaroneck Avenue and the Washingtonville neighborhood
- Conduct three charrettes with residents and property owners from the study area for data collection, development and testing of proposals and feedback
- Analyze the existing underlying zoning of the study area and inhibitions to development
- Above charrettes will include visualizations using the latest software to determine the potential impact of proposed zoning regulations from both a numeric and 3D modeling perspective.
- Develop and deliver a Draft TOD Zoning Ordinance for the study area including elements of a hybrid Form Based Code. New regulations should incorporate design requirements, sustainable design, affordable housing incentives, a range of housing types, street standards, residential over retail incentives, TOD parking modifications, vibrant public spaces and diverse commercial and office space.

¹ US Census, 2010.

² 2025 Vision Committee, Village of Mamaroneck. *Comprehensive Plan Update, Village of Mamaroneck*. BFJ Planning Associates. December 2011.

The Project work plan is estimated to be completed within five (5) months of receipt of the grant and the signing of the professional services contract. The Village will be the award recipient and will be responsible for grant administration and reporting. The Washingtonville Housing Alliance will be the community partner with the Village of Mamaroneck and will be actively involved in the work plan of the grant, specifically data collection, community outreach, hosting charettes and overall planning and design. The proposed amount of the grant request is \$40,000. The details of the budget and timeline are presented within the grant application. The grant request is not proposed to cover the costs of SEQRA, legislative review and adoption and implementation of the resulting new TOD zone.

The Appendix includes the resumes of project staff and allocated staff from the Village and the Washingtonville Housing Alliance, specific TOD project experience, maps showing the regional location and Study Area, resolutions of the Village's legislative body authorizing the grant submission and approval of the Village updated Comprehensive Plan (to be submitted under separate cover) and letters of support from the community.

Narrative

Needs Analysis

Transit-oriented development (TOD) is typically defined as walkable, compact, higher density development, located within an easy walking distance (approximately one-half mile) of quality transit stations, generally with a mix of residential, employment, amenities and shopping opportunities. A TOD land use strategy can lead to reduced driving, lower household transportation costs, reduced demand for parking, increased transit use, more walking and biking, lower greenhouse gas emissions, improved air quality and other benefits.³

Transit-oriented development already exists in many communities throughout Westchester County. In fact, many communities traditionally developed their downtowns around their train stations. A number of larger cities such as Stamford and Yonkers are using TOD as part of their redevelopment efforts. The implementation of additional TODs is not restricted to larger cities. The strategy also has potential in smaller communities throughout the region, around existing rail. In communities like Mamaroneck, TOD development has the additional benefit of spurring investment and redevelopment in low and moderate income neighborhoods. It can also serve as a model to encourage TOD development in similar, smaller communities in the region.

A TOD strategy as envisioned in the updated Comprehensive Plan would incentivize badly needed new affordable residential units as well as providing market rate housing, encourage sustainable development, increase transit ridership, add to shopping opportunities, provide quality public space and link the neighborhood's existing retail district to the adjacent Village CBD.

The Study Area consists primarily of the Washingtonville neighborhood. Map B in the Appendix shows a ½ mile radius around the train station, depicting the Study Area. Generally, the area is bounded on the north by I-95, the New Haven railroad tracks on the south and the Sheldrake River and I-95 on the west. The 2010 population of Washingtonville as defined above is 2,905. This represents approximately 15% of the Village's total population. The racial and ethnic breakdown of the population is as follows: 85% White, 10% African American and 3% Asian. The Hispanic population of the neighborhood is 55%.⁴ This represents almost 35% of the Village's total Hispanic population. Washingtonville is a low and moderate income area, designated as a Community Development Block Grant Census Tract.

³ Anderson, Alicia and White Kate. *10 Strategies for Attracting Investment Near Transit, Lessons Learned from the San Francisco Bay Area*. Urban Land Institute – San Francisco, October 2011.

⁴ US Census, 2010.

The Study Area is an older neighborhood characterized by a mix of single-family, four-family and multi-family buildings. There are several commercial uses on Old White Plains Road. Institutional uses include several churches, the Mamaroneck Avenue School and Columbus Park, adjacent to the train station. Along Mamaroneck Avenue there are retail uses; smaller office buildings; an A&P grocery store; gas stations; auto related uses; older, mid-rise multi-family buildings; and a modern, 225-unit rental complex, Avalon Willow. A 50 unit condominium, Parkside Station, was recently constructed adjacent to Columbus Park and is fully occupied. The Study Area has several vacant and underutilized properties along Mamaroneck Avenue and Madison Street with redevelopment potential.⁵

These sites include 1) the former 20,000 square foot Three Jalapenos restaurant site at the corner of Mamaroneck Avenue and Grand Street; 2) frontage property along Mamaroneck Avenue from New Street to Elliott Street; 3) 576 Van Ranst Place, a vacant, boarded up six-family building; 4) properties along Madison Street from Old White Plains Road to Grand Street; 5) underdeveloped properties along Mamaroneck Avenue at its corner with Nostrand Avenue; and 6) underutilized properties in vicinity of Tri-City along Mamaroneck Avenue. The Washingtonville Housing Alliance has already had several meetings with owners, brokers and potential developers of many of these properties.

On its own initiative, the Washingtonville Housing Alliance is already engaged in a Phase I Concept Plan for properties fronting along Madison Street from Old White Plains Road to Grand Street. WHA has retained DeAngelis Architectural Services (DAS) to prepare a study on these properties and illustrate a conceptual scenario for how each parcel or group of parcels might be developed. WHA has contracted with DAS for an initial fee of \$2,500. The data generated will be used as part of the **TOD Zoning Study**. WHA will also provide staff resources for data collection, community outreach and hosting charrettes.

Washingtonville has a long tradition of neighborhood planning. In 1981, the Washingtonville Neighborhood Program worked with Westchester County Planning and Mamaroneck Village to develop the "*Washingtonville Neighborhood Analysis*," the first cooperative neighborhood planning initiative in the County. This plan was later incorporated into the Village's first Master Plan (1986). Subsequently, the Village has had a long-standing commitment to the Washingtonville neighborhood and a shared vision of linking the neighborhood's retail area to the vibrant, adjacent Central Business District. With that vision in mind, the Village has invested a total of approximately \$800,000 in CDBG grants and Village matching funds in the last year. The funding has been used to improve the streetscape along Mamaroneck Avenue and Old White Plains Road to the same standards as that implemented in the adjacent Central Business District. The Village and the Washingtonville Housing Alliance are planning to submit a grant application in 2012 to the NYS Main Street Program to foster residential over retail development in the neighborhood's retail district.

One constraint to TOD development in the Study Area is outmoded zoning. The current zoning in the blocks between Columbus Park and Mamaroneck Avenue include: O-1 (office), C-1 (general commercial) and RM-3 (multi-family). The O-1 zone has a minimum lot size of 3 acres; no property in the area has this minimum size. The C-1 zone has an FAR of 0.8 for a residential project that includes below market-rate housing. The RM-3 zone has a maximum FAR of 1.2 with below market-rate housing. This zone has numerous disincentives including a property depth of 150 feet and a minimum lot size of 20,000 square feet but not less than 1,000 square feet per unit. An individual project would need to be developed under one selected zoning category. The blocks between Mamaroneck Avenue and Madison Street and the block bounded by Madison Street, Old White Plains Road and Grand Street are zoned RM-3. Thus, the retail uses fronting on Mamaroneck Avenue are all non-conforming; the zone does not allow mixed-use development, only residential. Generally, the zoning does not promote mixed-use development and,

⁵ 2025 Vision Committee, Village of Mamaroneck. *Comprehensive Plan Update, Village of Mamaroneck*. BFJ Planning Associates. December 2011.

at the same time, area properties do not have the size or depth to allow development without a ZBA variance. Finally, parking required for residential properties is much higher than is typical for TODs.

Another constraint is the periodic flooding experienced in the Study Area. The Village is working on the local, state and federal levels to address flooding issues; several studies are nearing completion. These include a *Local Multi-Hazard Mitigation Plan, (draft completed January 2012)* and the in-process *update of the Local Waterfront Revitalization Program*. The Village has invested \$70,000 on these studies. The Village is also working with FEMA and the NYS Office of Emergency Services to assist residents in applying for grants to elevate homes above the floodplain. The Village is completing the engineering design on the Jefferson Avenue Bridge, which is next to the train station and represents a significant remediation of flooding. The grant funding for this reconstruction is \$400,000. The Village has just received \$2 million in Westchester County grants for the replacement of a sewer line on Anita Lane, located just south of the Jefferson Avenue Bridge along the Mamaroneck River. The removal of the center support structure currently in the river will further contribute to flood mitigation. The Village has also spent \$100,000 in maintenance dredging along the Mamaroneck and Sheldrake Rivers during the last two years. Westchester County, in cooperation with the Village, has invested \$250,000 to complete the replanting along the Sheldrake River in Columbus Park with native grasses and plants to stabilize the river bank. The County has also completed dredging and replanting of native grasses and plants upriver just north in Saxon Woods Park. This project will be completed for the entire Saxon Woods Park wetlands by 2013. These remediation efforts will have a direct impact on flood control in the Study Area.

Other obstacles to TOD implementation include citizen concerns regarding density and impacts on flooding. It is important to **“Get Density Right.”** An extreme mismatch in density or design between a new TOD project and an adjacent existing neighborhood can provoke a negative public reaction and create an unattractive public realm. Design elements like streetscaping or stepping-down densities as a new project approaches nearby neighborhoods can address this issue. Creating denser development around transit nodes is a fundamental principle of TOD. The “right” density and building height for each place will depend on a number of factors, including land value, development costs, existing community characteristics and needs, recent development activity, proximity to jobs and retail and other factors. However, the most successful TODs exhibit a variety of densities, heights and building types—rather than all buildings being constructed at the same scale.⁶ The team hopes to address these concerns through the use of computer simulation modeling for specific key sites in the Study Area, as part of an interactive process that actively involves citizens and elected officials in the planned charrettes. The concerns with flooding impacts will also be addressed with strict adherence to the Village’s recently enacted stormwater management and floodplain construction requirements, height modifications to accommodate elevated structures two feet above 100-year flood bases, green roofs, rain gardens, and other sustainable design criteria which will be incorporated into a draft TOD ordinance. This will all be visually shown and explained during the charrette process.

Approach and Scheduling

The ***TOD Zoning Study*** will review implications of existing zoning and floodplain regulations for potential TOD development in the Study Area. This will inform revisions required to make true TOD development feasible. The consultants will complete conceptual site planning and design for several key properties in the Study Area. The centerpiece of the planning study will be the development of three-dimensional site plans for these targeted areas using interactive modeling software. This will be used in charrettes to allow participants to visualize development concepts for properties under different TOD scenarios. The results of these site planning efforts in the context of a charrette will be the basis for the development

⁶ Anderson, Alicia and White Kate. *10 Strategies for Attracting Investment Near Transit, Lessons Learned from the San Francisco Bay Area*. Urban Land Institute – San Francisco, October 2011.

of draft TOD zoning regulations. Another goal will be to take the uncertainty out of developing in the Study Area, fully inform potential developers and owners of the vision for TOD development and, thus, increase the chance for successful TOD developments.

Specific tasks for the study will include the following:

- Project Initiation/Steering Committee Formation
- Develop Public Outreach Plan
- Existing Conditions Survey and Analysis
 - Existing land use
 - Public Charrette #1
- Analysis of Existing Zoning and Barriers to Development
 - Public Charrette #2
- Preparation of Draft TOD Zoning Regulations
 - Public Charrette #3
- Preparation of Draft Recommended TOD Zoning Regulations

The first charrette will be the official kick-off meeting for the project. All attendees will get an overview of the project, explaining the purpose and goals of the project and a summary of existing conditions. The second charrette will discuss identified development constraints and solicit feedback on Study Area opportunities and issues. Preliminary interactive models will show the existing development of key sites. Initial feedback will be solicited. The third charrette will present the draft TOD regulations and illustrate their potential impact on key sites, using the latest available software to show interactive three-dimensional models. These models will allow participants to visualize the impact of different TOD scenarios and can be varied and refined based on feedback.

The following is a Gantt chart showing the schedule for the *TOD Zoning Study*.

Mamaroneck Village Proposed Transit-Oriented Development (TOD) Study

		Month				
		1	2	3	4	5
Task	Description					
Task 1: Project Kickoff and Public Outreach Plan						
1.1	Develop Outreach Plan	■				
Task 2: Existing Conditions Survey & Analysis						
2.1	Analysis of Existing Land Use	■				
2.2	Public Charrette #1		■			
Task 3: Analysis of Existing Zoning and Barriers to Development						
3.1	Zoning Analysis			■		
3.2	Analysis of Other Potential Barriers to Development			■		
3.3	Public Charrette #2				■	
Task 4: TOD Zoning Regulations						
4.1	Preparation of Draft TOD Zoning Regulations				■	
4.2	Public Charrette #3					■
4.3	Preparation of Final TOD Zoning Regulations				■	

Meetings

<i>Public Charettes (3)</i>			■		■	■
<i>Project Working Group (5)</i>	●	●		●	●	●
<i>Board of Trustees (2)</i>				▲	▲	

Government and Organizational Background

The Village of Mamaroneck, a community of nearly 19,000 residents, was incorporated in 1895 as a Village under the laws of the State of New York. Its community partner, the Washingtonville Housing Alliance, have joined together in submitting this application for funding from the Tri-State Transportation Campaign. The Washingtonville Housing Alliance (WHA) is a New York State Neighborhood Preservation Company (NPC) established in 1980. It is one of the oldest NPCs in New York State. It has been responsible for the development and rehabilitation of over 115 units, including 75 section 202 senior citizen units. In addition to its housing development efforts, WHA provides emergency assistance, tenant education, financial literacy programs, senior home repair services, tenant eviction and foreclosure prevention. Since 1980, WHA has completed 11 projects, including both new construction and rehabilitation. The latest development is new construction consisting of a ten unit LIHTC building on Old White Plains Road and Washington Street. The WHA is led by an Executive Director with a 5 person staff. The Washingtonville Housing Alliance has an 18 person Board of Directors which sets policy for the agency. As required by NPC regulations, more than 50 percent of the Board includes community residents of the service area. The remainder of the Board includes social service advocates, clergy and professionals including accountants, bankers, attorneys, architects and planners. We also have one director who is legal counsel to Westhab, and sits on our executive committee. WHA also has a close working relationship with the Hispanic Resource Center (HRC), which is located in the Study Area. Professional planning services will be provided by BFJ Planning, the Village's planning consultants.

If successful, the grant will be administered by the Village Manager, Richard Slingerland, and Assistant Manager, Dan Sarnoff. The Village will be responsible for evaluation and grant reporting in cooperation with the staff of Tri-State Transportation Campaign. The Assistant Village Manager and the Chair of the WHA will be co-project leaders, serving as the primary point of contact for BFJ Planning and the steering committee. The Executive Director of the Washingtonville Housing Alliance will be responsible for working with BFJ Planning in providing data collection and staff resources for community outreach, and hosting charrettes. The Executive Director will also assist with generating information on potential redevelopment sites with data from potential developers and brokers. Based on the information collected, the steering team will be working with BFJ Planning to develop and test conceptual site plans.

See Appendix for resumes of team members from the Village, Washingtonville Housing Alliance and BFJ Planning. Specific TOD project experience for BFJ Planning is also included.

Relevant Historical Experience

Within the last five years, the Village has undertaken a number of important planning studies that directly affect the study area. On February 27, 2012, the Board of Trustees adopted an update to the Village's Comprehensive Plan, a multiyear effort that incorporated significant community input, including citizen committees and numerous public hearings/workshops. The update to the Comprehensive Plan has included recommendations on re-zonings in the study area. The Village also completed in January, 2012 a draft Local Multi-Hazard Plan, which identified flooding as the primary hazard facing Mamaroneck, particularly in several neighborhoods including Washingtonville. Finally, the Village is in the process of updating its 1984 Local Waterfront Revitalization Program (LWRP), which covers the entire Village and will focus heavily on flooding and storm water management, two critical issues for the study area.

Contact Information and Evidence of Municipal Support

Please see Application Attachment and the Board of Trustee's Authorizing Resolution included in the Appendix.

Appendix

2011--2012 APPLICATION ATTACHMENT

This grant is supported by the One Region Funders' Group and Tri-State Transportation Campaign.

On behalf of the community of the Village of Mamaroneck, we the undersigned submit this application for funding from the One Region Funders' Group and Tri-State Transportation Campaign. We attest to the appropriateness and accuracy of the information contained herein, and certify that this application, if funded, will comply with all relevant requirements of the state and federal laws and regulations. Any funds received from the funding partners will be used solely to support the purpose, goals and objectives as stated herein. We agree to participate in the evaluation, documentation and specified technical assistance provided through this grant opportunity.

Chief Elected Official

Name: Norman Rosenblum, Mayor _____

Signature _____

Date 2/27/12 _____

Telephone 914-777-7703 _____

Head of Agency Which Will Manage the Project (Planning, Transportation, Public Works, etc.)

Name Richard Slingerland, Village Manager _____

Signature Richard Slingerland _____

Date 2/27/12 _____

Telephone 914-777-7703; RSlingerland@vomny.org _____

Project Manager/Applicant Contact Person

Name Daniel Sarnoff, Assistant Village Manager

Address: Village Hall at the Regatta

123 Mamaroneck Avenue

Mamaroneck, NY 10543

Signature Daniel Sarnoff _____

Date 2/27/12 _____

Telephone 914-777-7703 _____

E-Mail dsarnoff@vomny.org _____

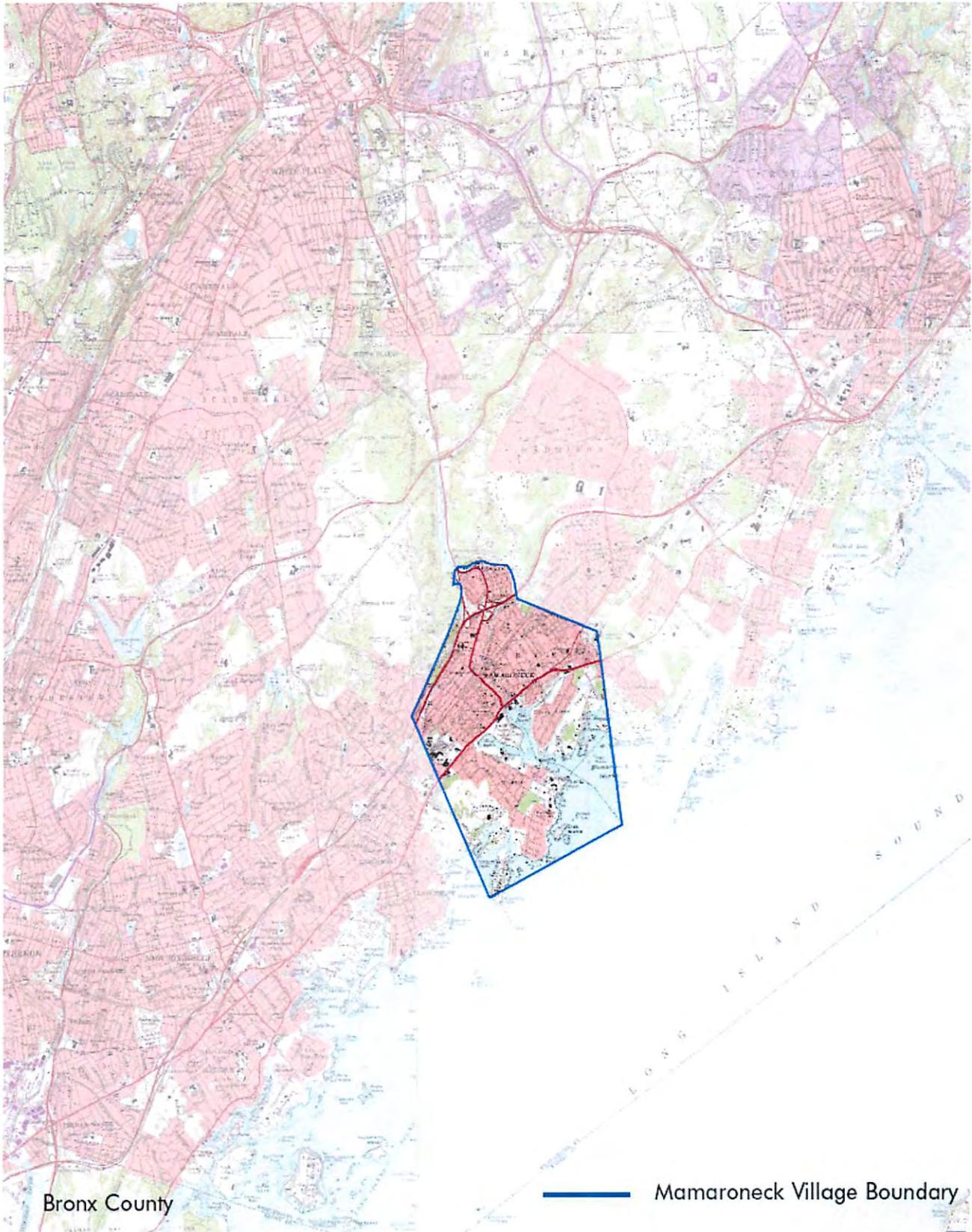
Project Budget

Mamaroneck Village Transit-Oriented Development (TOD) Zoning Study

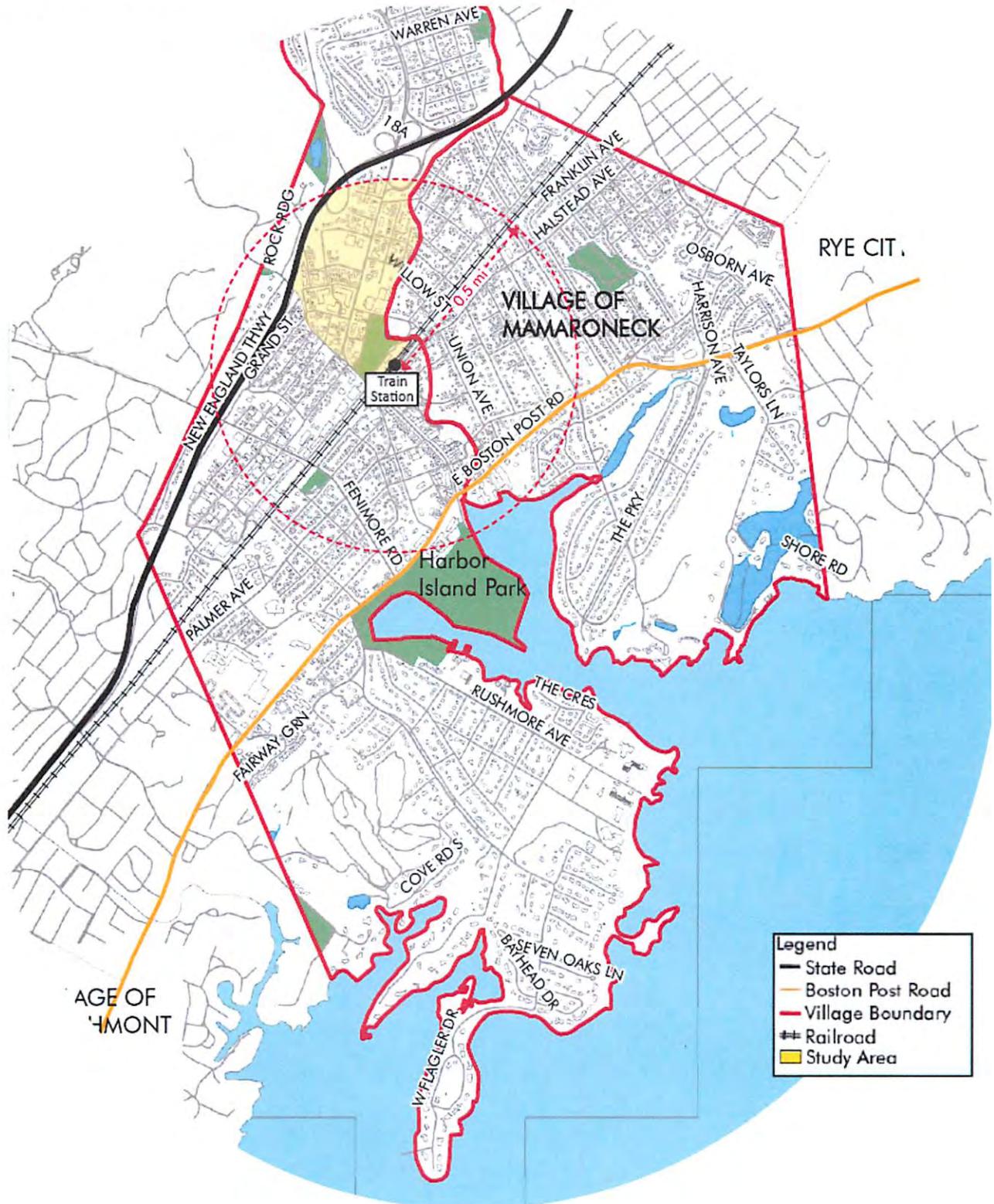
Task	Fee
Task 1: Project Kickoff and Public Outreach Plan	2,000
Task 2: Existing Conditions Survey & Analysis	9,500
Task 3: Analysis of Existing Zoning & Barriers to Development	6,500
Task 4: TOD Zoning Regulations	15,000
Meetings (Charrettes, Working Group, Trustees)	7,000
TOTAL	\$ 40,000 *

***Includes \$7,500 for Washingtonville Housing Alliance staff resources related to data collection, field investigations/research, community outreach and hosting charrettes.**

Map A – Regional Location Map



Map B - Study Area



Team Member Resumes

Village of Mamaroneck – Project Lead

Dan Sarnoff, Assistant Village Manager – Co-Project Manager

Curriculum Vitae (grant focus)

Daniel J. Sarnoff

Assistant Village Manager, Village of Mamaroneck

Education: B.S. Political Science and History, SUNY Brockport, 1997

M.P.A., SUNY Brockport, 1997

Current President of the Municipal Administrator Association of Metropolitan New York

On the Board of Directors of the New York State City/County Manager's Association

Member of the ICMA since 2002

Mr. Sarnoff has eleven years of experience in local government, starting in 2001. Past work experience includes working for in local government, as follows:

- Assistant Village Manager, Village of Mamaroneck
- Assistant to the Village Manager, Village of Scarsdale

Mr. Sarnoff currently serves as the Assistant Village Manager Village of Mamaroneck. In this capacity, Mr. Sarnoff is responsible for a number of activities, among which include oversight of multiple capital projects, long range and short term planning programs.

Mr. Sarnoff provides technical and administrative support to the Village Manager who is responsible for managing and overseeing all aspects of Village government, except the Police Department which is under the supervision of the Mayor and Trustees.

The Village operates under an approximate \$30 million annual budget.

Work with grant projects in the Village of Mamaroneck includes following:

- \$1,000,000 + for CDBG streetscape grants in Mamaroneck, including the area along Mamaroneck Avenue where the zoning study and analysis will cover.
- \$485,000 EPA grant for drainage improvement projects in the Village of Mamaroneck
- \$400,000 NYS Dormitory Auth. CCAP grant towards replacing Jefferson Ave. Bridge.
- \$125,000 FEMA grant for disaster mitigation efforts and equipment for Village facilities
- \$50,000 NYS Dept. of State grant to update the Local Waterfront Revitalization Plan
- \$50,000 NYS Dormitory Authority grant for streetlights to enhance pedestrian safety
- \$38,000 ARRA grant to upgrade the Village's traffic and pedestrian signals to L.E.D.'s
- \$37,500 grant from FEMA to prepare an All-Hazard Plan for the Village of Mamaroneck

Past work with grant projects in other jurisdictions includes following:

- \$80,000 – FEMA/NY SEMO money to prepare a Pre-Disaster Hazard Mitigation Plan for the Village of Scarsdale.
- \$100,000 – NYS DEC grant to create a regional stormwater management district for the Lower Long Island Sound Drainage basin.

Richard C. Slingerland
Mamaroneck Village Manager

Education: B.A. English Literature, Minor Pol. Sci., University of Rochester, NY, May, 1987
M.P.A. Management, NYU Robert F. Wagner School of Public Service, New York, NY, May, 2000
Past President of the Municipal Administrator's Association of Metropolitan New York
Past President of the New York State City/County Manager's Association
Member of the ICMA since 2002.

Mr. Slingerland has twenty five years of experience in local government, starting in 1987. Past work experience includes working for in local government, as follows:

- Village Manager/Chief Executive Officer in the Village of Mamaroneck, NY
- Village Administrator/Treasurer/Deputy Clerk/Water System Operator in Pelham, NY
- Village Administrator and Water System Operator in Tarrytown, NY
- Assistant to the Village Administrator in Rye Brook, NY
- Executive and Legislative Assistant for the Mayor's Office in the City of Yonkers, NY
- Staff Assistant for the Westchester County Executive's Office, White Plains, NY
- Intern in the Westchester County Department of Social Services, White Plains, NY

Presently as the Village Manager/Chief Executive Officer of the Village of Mamaroneck he is responsible for managing and overseeing all aspects of Village government, except the Police Department which is under the supervision of the Mayor and Trustees. Village Manager's duties and functions include Chief Operations Officer, Budget Officer, Personnel Officer/Labor Relations, Purchasing Administrator and Grants Administrator. The Village operates under approximately a \$30 million annual budget.

His work with grant projects in the Village of Mamaroneck includes following:

- More than a million dollars for CDBG streetscape grants in Mamaroneck, including the area along Mamaroneck Avenue where the zoning study and analysis will cover.
- \$485,000 EPA grant for storm-sewer remediation in the Village of Mamaroneck
- \$125,000 FEMA grant for disaster mitigation efforts and equipment for Village facilities
- \$400,000 NYS Dormitory Auth. CCAP grant towards replacing Jefferson Ave. Bridge.
- \$50,000 NYS Dept. of State grant to update the Local Waterfront Revitalization Plan
- \$50,000 NYS Dormitory Authority grant for streetlights to enhance pedestrian safety
- \$38,000 ARRA grant to upgrade the Village's traffic and pedestrian signals to L.E.D.'s
- And other grant projects not listed here.

Past work with grant projects in other jurisdictions includes following:

- More than a million dollars in CDBG grant projects in Tarrytown and Pelham
- \$742,000 FTA grant for an inter-modal commuter parking facility expansion in Pelham
- Work with two \$200,000 Main Street street-scape grants for Downtown façade and streetscape improvements in Pelham
- \$25,000 – FEMA/NY SEMO money to prepare in Pelham a Pre-Disaster Hazard Mitigation Plan
- \$75,000 – NYS Dept. of State Quality Communities grant; update Pelham Master Plan
- \$6,500 – NYS Education Dept. – State Archives grant in Pelham for GIS Needs Assessment
- \$86,265 –FEMA/DHS Assistance to Fire Fighters grant for Pelham emergency safety equipment
- \$7,500 – NYS Hudson River Greenway grant to Pelham for Wolfs Lane Park Improvement study
- \$25,000 – Senator Jeff Klein grant to Pelham for the Wolfs Lane Park implementation
- \$5,000 – NYS Power Authority – 50/50 grant to Pelham for the purchase of a G.E.M. electric car
- \$10,000 Assemblywoman Amy Paulin grant to Pelham for heat-sensing camera for Fire Dept.
- \$2,000 Assemblywoman Amy Paulin grant to Pelham for Harmon Clock Tower restoration

Washingtonville Housing Alliance – Community Partner

Robert James Galvin, AICP, Chairman – Co-Project Manager

Summary

My professional experience has included market studies for housing and retail developments, fiscal impact analyses, affordable housing and zoning/traffic/land use studies. Assignments have included market feasibility studies for housing and retail developments, including project management, demographic profiling, reviews of market comparables, demand/supply forecasting, stakeholder meetings and presentations. I have held senior level management positions with Fortune 500 companies such as Dun & Bradstreet, Donnelley Marketing Information Services, Claritas, Market Statistics, National Research Bureau and VNU/Nielsen.

Education

Pace University, School of Law – Land Use Leadership Alliance Certificate - Training Program in Mediation and Affordable Housing
Master of Urban Planning (MUP) - Hunter College of CUNY
University of Notre Dame – Summer Research Program
Bachelor of Arts - Saint Joseph's Seminary and College

Memberships

American Institute of Certified Planners (AICP)
American Planning Association, New York Metro Chapter
Westchester Municipal Planning Federation (WMPF) – 1st Vice President; Board of Directors
New York Planning Federation – Board of Directors
Village of Mamaroneck Planning Board – Total 25 years experience with 15+ years as Chairman
Washingtonville Housing Alliance, Inc. – non-profit NYS Neighborhood Preservation Company in Village of Mamaroneck – Chairman, Board of Directors
Housing Action Council – non-profit housing organization, focused on Westchester County and Hudson River Valley – Board of Directors
Urban Land Institute

Recent Publication: “Transit Oriented Developments in the United States: A Status Update,” *Practicing Planner*, December, 2010. Washington, DC: American Planning Association.

Selected Project Experience:

- **Project Coordinator, Hempstead Village Community Development Agency** – Provided coordination for the submission of NYS Consolidated Funding Application for a major downtown infrastructure project. Assignment included the definition of the downtown sewer/water project, and the development and submission of the application to the Long Island Regional Economic Council. Represented CDA and worked with the Mayor and Trustees, DPW and the Master Developer, Renaissance Downtowns/Urban America. The Project has just been approved by the Regional Council as a ***Transformative Project for Long Island***.
- **Measuring the Costs of Congestion, SWRPA Region and Westchester County Sub-Area** – This 2010 report estimates the costs associated with vehicular congestion in the region's major travel corridors. The report presents strategies to increase job access to

Robert James Galvin, AICP, Chairman – Co-Project Manager (continued)

employment opportunities. These include remediation for traffic “hot spots”, transit proposals and TOD development strategies.

- **Economic Impact of Rent Stabilization Deregulation in New York City** – This 2009 study determined the value of rent subsidies from rent stabilization for New York City’s boroughs and neighborhoods.
- **Parkchester Community Center, Bronx, NY** – Market feasibility study for proposed community center in the Parkchester section of the east Bronx.
- **Student Generation Study for Highland Cross Mixed Use Development, New Jersey Meadowlands** – National research study of mixed use developments (MXDs), developing comparable projects to proposed Highland Cross development and analyzing the number of public school children generated by comparable MXDs.
- **Transit Oriented Development Analysis of School Children, New Jersey** – Research project analyzing the number of school children generated by TODs nationwide, determining comparables for proposed TODs in West Windsor and Edison, N.J. and their anticipated generation of school-aged children.
- **Point Street Landing, Yonkers, NY** - Market analysis of residential component of Point Street Landing development in the Alexander Street waterfront redevelopment area.

Professional Experience

<i>11/07 – Present</i>	<i>Principal, Monarch Planning Group, Mamaroneck, NY</i> A planning/research firm specializing in market studies, including office, retail and residential feasibility, land use and zoning analysis for inclusionary housing, transit oriented developments and project management.
<i>11/07 – 8/10</i>	<i>Senior Consultant, Urbanomics, New York, NY</i> A privately held consulting firm specializing in economic and demographic forecasting, market feasibility analyses, and economic and fiscal impact assessments for major governmental entities and private developers.
<i>10/06 – 11/07</i>	<i>VP, Business Development, Centers & Malls, LLC</i> Centers & Malls provides information on over 26,000 shopping centers in the US, Canada and Puerto Rico. It also is in partnership with the International Council of Shopping Centers (ICSC), providing a web platform for the ICSC’s worldwide directory of shopping centers.
<i>3/99 – 9/06</i>	<i>VP, Sales & Strategic Partnerships, National Research Bureau, Stamford, CT (VNU/Nielsen)</i> National Research Bureau, founded in 1956, is the premier provider of shopping center information in the United States.
<i>2/95 – 3/99</i>	<i>General Manager, Market Statistics, New York City (VNU/Nielsen, Claritas)</i> The oldest demographic information company in the United States (1929), the firm’s products range from publications such as <i>The Survey of Buying Power</i> to internet-based demographic subscription services.
<i>1/94 – 2/95</i>	<i>Group Product Manager, Strategic Mapping, Inc., Stamford, CT.</i> A west coast-based information services company specializing in GIS software, demographic and industry specific databases and analytic solutions.
<i>4/83 – 1/94</i>	<i>Donnelley Marketing Information Services, Inc., Stamford, CT.</i> A leading geo-demographic company providing application solutions in the area of site selection, target marketing and geographic information systems. Held variety of senior positions including Director of Sales for Eastern Region, Director of Demographic Services and Director of Analytics and Site Modeling.
<i>1/78 – 4/83</i>	<i>Principal Consultant, William H. Meyer & Associates, New York City</i> A private management consulting firm specializing in retail site selection for financial and retail clients, merger & acquisition studies, regulatory applications and expert testimony.

Robert James Galvin, AICP, Chairman – Co-Project Manager (continued)

Financial Analysis and Planning Review of The Chart House, East Basin Restaurant Proposal, prepared for the Village of Mamaroneck, Westchester County, NY.

Market Feasibility Study of Proposed Convention Center in Franklin Township, NJ, prepared for Department of Economic Development, Franklin Township, NJ.

Retail Market Analysis of the Business Districts in North and South Tarrytown, prepared for Westchester County Planning Department.

Housing Market Conditions in Baltimore County, MD, prepared for the National Birchwood Corporation.

Series of Due Diligence Housing Market Studies for Farmers Home Administration Section 515 Projects in the States of Maryland, North and South Carolina, Kentucky, and Tennessee, prepared for Chase Manhattan Bank, Real Estate Investment Division.

Housing Market Study for Proposed Condominium Development in Waterbury, CT., prepared for Rosewood Associates.

Market Feasibility Analysis for Parkchester Community Center, prepared for Parkchester Preservation Corporation, September, 2009.

Analysis of School Generation Factors for Comparable Transit-Oriented Developments in Edison and West Windsor, New Jersey, prepared for InterCap Holdings, Inc., 2008.

Point Street Landing Market Study, Yonkers, N.Y., prepared for Homes for America, Inc., 2008.

Economic Impact of Rent Stabilization Deregulation in New York City, prepared for New York City Rent Stabilization Association, 2009.

Measuring the Costs of Congestion, SWRPA Region and Westchester County prepared for Westchester County Department of Planning and South Western Regional Planning Agency, 2010.

"Transit-Oriented Developments in the United States: A Status Update", *Practicing Planner*, December, 2010. Washington, DC: American Planning Association.

"A Proactive Approach to Marketing Downtown: Mamaroneck Village CBD Retail Study." prepared for Mamaroneck Village Chamber of Commerce, October, 2010.

Highland Cross Student Generation Study, New Jersey Meadowlands, prepared for Linque-H.C. Partners, LLC, July, 2011.

Jeremy Ingpen, Executive Director – Project Partner

Not-for-Profit Management

Executive Director, Washingtonville Housing Alliance, Mamaroneck, NY, since 2007. Local affordable housing not-for-profit corporation. Responsible for oversight and direction of the five constituent corporations and associated boards. During this period, fundraising revenues have doubled and operating expenses have been reduced by 25%. Community impact is most effectively measured by tripling of emergency housing assistance grant making, and the re-establishment of WHA's reputation in the community as a highly effective local affordable housing agency.

Executive Director, Randolph Area Community Development Corp., Randolph, VT. Developed \$5 million of new residential and commercial properties and laid the ground work for a 25-30 unit affordable homeownership development. RACDC also managed revolving loan funds for small business and home repair with a \$500,000 micro-loan portfolio. 2002-2006.

New Project Development, venture capital, London, 1999-2001

Management Consulting 1980-1998

Director, Strategy and Restructuring, Deloitte & Touche, Moscow, 1997-1998

Senior Manager, Braxton Associates, subsidiary of Deloitte & Touche, UK, 1995-1997

USAID New Business Development Project, Deputy Director, USAID funded project, Deloitte & Touche, Moscow, Russia, 1994

Organizational and Management Specialist, agro-industry project team, Russian Ministry of Agriculture, Moscow, for European Bank for Reconstruction & Development, with Danagro, Denmark, 1993

Principal, The Ingpen Group, Organizational Consulting, Randolph, Vermont, 1988-1992

Senior Manager, Smith, Batchelder & Rugg, CPAs, Hanover, N.H. Management Consulting, 1984-1987

Principal, Ingpen Research, Organizational Consulting and Research, Randolph, Vermont, 1980-1983.

Vermont Department of Employment and Training, Research Analyst and Assistant Director of Research and Statistics, 1975-1979

Education

B.A. (Hons.) Modern History, Trinity College, Oxford University, UK

M.A. European Studies, University of Reading, UK

Specialized Training

Managing Executive Transitions - Non-Profit Coordinating Committee of New York, October 2010

Tenenbaum Fellow, Milano - The New School for Management and Urban Policy, 2008, *Leading after the Founder* program for non-profit executive directors

CHDO Basics – HUD training, January 2008

Land Use Leadership Alliance Training Program – Pace University, Fall 2007

Orientation to Capital Markets – Federal Reserve Bank of Boston, May 2003

Board and Committee Memberships

Community Housing Innovations, Inc., Board Member 2011-12

Neighborhood Preservation Coalition of NYS, Board Member and Vice-President

Larchmont-Mamaroneck Summit, past board member

St. Jacob Orthodox Church, Northfield Falls, Vermont, past president and parish council member 2004-2007

Vermont Community Development Association, past board member, 2003-2006

BFJ Planning Associate – Project Consultants

Frank S. Fish, FAICP

Principal

Frank Fish is an urban planner with experience in both public and private sectors. A major focus of his work has been in comprehensive planning, development advisory services, land use controls, zoning approvals and implementation techniques, neighborhood studies, and real estate feasibility in municipalities throughout the tri-state region.

Mr. Fish previously worked as a senior planner and project manager of Llewellyn-Davies Associates, and as a project manager for the New York State Urban Development Corporation's Southern Regional Office.

Education

Master of Science, Planning, Pratt Institute
Bachelor of Arts, Political Science, Boston College
Associate of Arts, Classics, St. Thomas Seminary

Memberships

Mr. Fish is a Fellow of the American Institute of Certified Planners and serves on the Board of the American Society of Consulting Planners. He has served as a Past President of the New York Metropolitan Chapter of the American Planning Association, and is a member of the Connecticut Chapter.

Awards

The Andrew Haswell Green Award for Distinguished Service, NY. Metro Chapter of the American Planning Association, 2009

Teaching and Professional Development

New York University, Robert Wagner School of Public Service, Adjunct Professor of Planning

Project Experience

Tarrytown Waterfront
Tarrytown, New York
Waterfront development Advisory Services. Services include giving advice to the Village on a major waterfront development proposal, and reviewing a proposed development plan and providing recommendations for improvements to enhance site layout and circulation.

Fairfield Station Development Economic Impact Study
Fairfield, Connecticut
Prepared a study for Blackrock Realty, LLC that assessed the economic impacts of a proposed mixed-use development on the Town of Fairfield. BFJ's studies produced a report reviewing the impacts of construction and operation of the proposed mixed-use development on the Town.

Harrison Comprehensive Plan
Town/Village of Harrison, New York
The Town/Village of Harrison appointed BFJ Planning (BFJ) to update their 1988 Master Plan. One of the key components of the plan was the formulation of redevelopment concepts for

the downtown, within walking distance of the Metro-North railroad.

Mount Vernon Comprehensive Plan
Mount Vernon, New York
Prepared the Comprehensive Plan for the City of Mount Vernon, NY. Created an effective planning instrument to guide preservation and development patterns and strengthen the City's unique character within Westchester County.

Village of Hempstead Revitalization
Hempstead, New York
BFJ Planning has been retained by the Village of Hempstead's Community Development Agency (CDA) to serve as their planning consultant on the redevelopment of Downtown Hempstead, a culturally, ethnically, and economically diverse downtown area that includes a multi-modal transit center.

Washington Square Development and Parking Study
Mamaroneck, New York
Reviewed the development potential and parking problems in the Town's Washington Square area, which

Project Experience (continued)

includes a 95,000 sf prime location for new development. With three major roadways, the unconstrained traffic flow was an important consideration, along with the parking needs of local residents and businesses.

Downtown Yonkers Zoning

Yonkers, New York

Preparation of a Generic EIS for the Downtown Yonkers Rezoning project in Yonkers, New York.

Bloomfield Plan of Development

Bloomfield, Connecticut

Updated plan of development, focused on preserving the Town's quality of life and improving the Town's economic base. Demographic trends, land use and zoning, housing and community facilities, transportation, and the environment were analyzed.

**Chappaqua Central School District
Seven Bridges Middle School
Environmental Impact Statement**

Chappaqua, New York

Draft and Final EISs for the construction of a new school facility. The DEIS evaluated two potential sites, and the FEIS addressed the preferred alternative in greater detail and provided additional analyses for that location.

Danbury Downtown Revitalization Plan

Danbury, Connecticut

Revitalization strategy for the Town's Central Business District. The plan addressed aesthetic, roadway, and circulation problems; made design suggestions; and provided a phasing schedule for improvements.

**Hartford Neighborhood Revitalization
Zones (NRZs)**

Hartford, Connecticut

Three strategic plans for separate NRZs, each addressing long- and short-term priorities to enable local revitalization.

**Route 25A Community Visioning Land
Use Plan**

Town of Brookhaven, New York

BFJ Planning currently is working with the Town of Brookhaven on a community visioning and land use, zoning, and design study for the Route 25A corridor. The purpose of the study is to update previous Hamlet studies, implement zoning changes, improve vehicular and pedestrian safety, revitalize existing Hamlets while preserving unique attributes, and maximizing citizen participation.

**Bristol Plan of
Conservation and Development**

Bristol, Connecticut

Plan of Conservation and Development update. Enhancing the City's economic base without compromising Bristol's open spaces and natural resources was kept in mind throughout the planning effort.

Bridgeport Master Plan

Bridgeport, Connecticut

Updated all its major planning and zoning documents. The comprehensive project created a once-in-a-generation roadmap for future development and redevelopment in an urban center poised for significant economic growth.

Jersey City Enterprise Zone

Jersey City, New Jersey

Prepared an Urban Enterprise Zone (UEZ) Five Year Strategic Plan. The study included an analysis of existing conditions, participation in meetings with stakeholders in each of the major commercial districts within the city, and the formulation of a strategic economic Action Plan.

Ashburton Avenue Renewal Plan

Yonkers, New York

Developed an urban renewal plan, a master plan, and a Draft Generic Environmental Impact Statement (DGEIS) for Ashburton Avenue and its residential neighborhood.

Susan Favate, AICP, PP

Associate

Susan Favate is a Senior Planner with experience in environmental and land use planning. At BFJ, Susan has worked with private and public-sector clients on projects including land use and zoning impact analyses, comprehensive planning, SEQR review and market analyses.

Prior to joining BFJ, Ms. Favate spent five years as a writer and editor for Dow Jones Newswires.

Education Master of Urban Planning, New York University, Robert F. Wagner Graduate School of Public Service
Bachelor of Arts in Journalism and Mass Communication, University of North Carolina at Chapel Hill

Memberships Susan is a member of the New York Metro and New Jersey chapters of the American Planning Association (APA). She is also a member of the Chatham, New Jersey Planning Board.

Awards Public Service Scholar, Robert Wagner Graduate School of Public Service, New York University
Robert F. Wagner School of Public Service: Dean Howard Newman Capstone Team Award, "Sing Sing Historic Prison Museum: Assessment of Economic Impacts and Planning Framework"

Selected Experience

Planning

Village of Mamaroneck:
Planning Advisory Services
Mamaroneck, New York
Ongoing planning services, such as site plan reviews including SEQR, traffic and transportation, neighborhood context and site layout, as well as zoning code amendments, planning studies, and environmental reviews on behalf of the Planning Board.

Rockland County
Comprehensive Plan
Rockland County, New York
Development of a long-term Comprehensive Plan for a suburban and semi-rural county, to address a range of interrelated land use, environmental, infrastructure and transportation issues. The Plan provides general recommendations on future land use issues and policies to implement those strategies, address key matters under direct County jurisdiction and identify potential land use conflicts among municipalities that should be resolved to allow for better functioning of land use on a regional level.

Village of Mamaroneck Local Waterfront Revitalization Program
Mamaroneck, New York
Update to the Village's existing LWRP, which was the first such program in New York State outside of New York City. Key issues include updating the policies to reflect the State's current Long Island Sound waterfront policies, addressing jurisdictional and administrative issues with the Village's LWRP consistency review process, and increasing public waterfront access.

Village of Mamaroneck:
Comprehensive Plan
Mamaroneck, New York
Update to the Village's 1986 Master Plan. Significant planning issues include village growth, land use and zoning; environmental protection; housing; historic preservation; open space and recreation; parking; and promoting the Central Business District as the primary retail shopping area of the Village.

City of Bridgeport:
Land Use Policies Update
Bridgeport, Connecticut
Update to the City's 1996 Master Plan, intended to guide the city as it forges a

Susan Favate, AICP, PP

Associate

Selected Experience (continued)

new identify through revitalization. Key issues include neighborhood planning, land use, open space and economic development.

City of Newburgh: Local Waterfront Revitalization Program

Newburgh, New York

Coordination and preparation of an updated LWRP for the City to incorporate major redevelopment projects. Key issues include public access to the waterfront, consistency of land uses between private parcels and public elements, improved urban design, and expansion of pedestrian links between the waterfront and upland areas.

Village of Briarcliff Manor: Master Plan

Briarcliff Manor, New York

Update to the Village's 1988 Master Plan. Major issues included preserving open space throughout the Village, managing future growth along key corridors, promoting development that would maintain existing character and strengthening the Central Business District.

Environmental Analysis

Mahamudra Buddhist Hermitage

Wawarsing, New York

Preparation of a DEIS pursuant to State Environmental Quality Review (SEQR) for a 78,000 sf Buddhist Hermitage in the Town of Wawarsing.

Beacon Harbor/Heights

Bethlehem, New York

Preparation of an EIS for a new mixed-use Hudson River waterfront development. The project consists of approximately 2.8M sf of new office, warehouse, restaurant, retail, hotel, entertainment, residential, and flexible space.

Town of East Fishkill: Draft Generic Environmental Impact Statement (DGEIS) for Proposed Adoption of Local Laws

East Fishkill, New York

Preparation of a DGEIS to assess potential impacts of proposed local laws that would increase protection of wetlands and steep slopes, and add density and site design standards for subdivisions. The project included a build-out analysis using GIS data to determine the amount of vacant developable land in the town, which was then compared with the potential under the proposed laws to determine land use impacts.

Village of Briarcliff Manor:

Bulk Law Amendments

Briarcliff Manor, New York

Preparation of SEQR documents for a series of amendments to the Village's zoning code that imposed lot coverage restrictions, granted more flexibility in the siting of new and expanded structures, and modified the regulatory language for greater clarification. The project involved evaluating the overall impacts of the amendments by calculating their effect on a sample of lots within the Village.

Real Estate Consulting

Photocircuits Property

City of Glen Cove and Town of Oyster Bay, New York

Study of the potential re-uses of the former Photocircuits site. The report examined the existing site conditions and regulatory context for the property, then explored the economic trends in the area. A range of development scenarios were examined, with their potential fiscal impacts upon the City and Town.

Trenton Property Market Analysis

Bar Harbor, Maine

Market analysis for the highest and best use of a 902-acre undeveloped parcel of land with a number of constraining environmental and practical issues.

Jonathan Martin, Ph.D.
Urban Designer/Planner

Jonathan Martin, Ph.D., has recently joined BFJ Planning. Mr. Martin has more than ten years of experience as an urban designer and community planner.

Education	City and Regional Planning (Ph.D.), Cornell University Master of Regional Planning (MRP), Cornell University BSD-Architecture, Arizona State University
Memberships	American Planning Association, Association of American Geographers, Association of Collegiate Schools of Planning, National Low Income Housing Coalition
Teaching and Professional Development	Assistant Professor, Pratt Institute: Graduate Center for Planning and the Environment, 2006-present; Columbia University: Department of Urban Planning, Adjunct Faculty, 2006-present; Danish Institute for Study Abroad: Architecture & Design Program, Visiting Faculty, 2011; Cornell University: Department of City and Regional Planning, Visiting Lecturer, 2003-2005
Experience	<p>Rockland County Psychiatric Hospital Campus Redevelopment* <i>Orangetown, New York</i> Coordination of NYS SEQRA process for proposed rezoning of 348 acre project site (a portion of municipal-owned portion of the Rockland County Psychiatric Center) to allow for Planned Residential Developments (PRD) with a mixture of housing types, including single family detached, single family attached and multifamily, primarily for persons 55 years of age or older. Action also includes acceptance of conceptual development plan for project site that includes 575 dwelling units on 72 acres of project site (including 20 units of volunteer housing), and relocation of a portion of an existing municipally-owned gold course to accommodate proposed residential development.</p> <p>City of Middletown Comprehensive Planning* <i>Middletown, New York</i> Conducting a full-scale comprehensive planning process for the City of Middletown (Orange County) that involves interviews, community outreach and visioning, population and housing projections, land use and infrastructure considerations and economic development opportunities. Following this planning process, the city's zoning ordinance will be fully updated and project includes stewardship of plan</p> <p>and zoning ordinance through the NYS SEQR approval process.</p> <p>Downtown Yonkers Large-Scale Urban Development* <i>Yonkers, New York</i> Coordination planning approval for \$1.3 billion mixed-use (residential, office, education, retail, entertainment and parking) urban redevelopment in downtown Yonkers, New York. Program includes 1,400 residential units, 450,000sf retail, 90,000sf restaurant, 80,000sf arts/cinema, 500,000sf office, 150 key hotel, 5,000 public parking spaces, a 6,500 seat minor league baseball field, and daylighting of approximately 1,900 linear feet of the Saw Mill River. Project includes preparation of 4,200 page DEIS for project including first application of tax increment financing in New York State, and stewardship of project through development/planning approval process including NYS SEQR approvals.</p> <p>Nassau County Affordable Housing Site Planning* <i>Nassau County, New York</i> Development and presentation of numerous schemes to site affordable housing (mixed income, mixed programs) for Nassau County Planning Commission. Process includes site, area and contextual analyses and architectural/conceptual site plan designs.</p>

* Designates work completed prior to joining BFJ Planning.

Project Experience (continued)

Beacon Residential Redevelopment Planning*

Beacon, New York

Planning involves analysis and preparation of a redevelopment program for four former industrial sites in the City of Beacon. Tasks include zoning, preliminary fiscal and school impact analyses, preparation of application and EAF form, and coordinate involvement of other required professionals required for the preparation of a DEIS.

Hamlet Area Conceptual Design*

Town of Highland Falls, New York

Design of rural downtown hamlet area as part of comprehensive planning process. Design process included analysis of existing and emerging conditions, existing built environment and potential for new contextual development in the hamlet area of the Town.

Hempstead Turnpike Corridor Plan*

Elmont, New York

Community-based planning process to revitalize a 2-mile stretch of Hempstead Turnpike Corridor in Elmont. Process includes working collectively with the Town of Hempstead, Nassau County and Sustainable Long Island through a comprehensive community outreach program over the last year and a half. Planning process employs a large-scale public visioning process as the foundation for a new corridor plan by supporting existing retail success, identifying additional parking resources, improving pedestrian access and safety, and recommending traffic calming solutions. This process has resulted in a conceptual corridor plan, which will be formalized in coordination with City and County officials.

Town of Newburgh Design Guidelines*

Town of Newburgh, New York

Analysis of existing design challenges and community preferences to produce a formally adopted set of guidelines aims to preserve open space, protect and strengthen rural character, and preserve architectural assets. Project

included guidelines for residential, commercial and hamlet development as well as a set "big-box" development guidelines.

Downtown Redevelopment DEIS & Tax Increment Financing Plan*

City of Yonkers, New York

Preparation of Blight Study, Urban Renewal Plan, DEIS and Tax Increment Financing Plan for redevelopment of three key sites in Yonkers downtown and waterfront areas. Plan includes private residential and commercial redevelopment as well as public sector redevelopment.

Roosevelt Housing and Urban Renewal*

Town of Hempstead, New York

Analysis and preparation of a revitalization strategy including residential plans for several key vacant and underutilized sites in Roosevelt. The Plan set out urban renewal objectives, conceptual site plans, and included proposed land uses and related zoning amendments, as well as recommendations for area acquisition, relocation and demolition activities.

Community Services Fiscal Impact Analysis*

Pine Plains, Dutchess/Putnam Counties, New York

Fiscal impact analysis that involved four interrelated tasks: 1.) Projecting future population levels of the Town under different build-out scenarios; 2.) Projecting the near-term fiscal impacts of residential growth through the use of an average-cost fiscal impact model; 3.) A qualitative examination of the long term community character and fiscal impacts of future growth through interviews with Town officials; and 4.) A review of the relevant literature on the subject as applied to rural towns (with Phillips Preiss Shapiro Associates, Inc.). This project included custom tabulations of US Census PUMS data to develop contextual student and population multipliers.

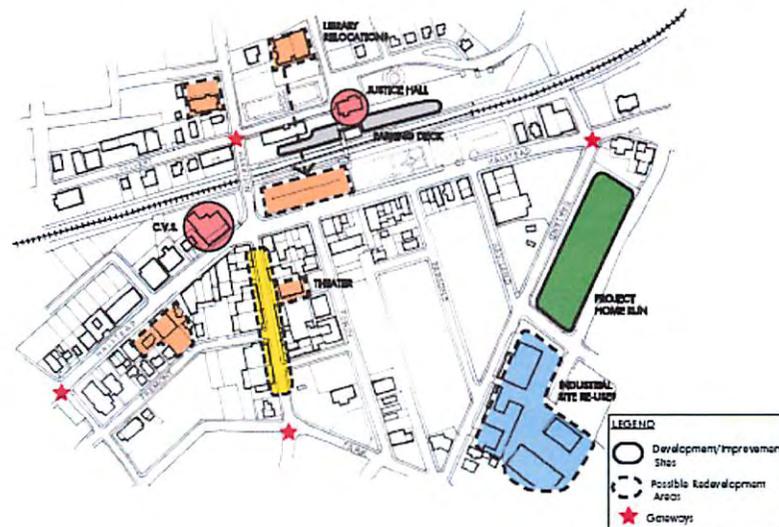
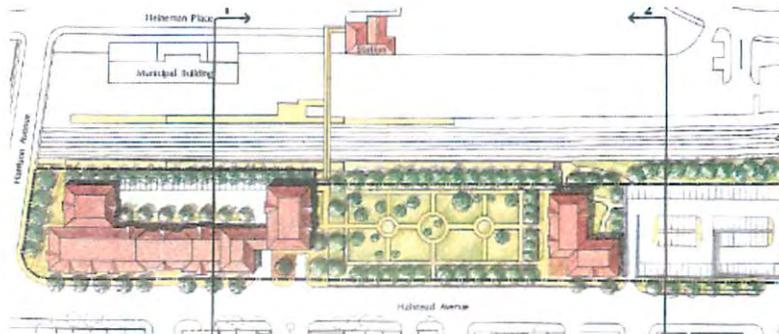
* Designates work completed prior to joining BFJ Planning.

**Harrison
Comprehensive Plan**
Town/Village of Harrison,
New York

The Town/Village of Harrison appointed BFJ Planning (BFJ) to update their 1988 Master Plan. The Comprehensive Plan involved three phases. Phase One involved updating the initial chapters of the 1988 plan, with a focus on the planning framework. Phase Two was the writing and reviewing of study area chapters, and the compilation of all chapters into a unified draft comprehensive plan document. Public participation was an integral part of the planning process, and a number of meetings were held with neighborhood representatives.

Phase Three is 1) preparing the final plan, 2) deciding on the SEQR course of action, and 3) conducting two public hearings on the final plan (and possibly including a generic EIS) prior to adoption. The new plan will provide planning action guides for geographically specific areas in town and will be a readable, concise guide for Harrison's decision-makers on resolving local planning issues.

One of the key components of the plan was the formulation of redevelopment concepts for the downtown, within walking distance of the Metro-North railroad.



**Mount Vernon
Comprehensive Plan**
Mount Vernon, New York

In January 2011, BFJ Planning was selected to prepare the Comprehensive Plan for the City of Mount Vernon, NY. Mount Vernon is a New York City inner ring suburb located in the southern portion of Westchester County.

Mount Vernon is a city based upon a sustainable development pattern due to its close proximity to a major metropolitan center, its diverse land uses in a compact geographic area, multitude of public transit options, and residential fabric of a wide range of unit types, affordability and architectural styles. These physical attributes allow the potential for the city to efficiently use energy and environmental resources in a responsible manner to accommodate future development the exemplifies best practices in protecting the environment.

BFJ Planning was charged by the City of Mount Vernon to create an effective planning instrument to guide preservation and development patterns and strengthen the City's unique character within Westchester County. The redevelopment of Mount Vernon in a sustainable manner will be accomplished through establishing policies, ordinances and guidelines related to new structure, adaptive reuse of existing buildings, and historic sites and sources. Additional sustainability concepts related to the physical development and preservation of the city will also include green education, green transportation, and green zones that offer incentives for instituting environmentally sustainable features.



Tarrytown Waterfront

Tarrytown, New York

BFJ Planning (BFJ) assisted the Village of Tarrytown in the redevelopment of its waterfront, serving as advisor to the Village in its review of a large-scale mixed use development. BFJ reviewed the developer's proposed site plan and recommended changes to the plan regarding the siting and scale of buildings, traffic circulation, public access to the waterfront, and the preservation of viewsheds, as well as economic issues, in order to ensure that the development project was consistent with the Village's vision for its waterfront. These changes were ultimately incorporated into the site plan.

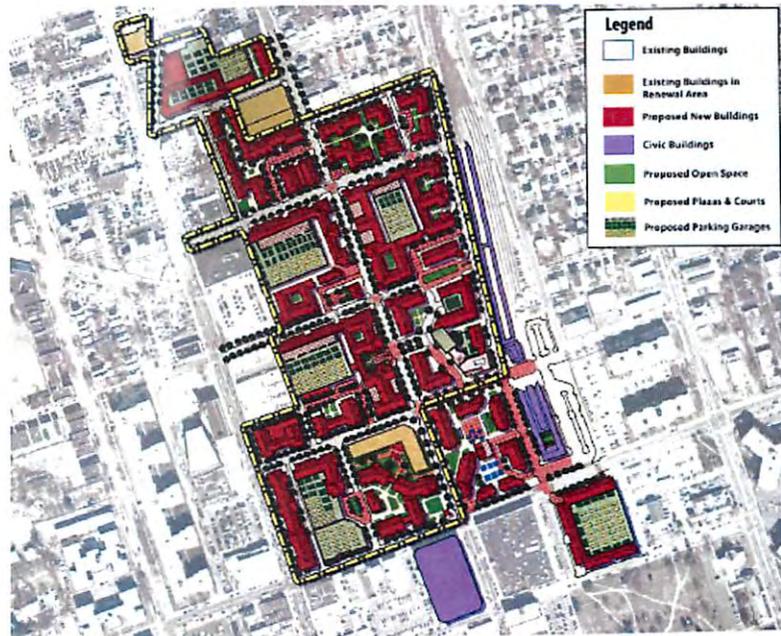


Village of Hempstead Revitalization

Hempstead, New York

BFJ Planning has been retained by the Village of Hempstead's Community Development Agency (CDA) to serve as their planning consultant on the redevelopment of Downtown Hempstead, a culturally, ethnically, and economically diverse downtown area that includes a multi-modal transit center. BFJ assisted the CDA and the Village in selecting a master developer for the downtown area. BFJ reviewed the submitted proposals in terms of land use, site layout, urban design, economic/fiscal impacts and transportation and environmental impacts.

Upon selection of the master developer, BFJ has been providing planning consultation to the CDA in order to meet the Village's redevelopment objectives. To date, BFJ has reviewed and provided recommendations on the master developer's Master Conceptual Plan, including strategies to improve design, street-grid layout, traffic and pedestrian circulation, parking layout and efficiency, the siting of parks and open space, and other recommendations that are in the best interests of the community. The result is a conceptual plan that will serve as a road map for future planning efforts in the creation of a sustainable and vibrant mixed-use Downtown.



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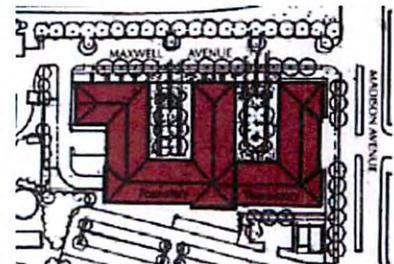
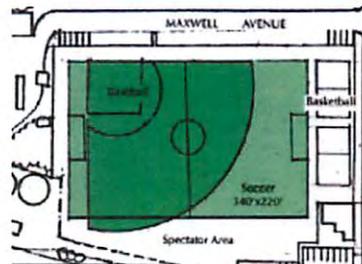
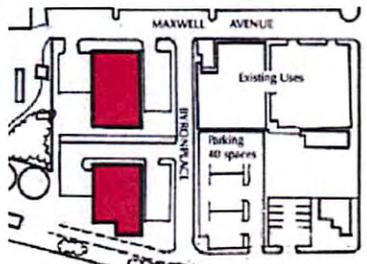
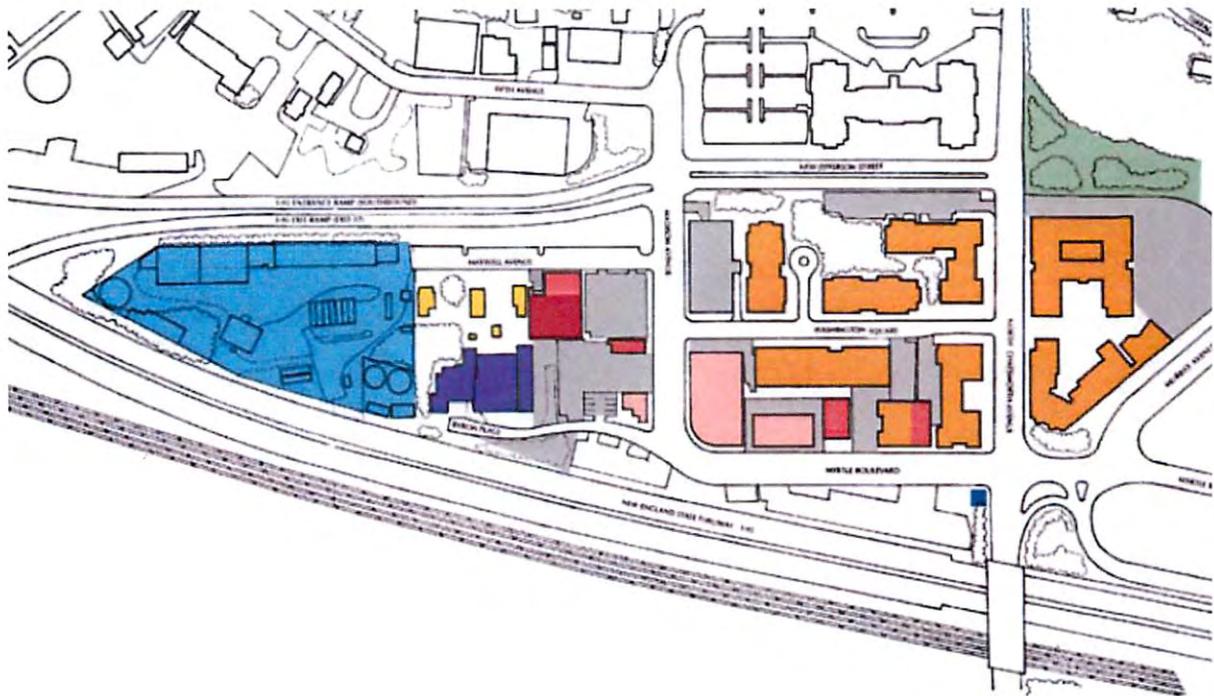
Washington Square

Development and Parking Study
Mamaroneck, New York

On behalf of the Town of Mamaroneck, BFJ Planning (BFJ) reviewed the development potential and parking problems in the Town's Washington Square area, which includes a 95,000 sf prime location for new development. With three major roadways, the unconstrained traffic flow was an important consideration, along with the parking needs of local residents and businesses.

BFJ's report presented three development options for the site: 1) redevelop the site for multi-family housing; 2) redevelop the site with Town-owned playing fields; 3) keep the site zoned as general business district. Modifications to the zoning text were created for each development option, along with three site plan concepts.

BFJ recommended better management of existing on- and off-street parking to alleviate parking shortages. If these parking strategies were not successful after a year, a new parking deck was to be created. Details of the deck's location, ingress and egress, important landscaping features, and feasible financing mechanisms were included. In addition to these strategies, BFJ also assisted the Town in working with the County on a streetscape project.



Fairfield Station Development
Economic Impact Study
Fairfield, Connecticut

BFJ Planning (BFJ), in association with Urbanomics, prepared a study for Blackrock Realty, LLC that assessed the economic impacts of a proposed mixed-use development on the Town of Fairfield. Blackrock Realty had proposed to rehabilitate a brownfield site along Fairfield's eastern boundary, south of Black Rock Turnpike and adjacent to Ash Creek. BFJ's development plan included a new Metro North railroad station, 1.1M sf of office space, 120,000 sf of retail space, a new hotel, and two parking garages.

BFJ's studies produced a report reviewing the impacts of construction and operation of the proposed mixed-use development on the Town. It also included analysis of the direct fiscal impacts on the Town: the number of new construction and office workers, their salaries, and new taxes resulting from the project. The report concluded that at full occupancy, the proposed office and retail development would create approximately 4,335 jobs and generate over \$6M in new annual taxes for the Town of Fairfield.



Village of



Mamaroneck

OFFICE OF
AGOSTINO FUSCO
CLERK TREASURER

*Village Hall At The Regatta
P.O. Box 369
123 Mamaroneck Avenue
Mamaroneck, N.Y. 10543*

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(914) 777-7722
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EXTRACT OF MINUTES OF A REGULAR MEETING OF THE VILLAGE OF MAMARONECK BOARD OF TRUSTEES HELD ON MONDAY, FEBRUARY 13, 2012 AT 7:30 P.M. IN THE COURTROOM AT VILLAGE HALL, MAMARONECK, NEW YORK.

RESOLUTION RE: SUBMISSION OF A GRANT APPLICATION FOR TRANSIT ORIENTED DEVELOPMENT PLANNING GRANT NEAR TRANSIT HUBS

WHEREAS, the Tri-State Transportation Campaign is a 501(c)(3) organization that was founded by leading environmentalists and planners dedicated to reducing vehicle dependency and their attendant economic and environmental costs in the New York-metropolitan area; and

WHEREAS, a new initiative of the Tri-State Transportation Campaign is a community assistance grant program to help municipalities develop more equitable, sustainable, and transit-friendly communities by encouraging transit oriented development, or mixed use development within a quarter to half mile of a train or bus station, by offering funding support to municipalities ready to address the linkages between affordable housing, energy efficiency and equitable development near transit stations; and

WHEREAS, the Village of Mamaroneck, in partnership with the Washingtonville Housing Alliance is requesting planning funds to develop a Transit Oriented Development zoning study around the Mamaroneck Train Station with the intent of developing zoning regulations to transform the study area into a viable, equitable, transit-oriented mixed use zone; and

WHEREAS, in order to conduct this study, the Village envisions working with professional planning and engineering consultants, using a consultative, public outreach to local residents and businesses through charrettes, identifying potential sites and developing innovative zoning regulations and incentives for mixed use and affordable housing; and

WHEREAS, at this time, the application round has been opened and the Village of Mamaroneck has been invited to submit a formal proposal for such a planning grant; now therefore be it

RESOLVED, that the Board of Trustees herein authorizes the Village Manager to submit a formal proposal and grant application to the Tri-State Transportation Campaign for the development of a Transit Oriented Development zoning study around the Mamaroneck Train Station, and authorizes the Village Manager to take the necessary and appropriate steps to execute all paperwork, submit all back-up documentation to

support this application and accept the such grant funds, if awarded, in accordance with the requirements of the grant.

Voting Aye: Rosenblum, Santoro, Ryan, Hofstetter, Albert

STATE OF NEW YORK)
)SS:
COUNTY OF WESTCHESTER)

I, Agostino A. Fusco, Clerk of the Village of Mamaroneck, New York, do hereby certify that I have compared the foregoing copy of the Resolutions with the original on file in my office, and that the same is a true and correct transcript of said original Resolutions and of the whole thereof, as duly adopted by said Planning Board at a meeting duly called and held at the Village Hall office on Monday, February 13, 2012 by the required and necessary vote of the members to approve the Resolutions.

WITNESS My Hand and the Official Seal of the Village of Mamaroneck, New York, this 23th day of February 2012.



Agostino A. Fusco, Village Clerk

COMMUNITY PARTICIPATION PLAN

Village of Mamaroneck TOD Zoning Study

BFJ is committed to a planning process based on meaningful citizen input guided collaboratively by professional planners. Our experience has shown that early and consistent involvement of the community – concerned residents and business owners, civic leaders, elected and appointed officials, and municipal staff – inevitably enriches the study process and the content of the final plan. With well-designed, interactive outreach, we, the residents and stakeholders will understand the varying and sometimes differing perspectives and, collectively, are enabled to achieve consensus and develop a plan for the future of the Mamaroneck TOD study area.

Meaningful public participation doesn't simply happen; it must be carefully considered and planned to be most effective and efficient. With this in mind, the following outlines a plan of action for fully involving the community in crafting a TOD zoning ordinance for the Village of Mamaroneck. The Community Participation Plan will be implemented through the cooperation of the study's Steering Committee and Village staff.

As identified in the grant application to the Tri-State Transportation Campaign for the Transit-Oriented Development (TOD) zoning study, a key obstacle to TOD implementation includes citizens' concerns regarding density and flooding. An extreme mismatch between a new TOD project and an adjacent existing neighborhood can provoke a negative reaction and create an unattractive public realm. Meanwhile, residents in the vicinity of the study area are likely to have significant concerns about flooding, given that the area has experienced major flooding events in the recent past.

The public outreach challenge for the TOD zoning study will be to effectively communicate measures to address both density and flooding concerns in a way that is readily understandable by the layperson. The study team plans to focus on these issues through the use of maps, graphics and computer imaging programs to model specific key sites in the study area, as part of an interactive process that actively involves citizens and elected officials in a series of planned charrettes. The results of these efforts will form the basis for the creation of draft TOD zoning regulations, and will also take the uncertainty out of developing in the study area, fully inform potential developers and owners of the vision for TOD development and, thus, increase the chance for successful TOD projects.

Public Charrettes

The TOD zoning study will involve three public charrettes, to provide ample opportunity for members of the public to be informed of the process and provide meaningful input. Each of these charrettes will be held at a location within the Washingtonville community. We describe below the timing and approach for each of the workshops, which are also shown in the attached schedule.

1. Public Charrette #1: This first charrette, anticipated for mid-September, will be the official public kick-off meeting for the project. We will provide a brief presentation outlining the overall project, explaining the purpose and goals and presenting the initial work on existing conditions. The participants will then disperse into small discussion groups for in-depth conversation relating to several key topic areas. All comments from group members will be written down verbatim on large pads of paper, and the groups will also be provided with large maps that they can mark up as

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appropriate. After the small discussion sessions, each group will report back to the meeting as a whole, so that the entire group is apprised of their concerns and suggestions. Following the public workshop, BFJ Planning will produce a short report that memorializes the input.

2. Public Charrette #2: The second public charrette is expected to be held in mid-October. This meeting will discuss identified development constraints and solicit feedback on study area opportunities and issues. Preliminary interactive models will show the existing development of key sites. After a short presentation summarizing the constraints and initial ideas, several open house “stations” will be available to cover specific sites and opportunity areas, which participants can browse at their leisure. Each station will be manned either by a member of the BFJ Planning team or of the Steering Committee, who will be available to answer questions. The stations will also display large reference maps and have pads for participants to note comments or questions. As with the first public workshop, BFJ Planning will collect all public comments and include them in a summary report.
3. Public Charrette #3: We anticipate the final public charrette to be held in November. This session will present the draft TOD regulations and illustrate their potential impact on key sites. This will allow participants to visualize the impact of different TOD scenarios and can be varied and refined based on feedback. Following the presentation, we will moderate a question-and-answer session for participants. After the charrette, BFJ Planning will produce a summary report, which will be instrumental in making final revisions to the proposed TOD regulations.

Publicity

To adequately publicize these workshops and ensure a strong level of participation from the community, we will employ a variety of strategies, in addition to standard Village press releases, as detailed below. For each of these methods, we recommend that critical information be provided in Spanish, to reflect the study area’s significant Hispanic community, which should be fully included in the TOD planning process. We understand that resources are available on the Steering Committee and the Washingtonville Housing Alliance for translation of key information.

Blast Email Alerts

If desired by the Village, we can work with Village staff, the study team and the Steering Committee to compile two email lists. One mailing list will be for residents, elected officials, community organizations, regional groups and any relevant local or State agencies. The other list will focus on business owners, property owners, developers and realtors. These two lists will be crucial to the overall outreach effort as we reach out to individual stakeholders and work to publicize major public events. We suggest that emailing be used rather than bulk mailings, given the cost and time required for traditional mailings.

Web Presence

Now, more than ever, it is critical for all key information on planning projects to be made available online. We will assist the Village in adding a “TOD Zoning Study” section to the Village website, which would include information on meetings and public workshops, as well as all draft TOD documents and proposed regulations as they are approved by the Steering Committee for release to the public. The website section will provide a mechanism for members of the public to provide comments or ask questions. In addition, we will create a Facebook page that will be used to publicize the overall project and inform users of public events. This page can provide links to the Facebook pages and websites of community organizations and businesses within the study area. These two electronic media forums will be used to reach young people and others who traditionally have not participated in community planning activities.

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Graphic Flyers

In preparation for public charrettes and other key public events, we can prepare a series of flyers to be posted at Village Hall, the public library, schools and any other locations the Steering Committee determines are appropriate.

Local Newspaper Announcements

We will work with the Village to publicize all public workshops and other major events in local newspapers of the Steering Committee's choosing. These include the *Journal-News*, *Sound Shore News* and *Larchmont-Mamaroneck Patch*. In addition, we recommend that, if the Steering Committee is aware of Spanish-language newspapers (print or online) that are prominent in Mamaroneck, key events should be advertised, in Spanish, in these publications as well.

Small Focus Groups

Because property owners and landlords can be reluctant to speak in large community forums, we suggest that these important stakeholders can be reached through small group discussions involving either a handful of individuals or one-on-one meetings. Our experience has shown that this type of format provides a level of comfort for property owners that can result in a more candid and constructive discussion. We will work with the study team and the Steering Committee to identify appropriate people to contact for meetings, and will summarize the resulting discussions using anonymous names.

Form-based code key to Bay Area TOD success

Blog post by [Sam Newberg](#) on 31 Jul 2012

[feature](#) [development](#) [transit/transit-oriented dev.](#)

Sam Newberg, Better! Cities & Towns

When it opened in 2010, Walnut Creek Apartments provided 422 apartment units and 35,000 square feet of street-facing retail immediately adjacent to the Pleasant Hill/Contra Costa Centre Station of the BART system, located in Walnut Creek, California, in the bay area east of San Francisco. What isn't immediately evident when visiting this attractive transit-oriented development is that it is the culmination of a decade of planning that followed several proposed projects that were rejected by the public prior to that.



The key to achieving this successful transit-oriented development (TOD) was the facilitation of an intensive charrette process, followed by the drafting of a form-based code to guide development. The six-day charrette, a planning process that brought together the county, developer, general public and planners and architects, yielded a community preference for a mixed-use project including residential, retail, office and public space at the core of the transit-oriented village. That guiding vision led to the form-based code, which takes the place of conventional use-based zoning and created a physical framework for the developer to follow, dictating the appearance and size of both buildings and public space on the site.

The result is Walnut Creek Apartments, which was developed jointly by Arlington, Virginia-based AvalonBay Communities and New York-based Millennium Partners in a public/private partnership agreement with the Contra Costa County Redevelopment Agency. At 12 acres overall, the project also includes a public square and a 6,000-vehicle parking structure, which replaced a surface parking lot for the adjacent BART station. A future phase will add office development.

Mark Farrar, who was with Millennium Partners at the time, believes the process was very helpful to the development. "The charrette and form-based code gave structure to the process and certainty to the outcome," he says. "Absolutely, the key element of getting the project done was the consensus of how it could be developed from the community," says Jeff White senior development director at the Bay Area office of AvalonBay Communities, and who was the project manager for the existing development.

Walnut Creek Apartments is at the heart of a larger 125-acre district, called the Contra Costa Centre, which presently

contains 6,000 residences and 7,000 jobs, and 6,000 transit rides beginning or ending at the BART station per day. BART owned the 12-acre site at the core of the district, and together with the county, sought a signature development there. “The BART property was always viewed as the most critical piece,” explains Jim Kennedy, the recently retired redevelopment director of Contra Costa County who oversaw the development of Walnut Creek Apartments and a substantial portion of the Contra Costa Centre over the past three decades.



In 2001, Donna Gerber, a county commissioner at the time, heard Peter Katz speak at a conference and the county retained his advisory services to help craft a solution for the site. Katz recommended a charrette and form-based code. Jim Kennedy did not have prior experience with either, but following past futility to get approvals for the site, he thought they made sense intuitively. “Why the heck not?” he said. Kennedy notes that the charrette process and facilitation was “sound.” He emphasizes that the individual professionals were every bit as important as the process. “They were not puppets of the county.”

Peter Katz, a prominent and long-time new urbanist, persuaded the county to bring in some big guns from the new urbanism world, including Bill Lennertz, who now runs the National Charrette Institute in Portland, Oregon, to lead the multi-day charrette. The charrette led to the writing of a form-based code by Geoff Ferrell, an urban planner now with Ferrell Madden in Washington D.C. Also retained was Dan Parolek of Berkeley-based Opticos Design, who to this day serves as town architect, ensuring the form-based code is properly understood and being followed.

Following the charrette and writing of the form-based code, a complicated public/private partnership agreement was negotiated between the Contra Costa County Redevelopment Agency, BART and Millennium Partners. The County issued \$135 million in tax exempt housing bonds for the project, and built the 6,000-space parking garage. The county has retained ownership of the entire site, having negotiated a land lease for the AvalonBay/Millennium development. Only after the agreement was in place was AvalonBay brought to the table to propose an actual project.

The form-based code outlined specific parameters for future building height, siting, use, and facades, as well as designs for public spaces, including streets, sidewalks and the public square. This created an element of certainty for AvalonBay. “We’re not in the business of entitling, we’re in the business of developing,” says Jeff White “They [form-based codes] can be a little restrictive, but we’re willing to that up for certainty. It takes a lot of risk out of it.” White indicates he takes note of charrettes and form-based codes when looking for new projects for AvalonBay, and would work with this type of process again.

Dan Parolek of Opticos emphasizes that that overall the project was designed very well, as guided by the form-based code, but a give and take was required to achieve the proper urban context. Parolek worked with AvalonBay and the architect, Irvine, California-based MVE & Partners Architecture, to create a more inviting experience overall. Issues addressed include the shops along the interior main street, which required a redesign to be more friendly and invite window shopping. Also created was a more consistent pattern of stoops along the street where residential units have direct access from the sidewalk. At the direction of Parolek, the overall number of colors in the buildings were reduced and the types and sizes of windows were increased to create a more consistent horizontal base to the building. What is the result of all this attention to fine-grained detail? “Walking down the street is a good experience,” says Dan Parolek.

Peter Katz agrees. “When you are there, it feels more like a normal place than a development,” he says.



Jeff White reports the apartments are a success, with vacancy at less than 5% since stabilized occupancy was achieved, and a healthy apartment market has led to rent increases as well. Jim Kennedy points to studies that show up to 50% of work trips among residents in the greater Contra Costa station area are captured by transit, and 30% of employees in the district walk, bike or take transit to work. The retail space still has some vacancy, but Starbucks occupies a key corner space on the site, and the marketing team is targeting restaurants as well as more local and smaller shops for the main street that will create a more unique experience. “The challenge is marketing new urbanism in the suburbs,” says Jeff White.

While it wasn’t easy, most involved agree the charrette process and resulting form-based code were worthwhile for the resulting development. “Peter kind of led us out of the wilderness,” explains Jeff White, noting the Parolek’s work was also integral to the success of the project.

Kennedy notes that Donna Gerber said at the time of the charrette, “What you see is what you will get.” The result was just that. “It is kind of incredible how similar the outcome is to the vision,” says Jeff White, “That’s where the form-based code comes in.”

“Donna Gerber is the real hero here,” explains Geoff Ferrell. Gerber took a political risk to bring in Peter Katz and the other design professionals after so many failed attempts at development, but it paid off because the process led to public buy-in and political support for the plan. “It was their plan” says Ferrell, referring to the public.

“What really resonated was the county was committed to the form-based code,” explains Kennedy, who also makes the valuable point that while Contra Costa County put considerable resources in to the charrette and form-based code process, spending approximately \$700,000, the alternative would likely have been considerably more due to development delays and money spent fighting court battles over more controversial proposals.

Walnut Creek Apartments represents a successful public/private partnership that created a walkable, urban core to a larger transit village area that, although it experienced substantial development in previous decades, was still relatively suburban in nature. It now has a true sense of place. This high-quality urban core is thanks largely to the political will to take a chance on a charrette process and form-based code, which led to community support, good design guidelines and an increased level of certainty for both the developer and area residents.

Sam Newberg is a real estate market analyst and writer. This blog was previously posted on the website [Joe Urban](#).

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This is not a good example of the use of form-based codes.

There are few balconies, loggias, and surface articulation. The massing isn't broken into something more granular. The materials, finishes, and windows seem cheap and disposable. The place very much looks like a development without authenticity. While the scale and the closure ratios are nice, in general, the architecture sucks.

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