

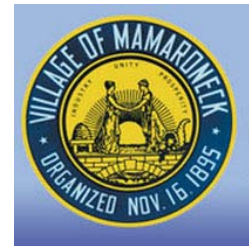
## PUBLIC CHARRETTE #2 WORKSHOP STUDY

### Mamaroneck TOD Zoning Study Mamaroneck, NY

Workshop Date: November 17, 2012

Prepared on behalf of:

**The Village of Mamaroneck and  
the Washingtonville Housing Alliance**



Prepared by:

**BFJ Planning**  
115 Fifth Avenue  
New York, NY 10003  
(212) 353-7474

**Date: November 29, 2012**



**BFJ Planning**  
WWW.BFJPLANNING.COM



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Attachment:

- 1. Charrette Presentation



## I. INTRODUCTION

The Mamaroneck Transportation Oriented Development (TOD) Zoning Study is an effort led by the Village of Mamaroneck in partnership with the Washingtonville Housing Alliance to promote transit-oriented development in the Washingtonville area of the Village.

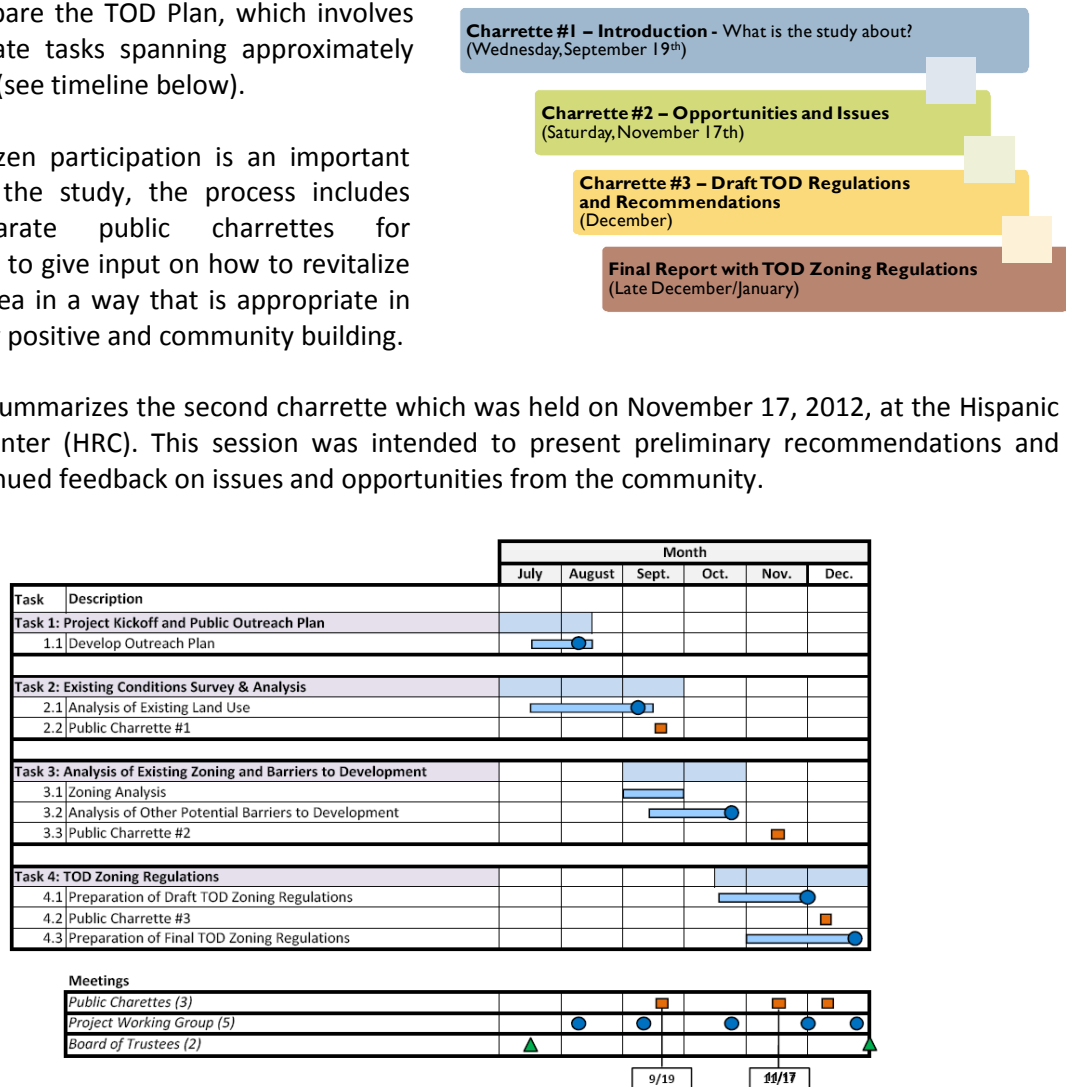
Funds for this project were provided by a grant awarded to the Village in April 2012 by the Tri-State Transportation Campaign and the One Region Funders' Group. The grant's expressed goals are to:

- ▶ Support transit-oriented development (TOD) planning efforts in the community
- ▶ Build community support through participation from community
- ▶ Foster more walkable communities
- ▶ Support mixed use development, including retail, office and mixed-income housing with both affordable and market-rate units, and energy-efficient, "green" building design

The Village of Mamaroneck hired BFJ Planning (BFJ) to prepare the TOD Plan, which involves three separate tasks spanning approximately five months (see timeline below).

Because citizen participation is an important element of the study, the process includes three separate public charrettes for stakeholders to give input on how to revitalize the study area in a way that is appropriate in scale, fiscally positive and community building.

This report summarizes the second charrette which was held on November 17, 2012, at the Hispanic Resource Center (HRC). This session was intended to present preliminary recommendations and gather continued feedback on issues and opportunities from the community.



## II. CHARRETTE OPEN HOUSE

The second workshop began in the style of an open house with coffee and breakfast provided. Approximately 40 people were in attendance. Participants were invited to walk around the HRC to review the three different presentation stations with the following topics: zoning, traffic and circulation and streetscape/building design. Each station had large boards with illustrations of preliminary recommendations for the respective subject areas. The consultants were present at each of the stations to discuss any questions from the public. After 45 minutes, participants were invited to listen to a formal presentation of the preliminary recommendations by BFJ Planning.

## III. PRESENTATION BY BFJ PLANNING

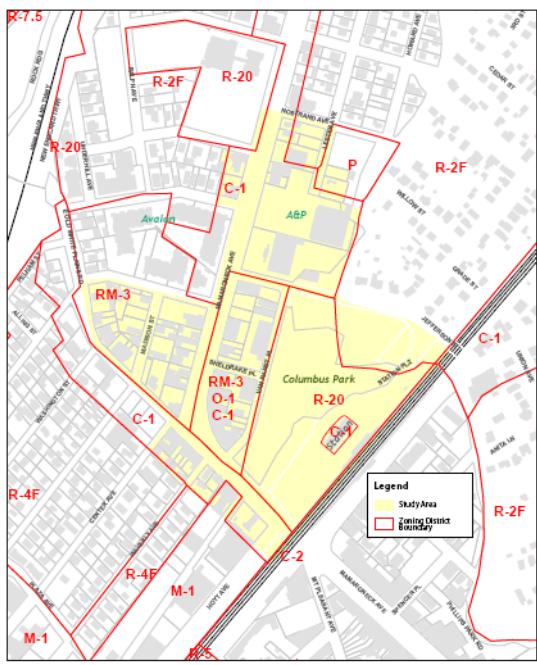
### 1) Introduction to TOD Study

To kick off the formal part of the workshop, HRC Executive Director Zoe Colon welcomed everyone and gave an overview of the services HRC provides. Village Manager Richard Slingerland followed with a brief introduction to the goals and objectives of the study and then introduced Susan Favate from BFJ Planning, who presented an overview of the study progress to date including a summary of the first public workshop.

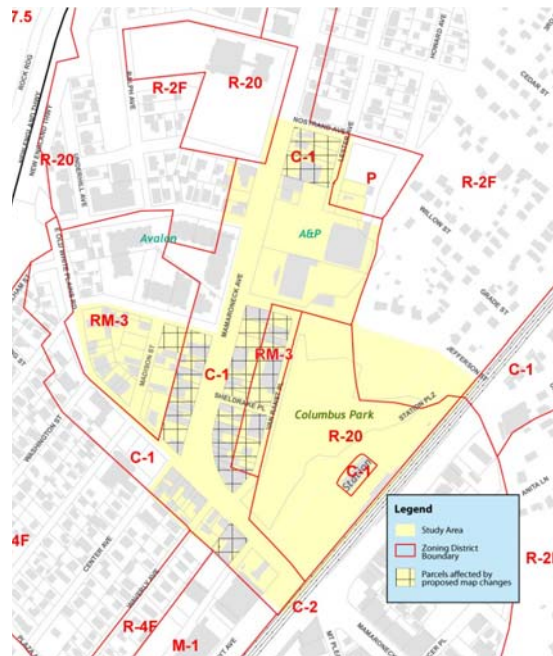
### 2) Zoning Issues and Opportunities

Frank Fish of BFJ continued the presentation with an explanation of the various zoning issues in the study area. Currently, many of the RM-3 lots are nonconforming for minimum lot size and depth and yards. Retail uses on the western side of Mamaroneck Avenue are zoned RM-3 and are nonconforming. The O-1 zone is also outdated. Mr. Fish reviewed proposed map changes to zone all properties in the TOD area that front Mamaroneck Avenue as C-1. RM-3 would be limited to primarily residential lots on Madison Street and Van Rans Street. The O-1 zone would be eliminated.

**Existing Zoning**



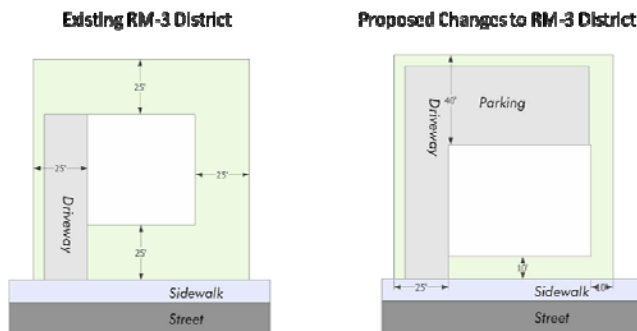
**Proposed Zoning Map Changes**



Mr. Fish explained that an overall goal for changes to the RM-3 is to reduce nonconformity and promote desired development while maintaining the existing neighborhood character. No changes are proposed for density, height or coverage regulations. Proposed changes to lot area/dimensions, yards and parking are shown in the table below. A typical 100' x 100' lot (e.g. on Madison Street) was shown as an example for what is currently allowed and what a building might look like under the revised regulations.

	Existing RM-3 District	Proposed Changes
Minimum Lot Area (square feet)	20,000 SF	10,000 SF
Minimum Lot Depth (feet)	150'	100'
Minimum Required Yards	Front: 50' Lesser side: 25'; Both sides combined: 50' Rear: 30'	Front: 10' Lesser side: 10' Both sides Combined: 25' Rear: 25'
Parking Requirements	1 space per unit, plus ½ space per bedroom	Studio: 1 space; 1BR: 1.25 spaces; 2BR: 1.75 spaces; 3BR+: 2 spaces

**Layout of 100' x 100' site that conforms to bulk requirements:**



No zoning text changes are proposed for the C-1 district; however an overlay zone is proposed for the C-1 parcels in the study area. In the overlay district, a 0.4 floor-area-ratio (FAR) bonus would be allowed if the building meets certain green technology requirements, pays money into a flood mitigation fund and/or complies with design guidelines. The maximum FAR in the overlay zone would be 1.2 (0.6 FAR allowed for housing in C-1, plus 0.2 bonus for affordable housing, plus 0.4 bonus in overlay zone). Parking requirements would be changed to the proposed ratios for RM-3 (table above).



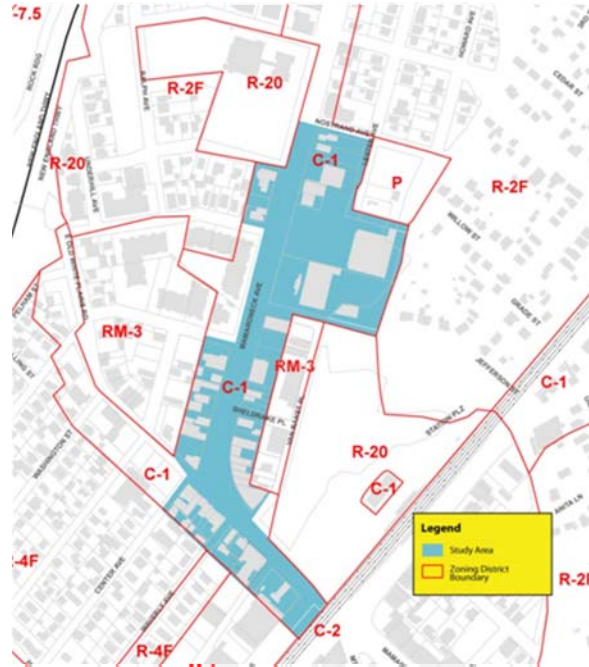
### 3) *Traffic and Circulation*

Mr. Fish continued with a discussion of traffic and circulation issues identified by BFJ. Two recommended improvements include a pedestrian crossing at Grand Street and Mamaroneck Avenue and the installation of a landscaped median in the curve of the intersection of Old White Plains Road and Mamaroneck Avenue. Some additional concepts suggested by the public for that intersection were shown along with their positive and negative aspects.

### 4) *Streetscape and Design Guidelines*

Noah Levine concluded the presentation by discussing how design guidelines can be used to promote buildings whose siting, massing, scale, materials, and street rhythm are compatible with the neighborhood context. The design guidelines aim to promote harmonious development that has attractive signage, lighting, landscaping and façade design. BFJ's work in Port Washington, NY was cited as a comparable example for design guidelines for a downtown commercial corridor. A handful of green design and flood mitigation technologies were also discussed as potential options the Village can encourage in the TOD overlay district.

### C-1 Overlay Zone



### Traffic and Circulation Recommendations





#### IV. FEEDBACK ON ISSUES AND OPPORTUNITIES/PRELIMINARY RECOMMENDATIONS

Following the presentation, BFJ invited participants to comment on the issues and opportunities that were most important to them, as well as other recommendations which should be considered. These comments were recorded on large posters and placed at the front of the room. After a lively discussion, participants were asked to place dots on those comments they agreed with or disagreed with. If they had a specific comment, they could write it on a post-it note. All participants were encouraged to participate, even children. It is important to recognize that this method is very informal and subjective (i.e. not a quantitative scientific study). However, the



process is a helpful way to get feedback, collectively prioritize the comments and recognize some of the suggestions that were supported by participants. Some of the comments did not receive votes, which was partially due to the fact that participants had a limited number of dots to use and were directed to indicate their top three choices. Nevertheless, all of the comments were brought up by the public and are still important considerations. A summary of the various topics covered is provided below along with a record of the dot exercise.

##### 1) Assets and Constraints

The top three assets were the train station, the area's access to retail and its walkability. These characteristics are especially important in a TOD area. Considering recent past flooding events, it is not surprising that flooding was a major concern and was rated as the top constraint in the area. Other major concerns were parking and the mishmash of zoning districts.

**Dot Exercise Results** (participants placed dots on top assets/constraints):

<u>Study Area Assets</u>		<u>Study Area Constraints</u>	
• Train station	8 agree	• Poor condition of some buildings/infrastructure	-
• Senior accessibility	-	• Lack of ADA Compliance	-
• Pocket parks	2 agree	• Flooding	14 agree
• Good road access	-	• Lighting	-
• French-American school	-	• Parking	7 agree
• Columbus Park	3 agree	• Zoning mishmash	7 agree
• Close to fire/police/etc	-	• Pedestrian safety	5 agree
• Regional/downtown retail	9 agree	• Traffic	3 agree
• Walkability	6 agree	• Bicycle Safety facilities	4 agree
• Near vibrant neighborhoods	5 agree	• Neighborhood desirability/crime	4 agree
• Interesting building mix	-		

## 2) Urban Design Recommendations

The participants seemed to support the encouragement of floodproof design and a flood mitigation fund. Some specific recommendations that came out of the meeting are listed in the C-1 & TOD Overlay District Recommendations below.

### ***Dot Exercise Results:***

• Façade design	2 agree	<u><i>Other comments:</i></u> - <i>Need to increase retail/ commercial development in the village</i>
• Signage & lighting	-	
• Landscaping	1 agree	
• Green building design	2 agree	
• Floodproof design & mitigation	10 agree	
• EMT	-	

## 3) Traffic and Transportation Recommendations

In general, there was agreement that a new pedestrian crossing was needed along Mamaroneck Avenue, either at Grand Street (as proposed by BFJ) or at Waverly Avenue (suggestion from public). A new signal would be needed at Waverly Avenue, whereas there is already a signal at Grand Street. There were a number of comments about ways to improve safety at Mamaroneck Avenue and Old White Plains Road. There was some discussion about the potential to make that intersection signalized and as a result make the intersection at Waverly Street and Mamaroneck Avenue non-signalized. This change would require an extensive traffic study.

### ***Dot Exercise Results:***

• New pedestrian crossing on Mamaroneck Ave & Grand St	4 agree	<u><i>Other comments:</i></u> - <i>New public parking should be located centrally (i.e. near the train) or on village outskirts to encourage walking.</i> - <i>Upgrade intersection at Old White Plains Rd including pedestrian walkways and signal.</i> - <i>Dangerous - proposed median landscaping could cause children to be attracted to landscaped area and walk across road.</i>
• Landscaped median area in curve of Mamaroneck Ave	2 agree/2 disagree	
• New signal at Waverly	7 agree	
• Other landscape areas	1 agree	

## 4) C-1 & TOD Overlay District Recommendations

Participants had a number of good ideas for ways to utilize the proposed green technology requirements and flood mitigation fund. Some examples included requiring a generator on the top floor/roof of new buildings and using flood mitigation funds for emergency vehicles (e.g. boats) if residents need to evacuate. One participant commented that the area is a good test case for the village to see if the proposed standards can respond to the issue of flooding.

In general, there was support to keep C-1 on Mamaroneck Avenue frontage. There was some discussion about the FAR bonus and whether that is enough of an incentive for developers to

invest. Additionally, there was some discussion about whether parking requirements in the overlay zone should be further reduced from the proposed ratios.

***Dot Exercise Results:***

• Keep C-1 on all Mamaroneck Ave frontage	6 agree	<u><i>Other comments:</i></u> - Reduce parking requirements in C-1 overlay zone
• No other changes to C-1	3 disagree	
• Create FAR bonus in overlay zone for:	2 agree/5 disagree	
o Contribution to flood mitigation fund	5 agree/1 disagree	
o Green building technology	3 agree/2 disagree	
o Design guidelines	4 agree/1 disagree	

**5) RM-3 Zoning District Recommendations**

There was a lot of agreement that changes to RM-3 were necessary to eliminate nonconformity and to promote development that is context sensitive. There were some concerns about displacement and the need to keep diversity in the neighborhood. One noteworthy comment was to consider encouraging even more below market-rate housing.

***Dot Exercise Results:***

• Keep RM-3 zoning for Madison St & Van Ransst Pl neighborhoods	1 agree/ 2 disagree	<u><i>Other Comments:</i></u> - Encourage more affordable/ below market rate housing - On Mamaroneck Ave, want C-1 all along with more parking (both sides)
• Make changes to RM-3 zone to eliminate nonconformity & promote desired development/redevelopment:	11 agree	
o Minimum lot size	6 agree	
o Yards	4 agree	
o Parking	4 agree/1 disagree	

**V. CONCLUSION AND NEXT STEPS**

The forum was successful in attracting an engaged group of residents who were eager to discuss a range of issues. The next public charrette will most likely be held in mid-December, at which BFJ Planning will present the draft TOD recommendations to the public. This workshop will also feature a question and answer session. The input from this final charrette will be instrumental in making final revisions to the proposed TOD zoning regulations, which will then be submitted to the Board of Trustees for consideration and final approval.





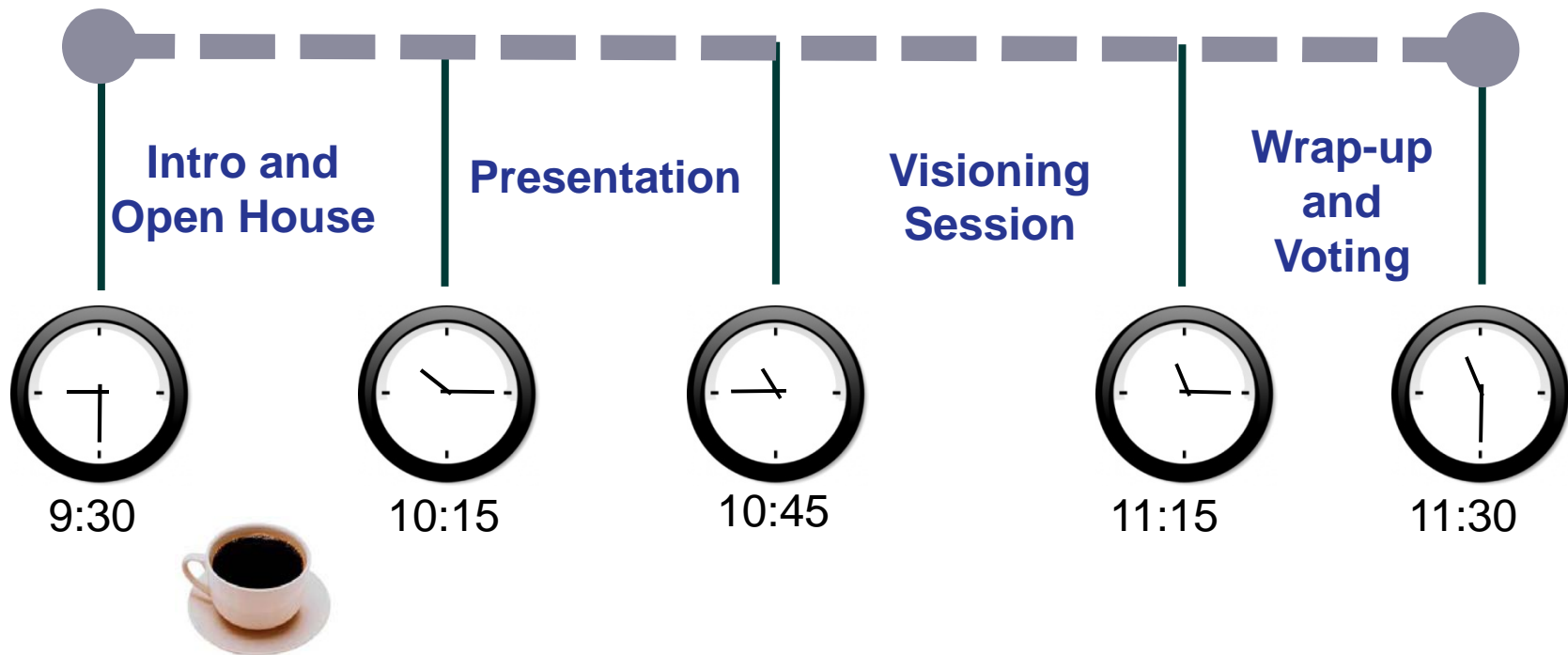
## MAMARONECK TOD ZONING STUDY

Village of Mamaroneck, NY

Public Charrette #2: Issues and Opportunities

**BFJ Planning**

# Today's Schedule





## TOD Grant Background

- ▶ January 2012 – Grant RFP issued by Tri-State Transportation Campaign and the One Region Funders' Group
- ▶ Grant application sponsored by the Village in partnership with the Washingtonville Housing Alliance
- ▶ April 2012 – Village awarded \$38,500 in private funding (no taxpayer funds involved) to build community/stakeholder consensus for suitable development in Washingtonville



## Broad-Based Effort

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### Mamaroneck TOD Zoning Study Steering Committee

Mayor Norman Rosenblum  
Village Manager Rich Slingerland  
Assistant Village Manager Dan Sarnoff  
Former Trustee Toni Ryan  
Lee Wexler, Planning Board  
Lou Mendes, Planning Board  
Jeremy Ingpen, Washingtonville Housing Alliance  
Bob Galvin, WHA Chair

Helen Rosenberg, WHA Board, Westhab  
Beverly Brewer Villa, WHA Board  
Zoe Colon, Hispanic Resource Center  
Paul Ryan, neighborhood resident  
Tom Loguidice, neighborhood business owner  
Rose Silvestro, Hudson Valley Bank  
Keith Yizar, neighborhood resident



## TOD Zoning Study Purpose

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- ▶ Support transit-oriented development (TOD) planning efforts in community
- ▶ Build local support through participation from community
- ▶ Foster more walkable communities
- ▶ Support mixed use development, including retail, office and mixed-income housing with both affordable and market-rate units, and energy-efficient, “green” building design

## Working Assumptions and Priorities

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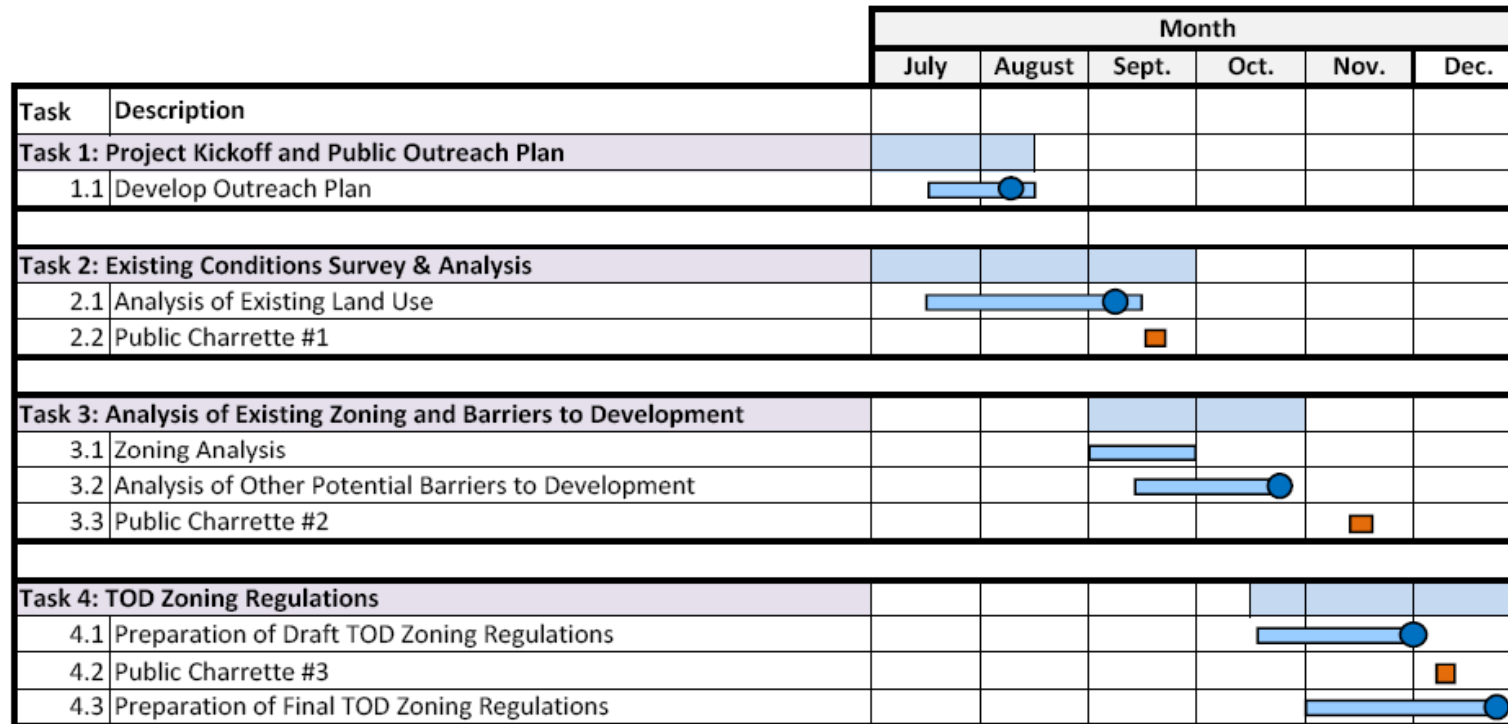
- ▶ Not urban renewal (no use of eminent domain)
- ▶ Focus on private, locally controlled infill development
- ▶ Elimination of blight
- ▶ TOD zoning regulations consistent with existing land use
- ▶ Affordable and equitable development
- ▶ Reflect current flood regulations
- ▶ Basis for future grants

## TOD Zoning Study Elements

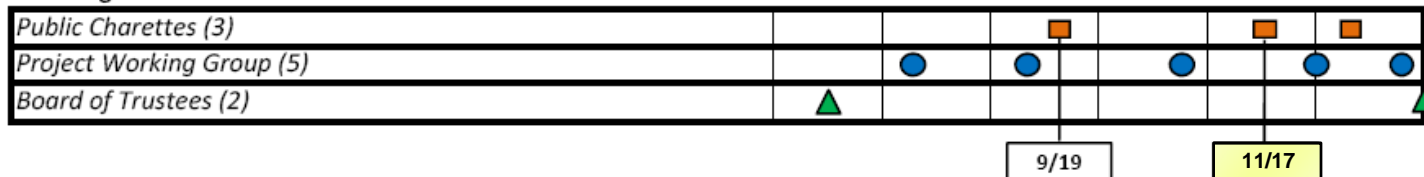
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- ▶ Public outreach (including three public charrettes)
- ▶ Existing Conditions Survey and Analysis
- ▶ Analysis of Existing Zoning and Barriers to Development
- ▶ TOD Zoning Regulations

# Timeline



## Meetings





## Public Participation

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**Charrette #1 – Introduction** - What is the study about?  
(Wednesday, September 19<sup>th</sup>)



**Charrette #2 – Opportunities and Issues**  
(Saturday, November 17<sup>th</sup>)



**Charrette #3 – Draft TOD Regulations  
and Recommendations**  
(December)



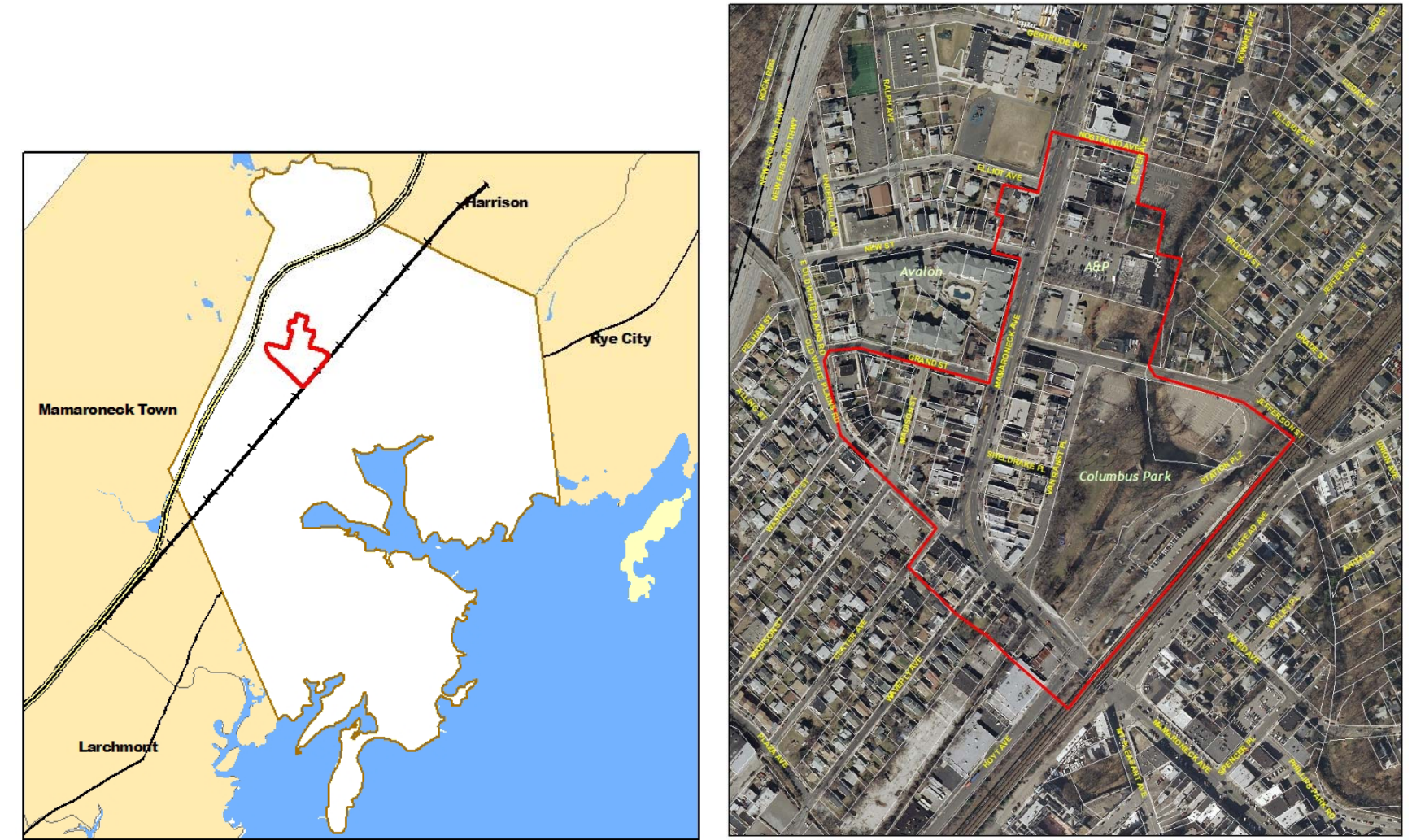
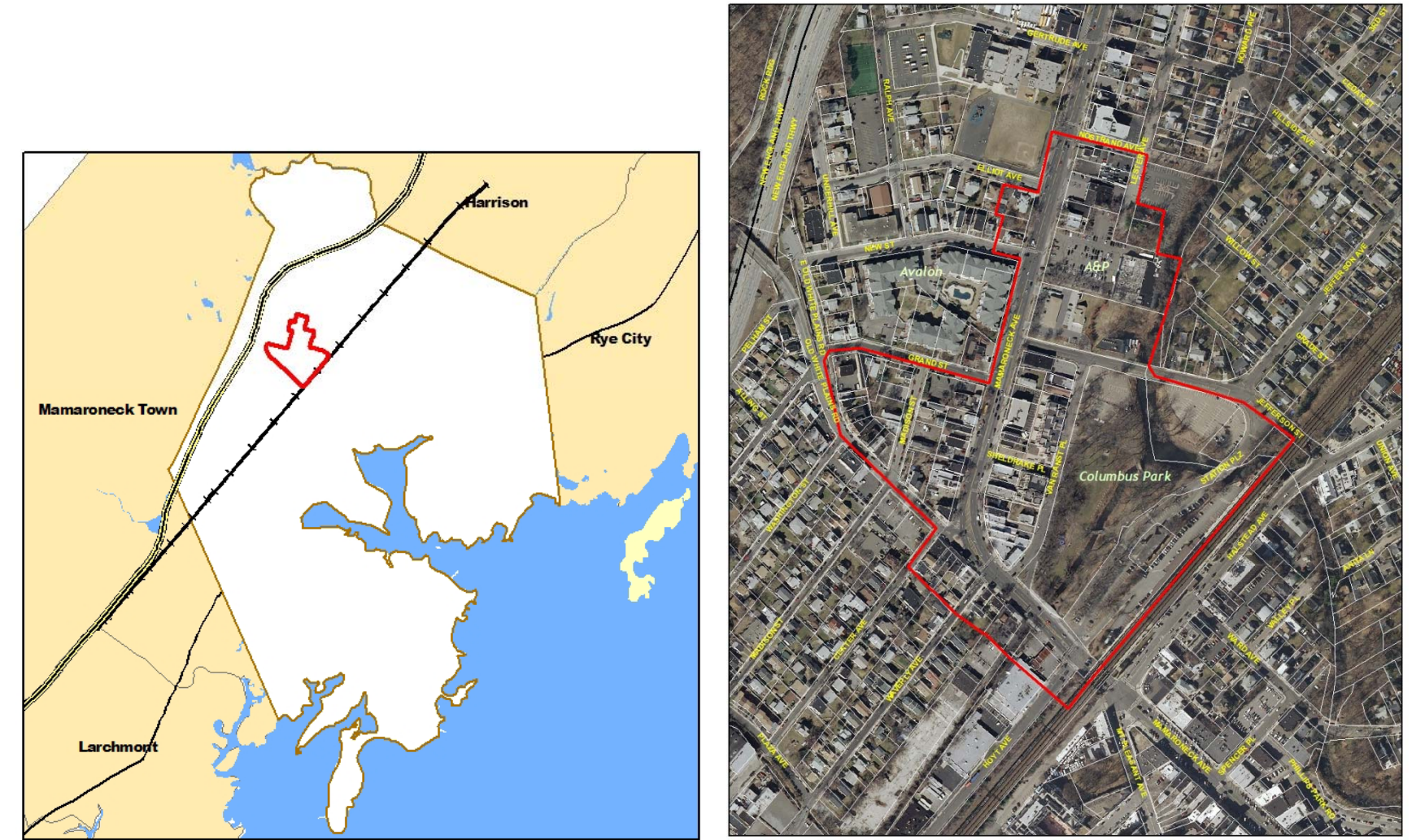
**Final Report with TOD Zoning Regulations**  
(Late December/January)

# First Public Charrette: Key Themes

- ▶ Promote development without displacing residents
- ▶ How to harness funds from new development to help the neighborhood
- ▶ Creative solutions to address flooding
- ▶ Improve Old White Plains Road/Mamaroneck Avenue intersection



## Study Area



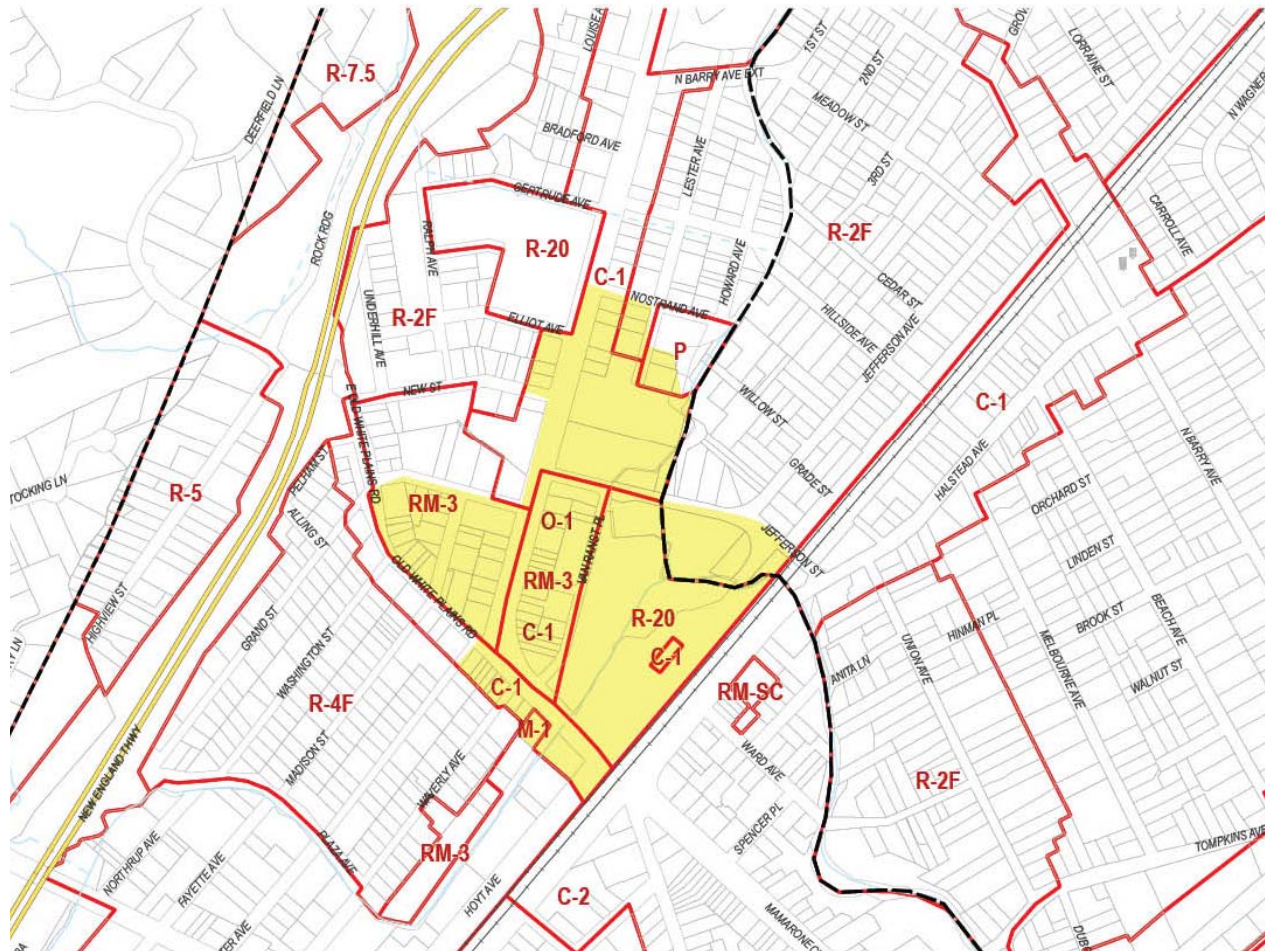


## Study Area





## Existing Conditions - Zoning



## Zoning in TOD Area

### RM-3 - Multiple Residence

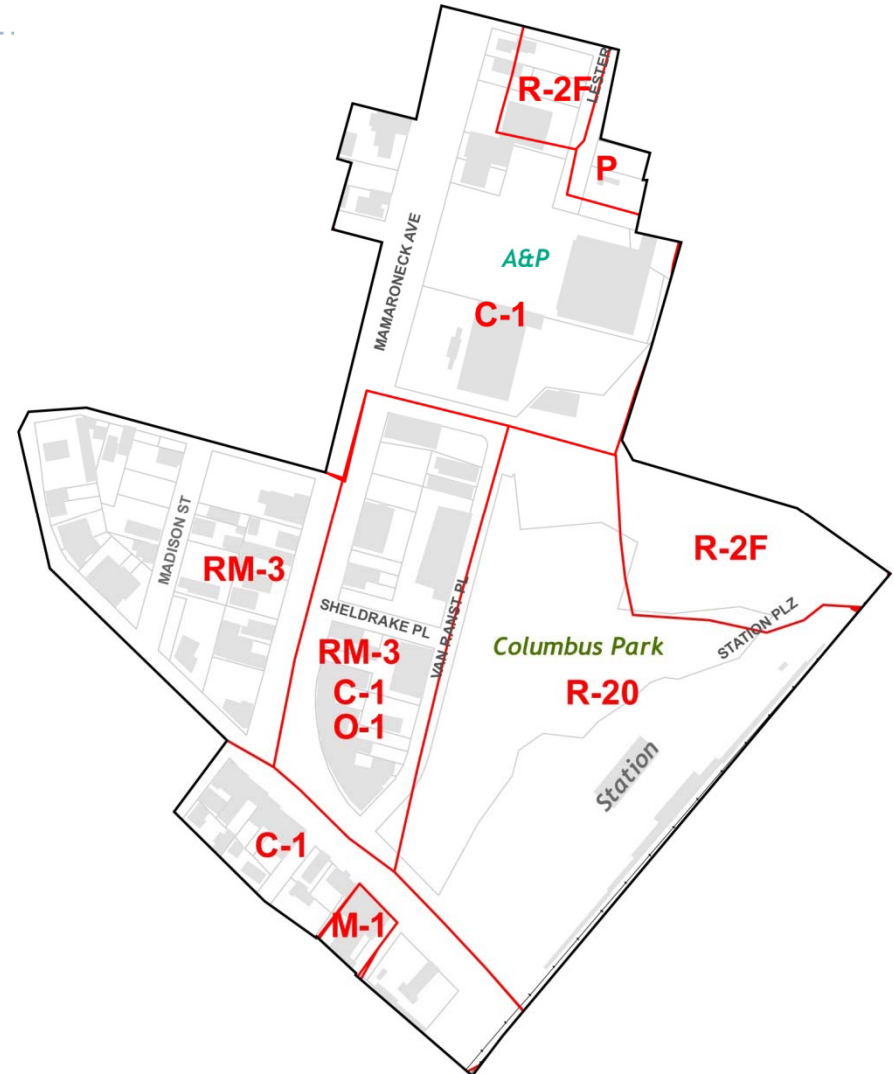
Uses allowed: Multifamily, with professional offices, single-family homes, schools, membership clubs also allowed

### C-1 - General Commercial

Uses allowed: Most business/commercial uses, plus infill housing by special permit

Both RM-3 and C-1 districts allow places of worship/religious instruction and municipal uses

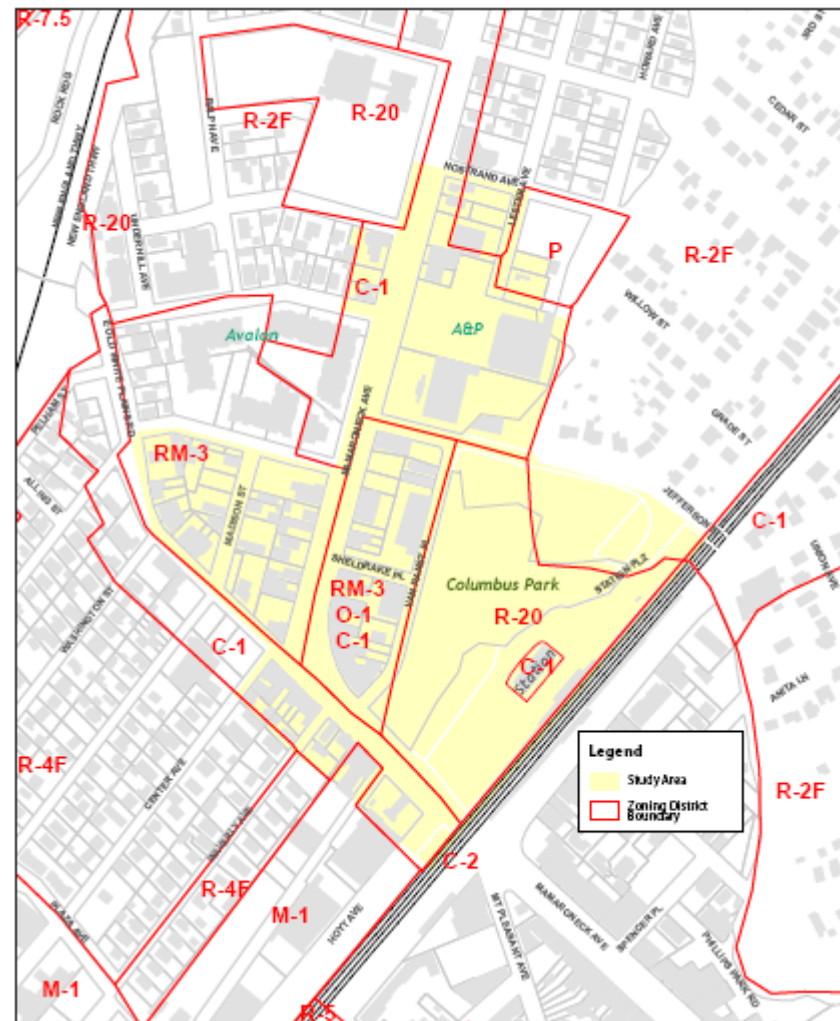
*M-1, O-1, R-2F, R-20 and P are in study area but are not a focus for zoning recommendations*





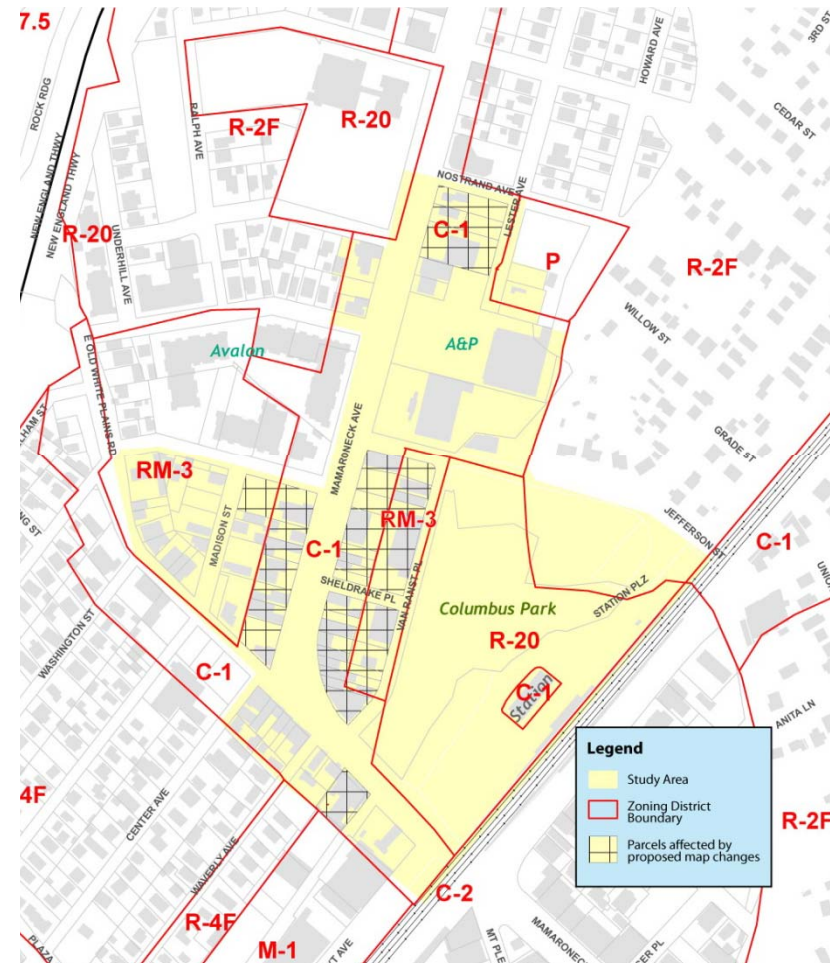
## Issues: Zoning

- ▶ Most lots in RM-3 zone are nonconforming for:
  - ▶ Minimum lot size/depth
  - ▶ Setbacks/yards
  - ▶ Land area per dwelling unit
  - ▶ Open space per dwelling unit
- ▶ Frontage on western side of Mamaroneck Avenue zoned RM-3, so retail uses not allowed, current retail uses nonconforming
- ▶ O-I office zone outdated



## Opportunities: Zoning

- ▶ Eliminate 0-I zone
- ▶ Rezone Mamaroneck Avenue frontage to C-1
  - ▶ Allows for mix of retail and housing
  - ▶ Existing retail meets zoning
- ▶ Retain RM-3 in neighborhoods on Madison Street, Van Ranst Place



## Potential RM-3 Changes

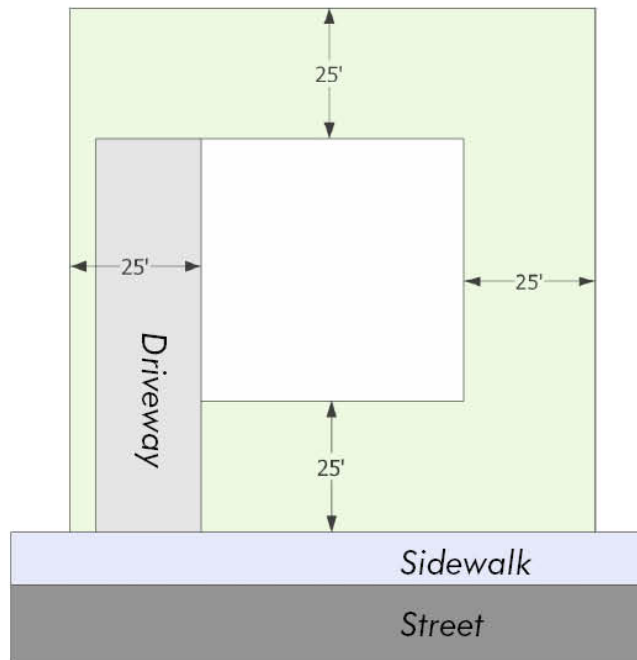
- ▶ Goal: Adjust RM-3 to reduce nonconformity, promote desired development:
- ▶ No changes: density, height, coverage
- ▶ Changes: lot area/dimensions, yards, parking

	Existing RM-3 District	Proposed Changes
Minimum Lot Area (square feet)	20,000 SF	10,000 SF
Minimum Lot Depth (feet)	150'	100'
Minimum Required Yards	Front: 50' Lesser side: 25'; Both sides combined: 50' Rear: 30'	Front: 10' Lesser side: 10' Both sides Combined: 25' Rear: 25
Parking Requirements	1 space per unit, plus ½ space per bedroom	Studio: 1 space; 1BR: 1.25 spaces; 2BR: 1.75 spaces; 3BR+: 2 spaces

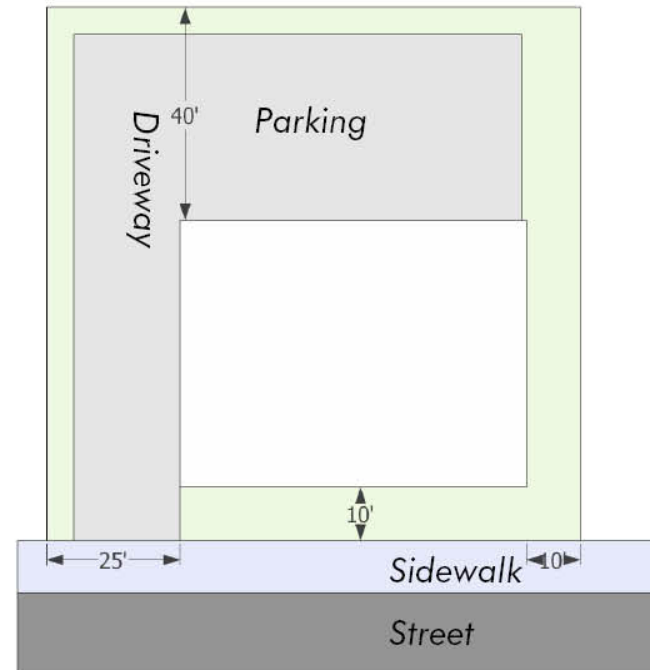
## Potential RM-3 Changes

Layout of 100' x 100' site that conforms to bulk requirements:

Existing RM-3 District

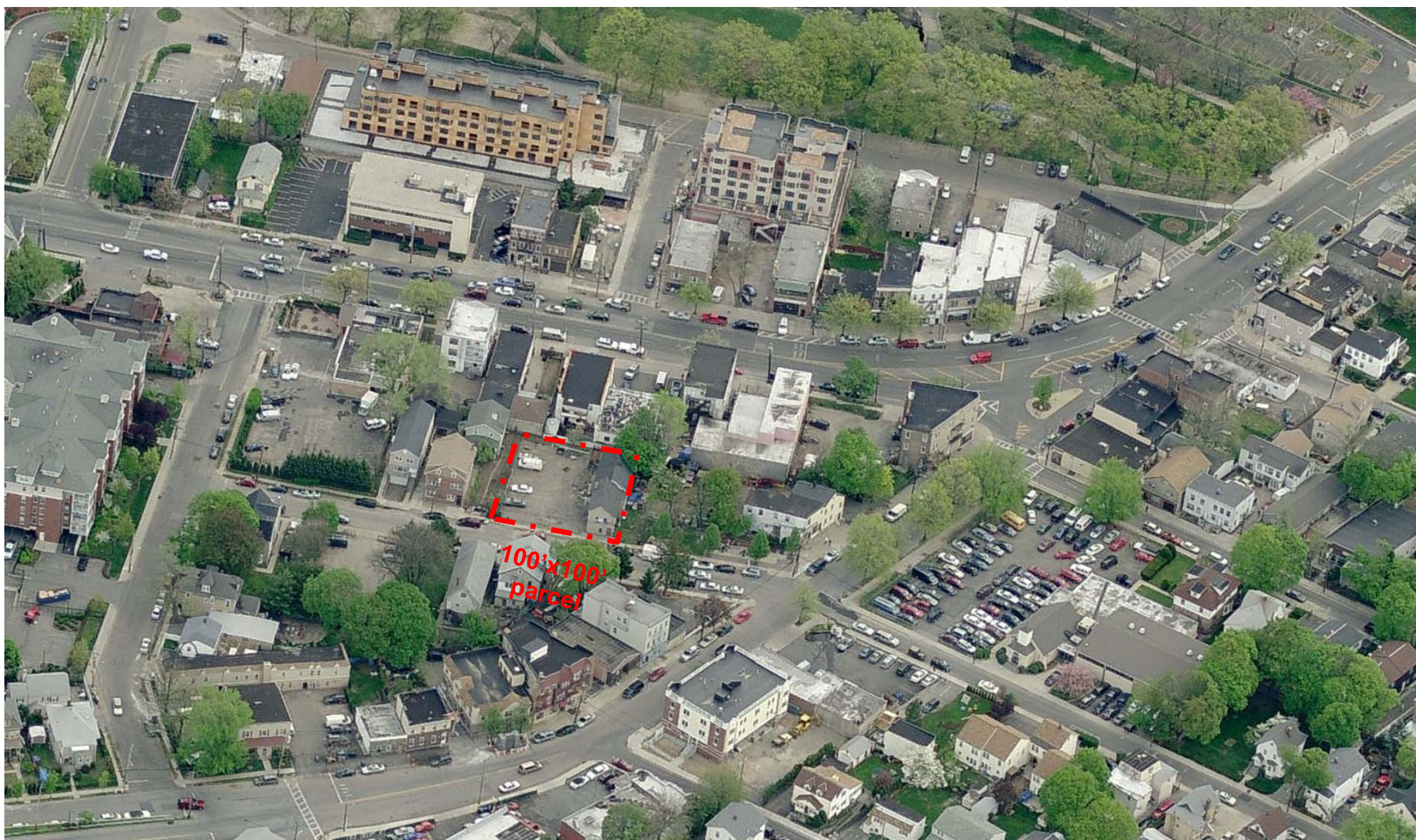


Proposed Changes to RM-3 District





## Opportunities: Potential Layout of Site with Proposed RM-3 Changes





## Opportunities: Potential Layout of Site with Proposed RM-3 Changes



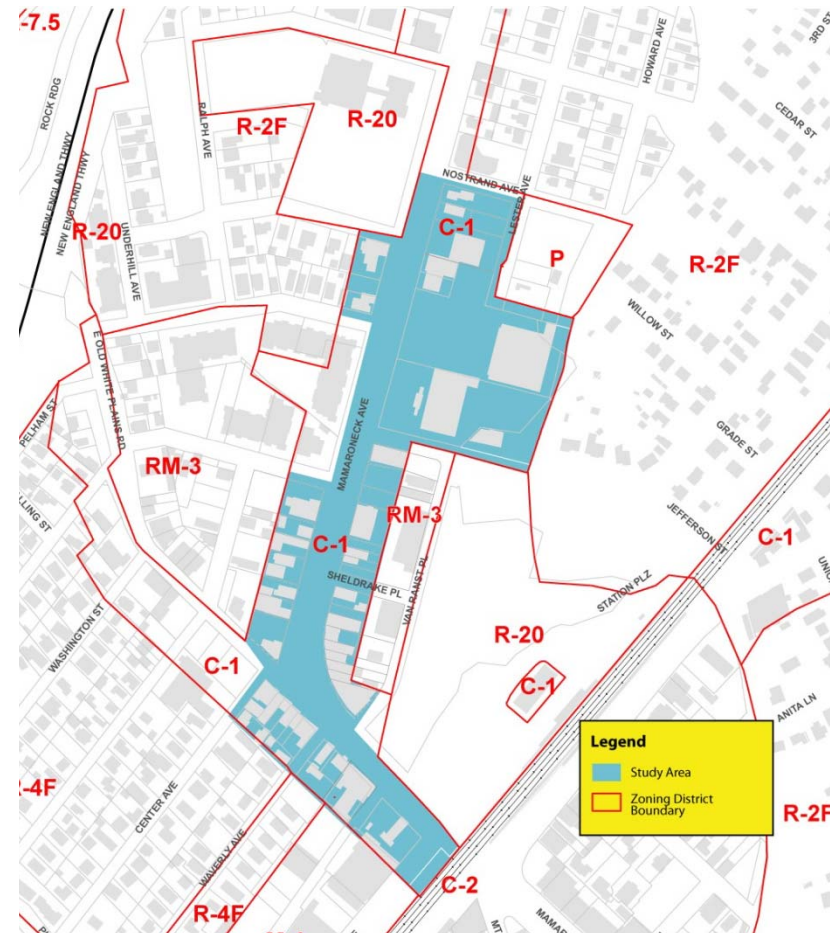


## Opportunities: Potential Layout of Site with Proposed RM-3 Changes



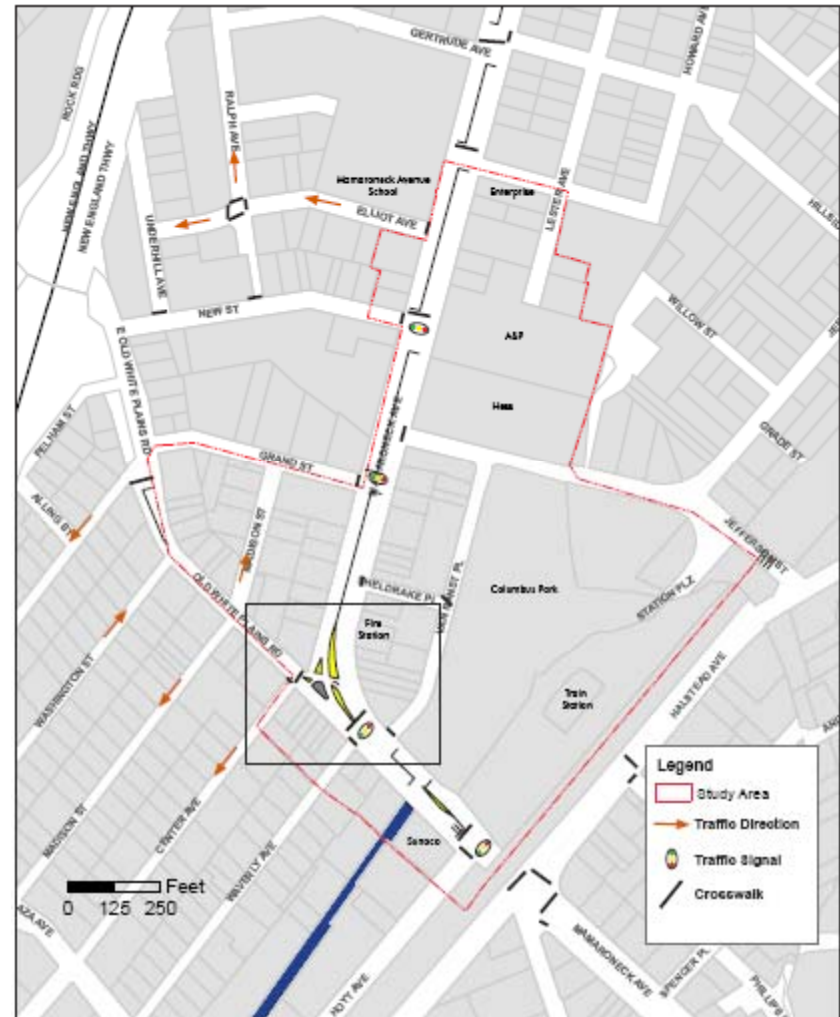
## C-1 and Potential Overlay Zone

- ▶ C-I District: No changes
- ▶ Overlay Zone:
  - ▶ FAR up to 1.2 (increase of 0.4 in overlay, 0.2 for affordable housing)
  - ▶ Reduction of parking requirement:  
Studio: 1 space; 1BR: 1.25 spaces  
2BR: 1.75 spaces; 3BR+: 2 spaces
- ▶ Requirements for Bonus:
  - ▶ Green technology requirements
  - ▶ Payment to a flood mitigation fund
  - ▶ Comply with design guidelines



## Issues: Traffic and Circulation

- ▶ Few pedestrian options for crossing Mamaroneck Avenue to reach train station and downtown
- ▶ Mamaroneck Avenue is a County road, so major changes are difficult
- ▶ Old White Plains Road intersection lacks space for a roundabout





## Traffic and Circulation Recommendations

- ▶ Add pedestrian crosswalk on Mamaroneck Ave. at Grand St.
- ▶ Explore replacing large striped area in curve of Mamaroneck Ave. with landscaped island to:
  - ▶ Prevent pedestrian crossing in non-crosswalk areas
  - ▶ Reduce speed and calm traffic
  - ▶ Improve aesthetics



## Other Traffic and Circulation Concepts Explored

- ▶ Crossing at Sheldrake Place
  - ▶ Doesn't add major crossing opportunity
  - ▶ Safety issue: no traffic light
- ▶ Bulb-outs at Old White Plains Road/Mamaroneck Avenue, with added crosswalk
  - ▶ Funding issue
  - ▶ Fire truck turning radius
  - ▶ Merchant parking
  - ▶ Safety: Crosswalks too close (<15 yards)





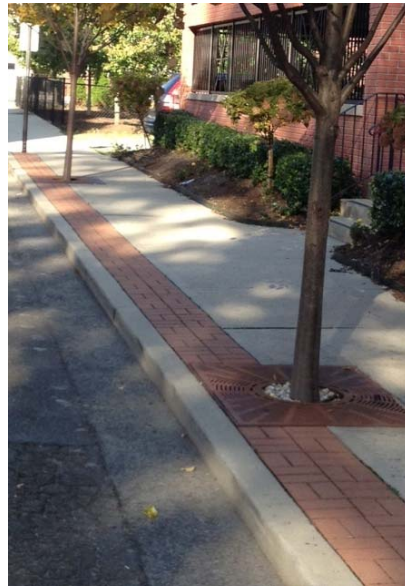
# Opportunities: Positive Urban Design/Streetscape Elements



## Opportunities: Positive Urban Design/Streetscape Elements



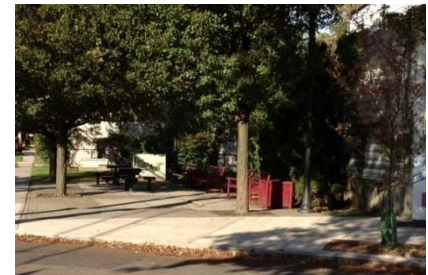
Convenient retail



Attractive sidewalks



Attractive buildings



Recreation opportunities



# Issues: Urban Design/Streetscape Elements in Need of Improvement





# Issues: Urban Design/Streetscape Elements in Need of Improvement

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Crossing opportunities



Gaps in street wall on  
Mamaroneck Ave



Buildings/sidewalk in disrepair



Vacant buildings/parcels

## Opportunities: Urban Design and Streetscaping

- ▶ Potential Design Guidelines for RM-3 and TOD Overlay Zones
  - ▶ Façade design
  - ▶ Signage and lighting
  - ▶ Landscaping
  - ▶ Green building design

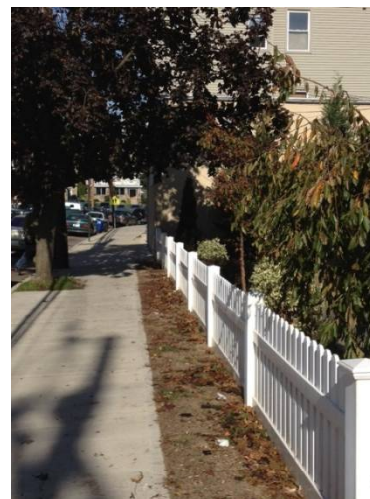


## Signage and Lighting





# Landscape

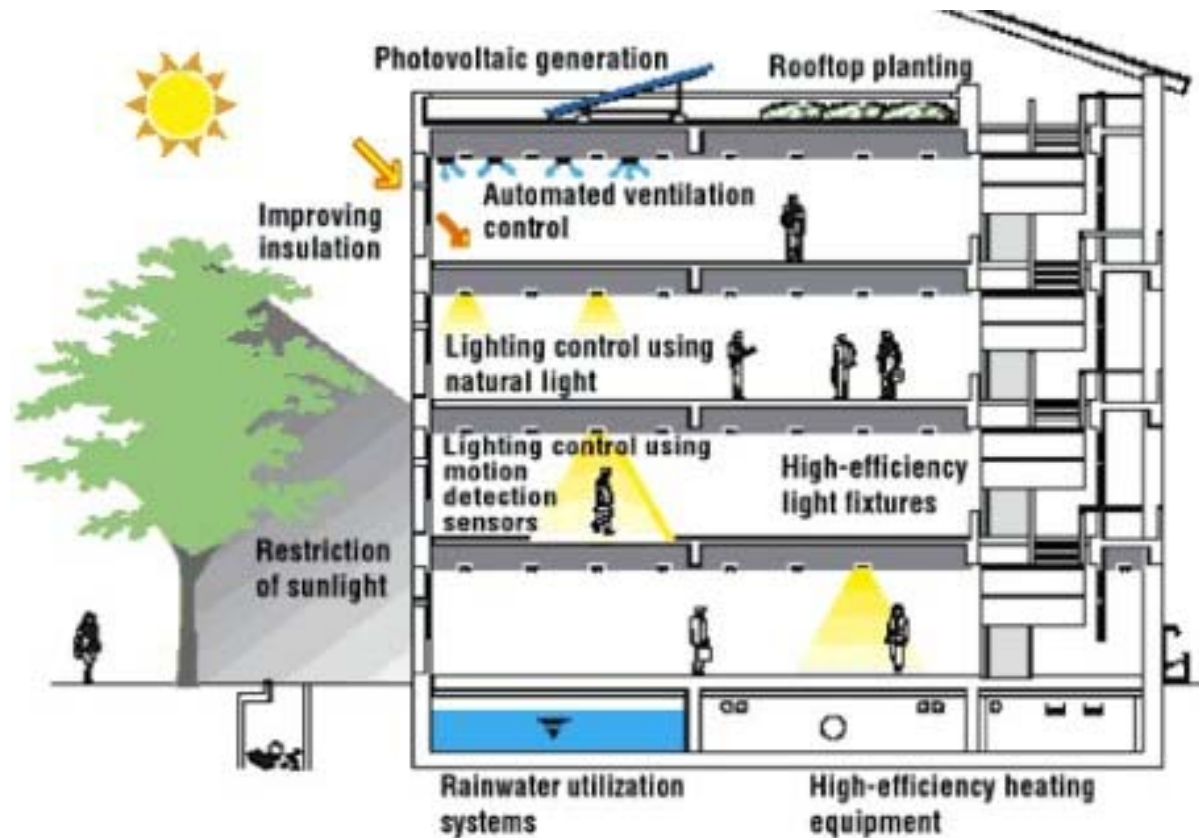


# Façade Design





# Green Building Design



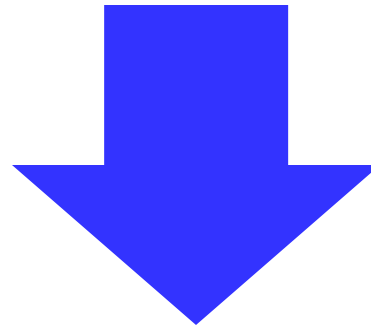
Source: Collin Dunn, [treehugger.com](http://treehugger.com)

## Visioning Session

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### Brainstorming Session: 10:45 – 11:15

- All ideas and forms of expression welcome – think outside the box!



### Wrap-Up and Dot Point Exercise: 11:15 – 11:30

- Record your preferences with dots:
  - Use gold dots to vote for concepts you agree with
  - Use red dots to vote for concepts you don't support
  - Use post-its to add other ideas or notes

