



# MAMARONECK TOD ZONING STUDY

Village of Mamaroneck, NY

Public Charrette #1

BFJ Planning

## Meeting Outline

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- ▶ Part 1: Presentation
- ▶ Coffee Break
- ▶ Part 2: Roundtable Discussions
- ▶ Part 3: Roundtable “Report Back”

## 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



## Grant and Study Purpose

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- ▶ Support transit-oriented development (TOD) planning efforts in 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

## 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  
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 Vila, 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

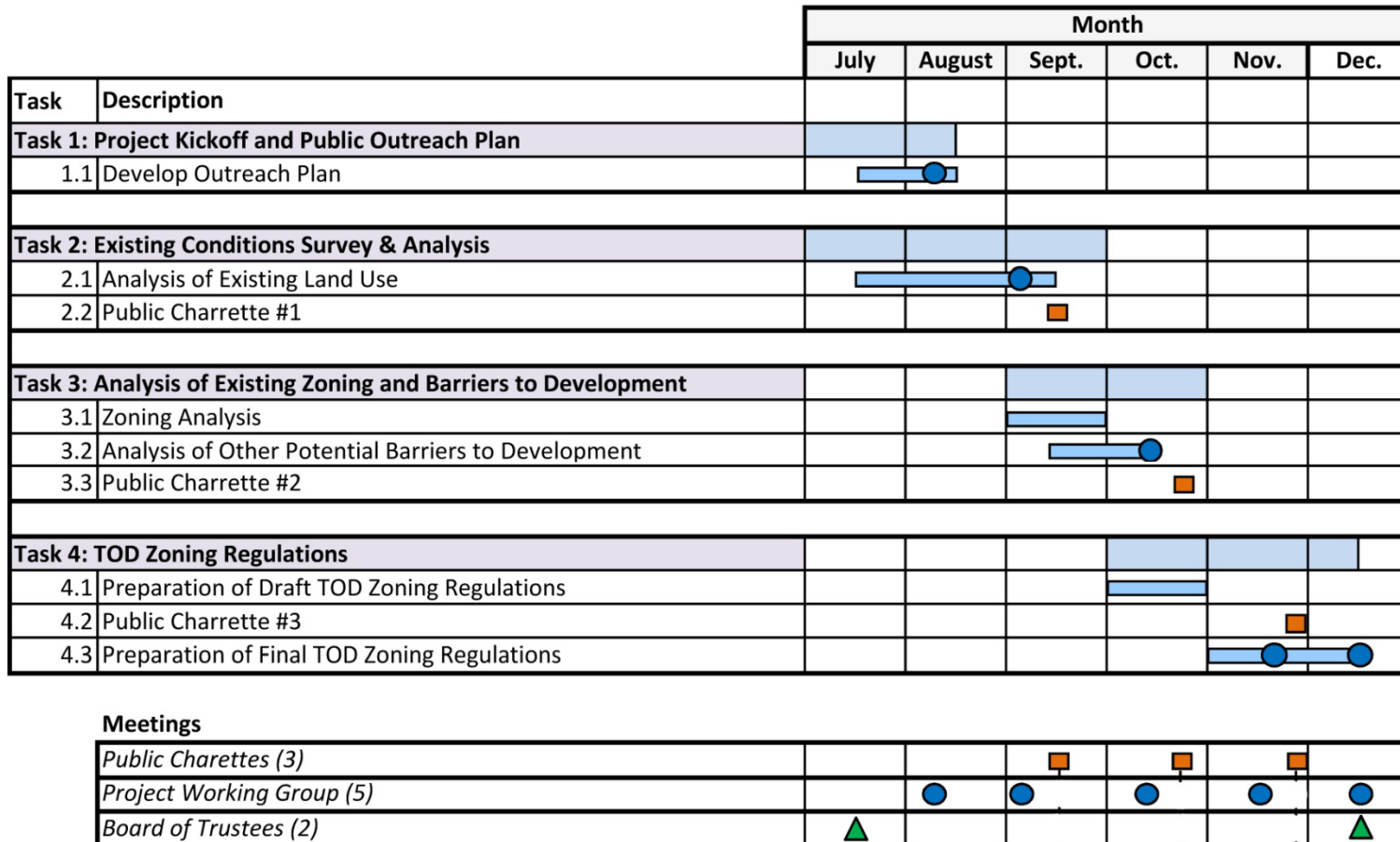


## TOD Zoning Study Elements

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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



## Public Participation

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**Charrette #1 – Introduction** - What is the study about?



**Charrette #2 – Opportunities and Issues**  
(Thursday, October 25th)



**Charrette #3 – Draft TOD Regulations  
and Recommendations**  
(Mid-November)



**Final Report with TOD Zoning Regulations**  
(December)



## What is a “TOD”?

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Transit-oriented development (TOD) is a type of community development that includes a mixture of housing, office, retail and/or other commercial development and amenities integrated into a walkable neighborhood and located within a half-mile of public transportation.

- Idea is to capitalize on transit assets to create vibrant, “24/7” neighborhoods that both serve residents and attract new activity.
- Involves building on existing advantages, not wholesale clearance for new development.

## TOD Benefits

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- ▶ Slightly reduced driving / Increased transit ridership
- ▶ Walkable communities, promoting healthier, more active lifestyles
- ▶ Improved access to jobs and economic opportunity for low-income people and working families
- ▶ Greater mobility choices that reduce automobile dependence

# Mamaroneck TOD Examples – Recent New Development



Parkview Station

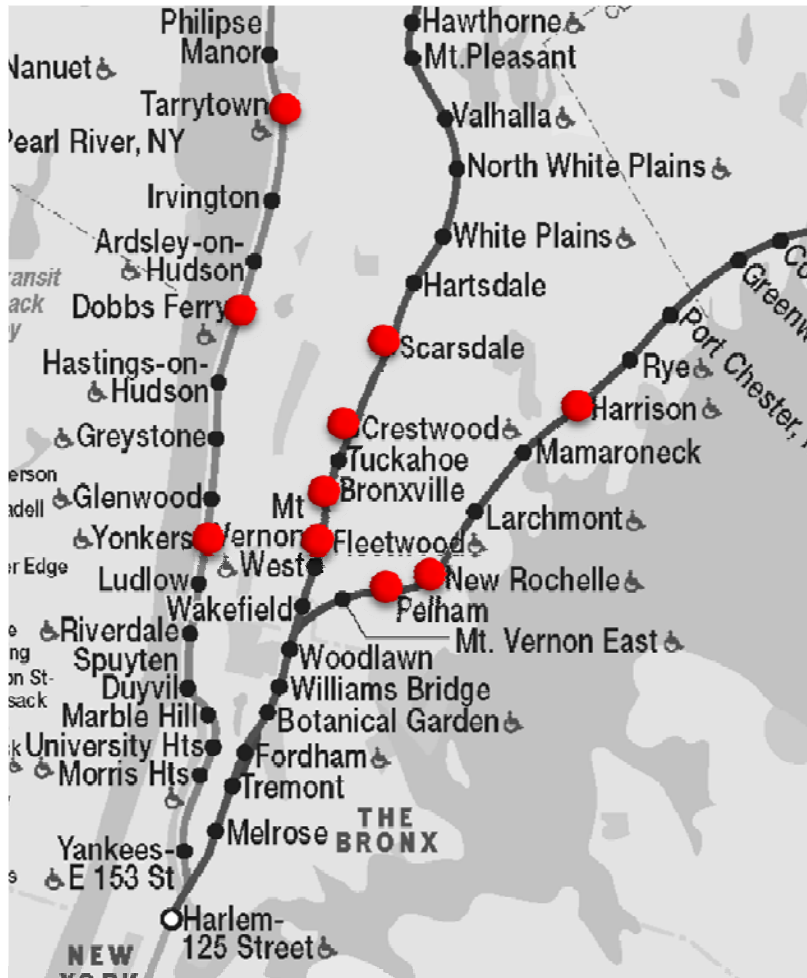


Sweetwater



Avalon Willow

## Some Recent TOD Projects Nearby



- ▶ NYC region's extensive public transit network makes it a natural fit for TODs
- ▶ Historical Village-scale development was around train stations
- ▶ Communities are seeing TOD projects as catalysts for downtown revitalization

## Recent TODs in the Region

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**Scarsdale, NY Christie Place**



**Bronxville, NY Avalon**

## Recent TODs in the Region

## Harrison Station (proposed)

### Harrison, NY



Architect:  
Richard Henry Behr Architect P.C.  
Scarsdale, NY



## Infill Housing TODs

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# Study Area



MAMARONECK TOD ZONING STUDY



BEJ Planning



## Study Area

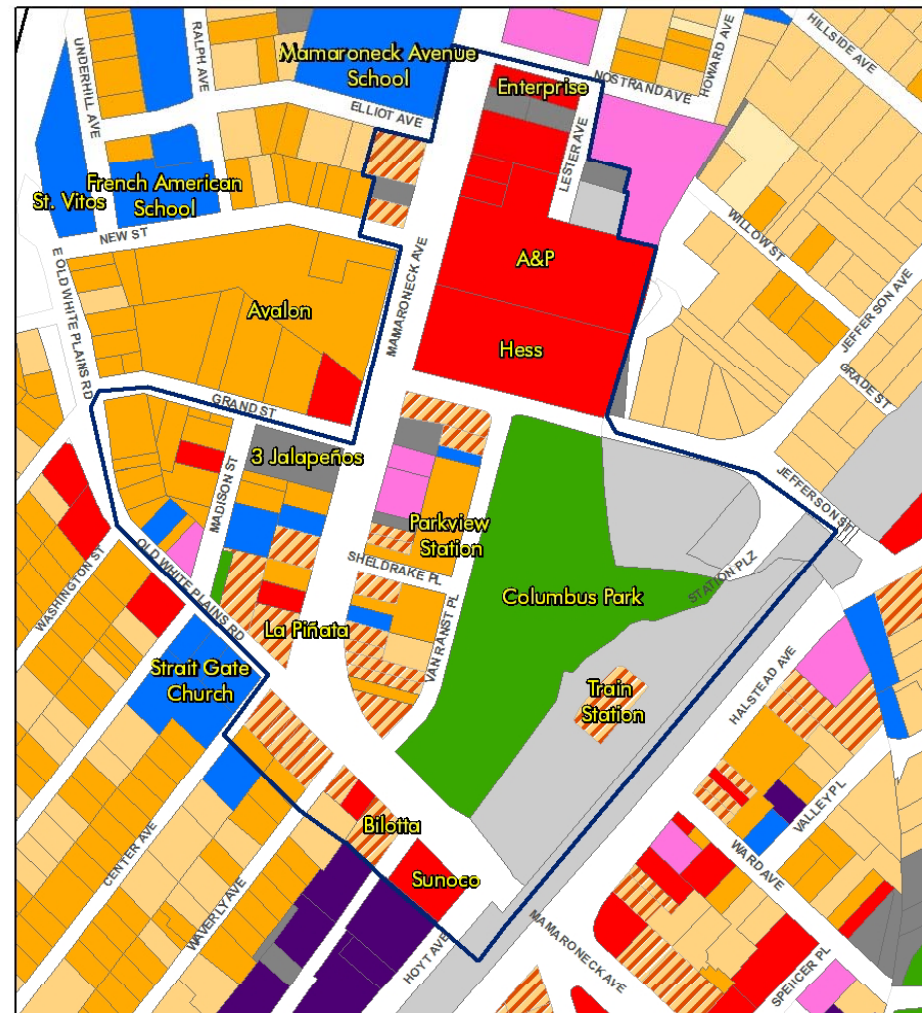




# Mamaroneck Train Station



# Existing Land Use





## Mix of Uses



## Existing Conditions - Zoning

### RM-3 - Multiple Residence

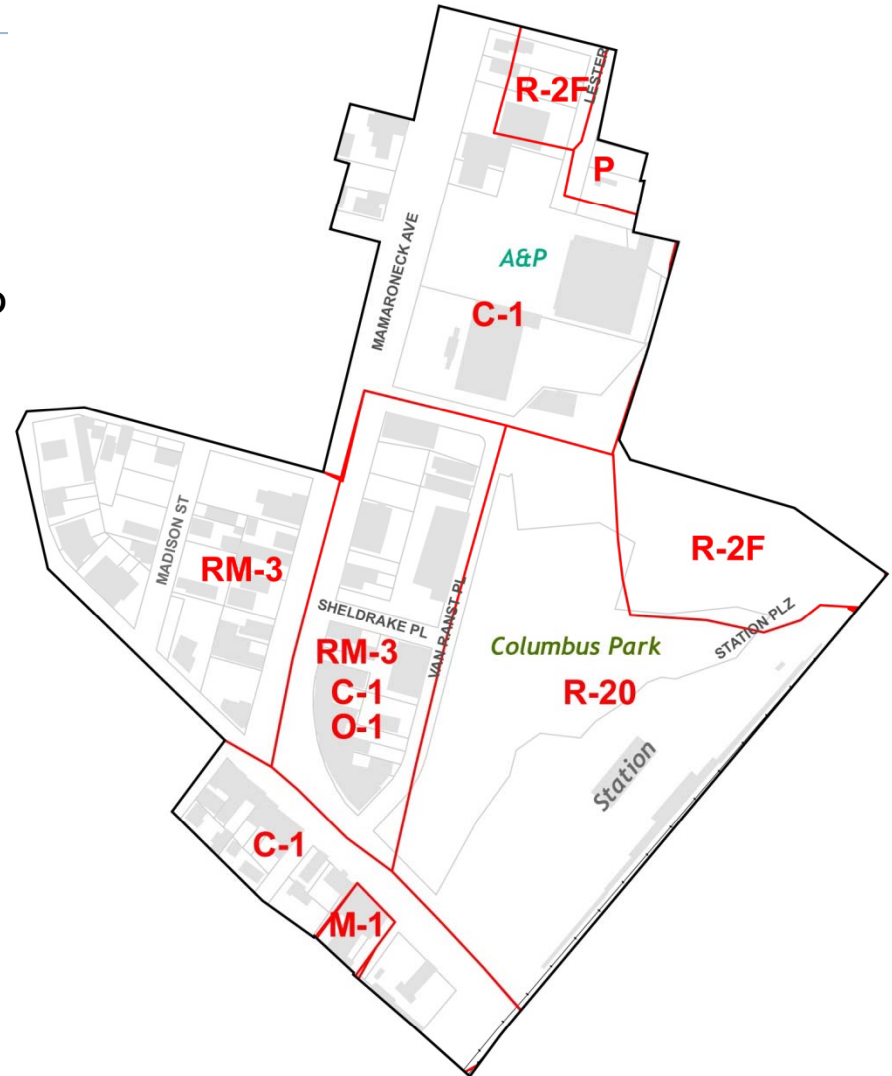
Uses allowed: Primarily high-density multifamily, with professional offices, single-family homes, schools, membership clubs also allowed

### 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*



## Existing Zoning Bulk Regulations - Issues

District		Minimum Lot Size	FAR	Maximum Height	Minimum Frontage/Lot Depth	Open Space
RM-3	Multiple Residence	20,000 sf/ 1,000 sf per d.u.	1.2	4 ½ stories/ 50 feet	100 ft frontage 100 ft lot depth	200 sf per d.u.
C-1*	General Commercial	None	0.8	3 stories/ 40 feet	50 ft frontage	200 sf per d.u.
O-1	Office	3 acres	0.5	3 stores/ 45 feet	300 ft frontage	None

\*FAR, building height, yard and setback requirements are different for infill housing in the C-1 zone.

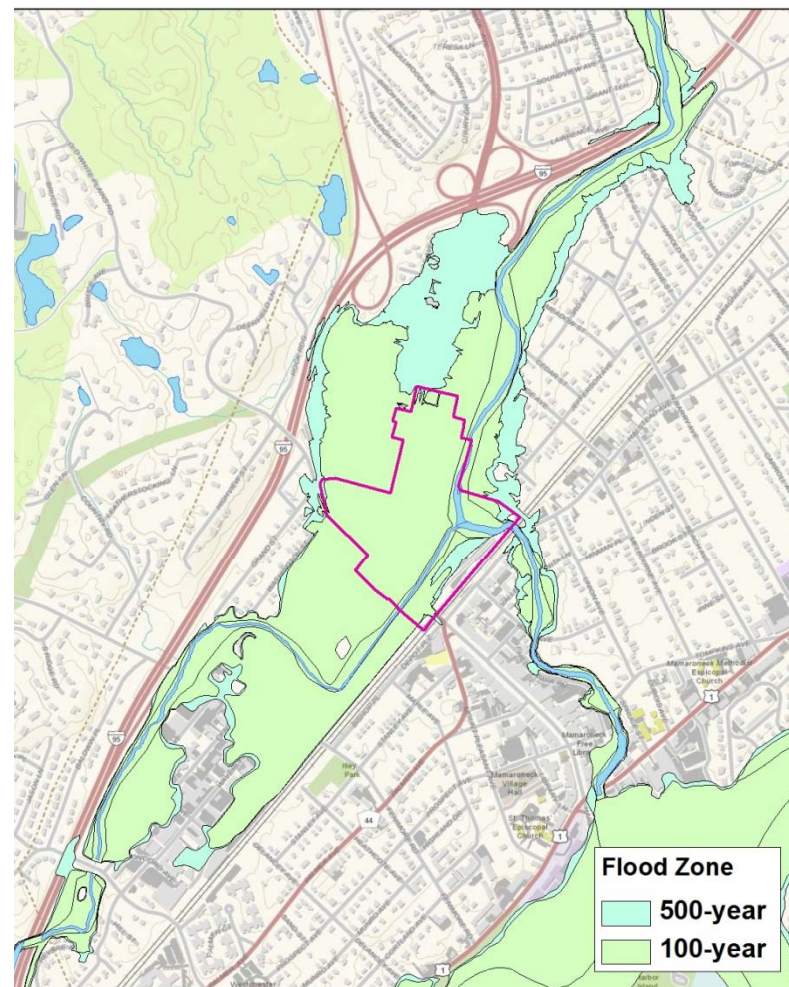
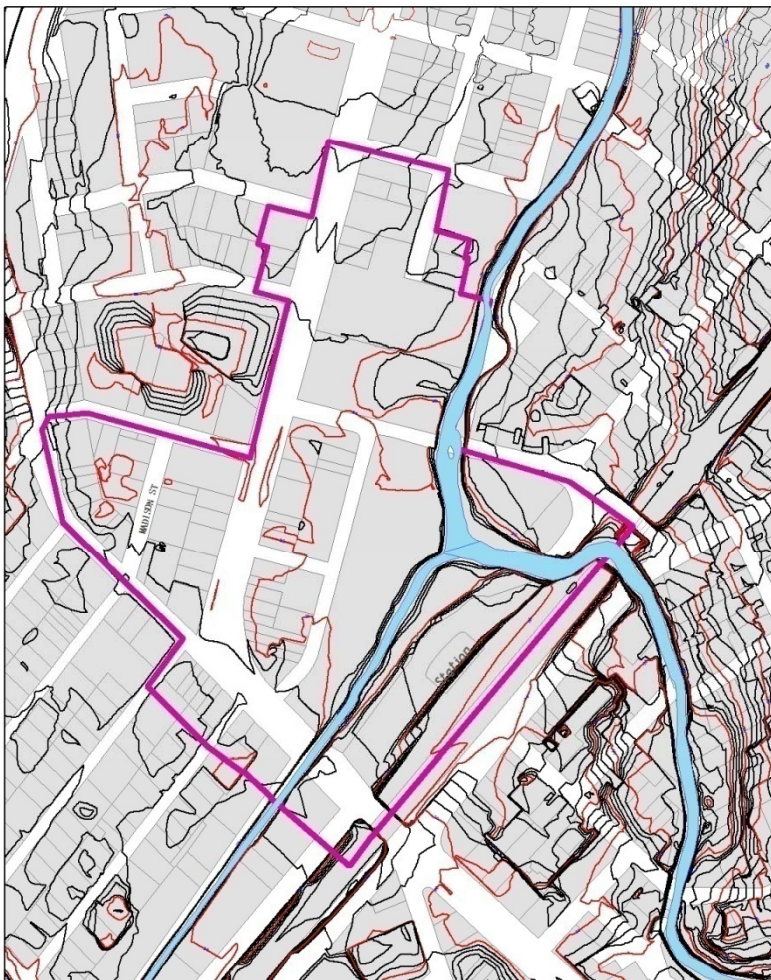
## Zoning Case Study – 3 Jalapeños Restaurant Site

- ▶ Currently zoned RM-3, so could not continue as former restaurant or other commercial use
- ▶ 0.47-acre site, could support 20-24 residential units, but no retail component allowed





## Topography (Flooding Issues)





## Flooding Issues

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# Flooding Mitigation Measures

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Use of permeable pavement to reduce stormwater runoff



Ground-floor parking allows for flooding with minimal damage. All residential uses located on higher floors.

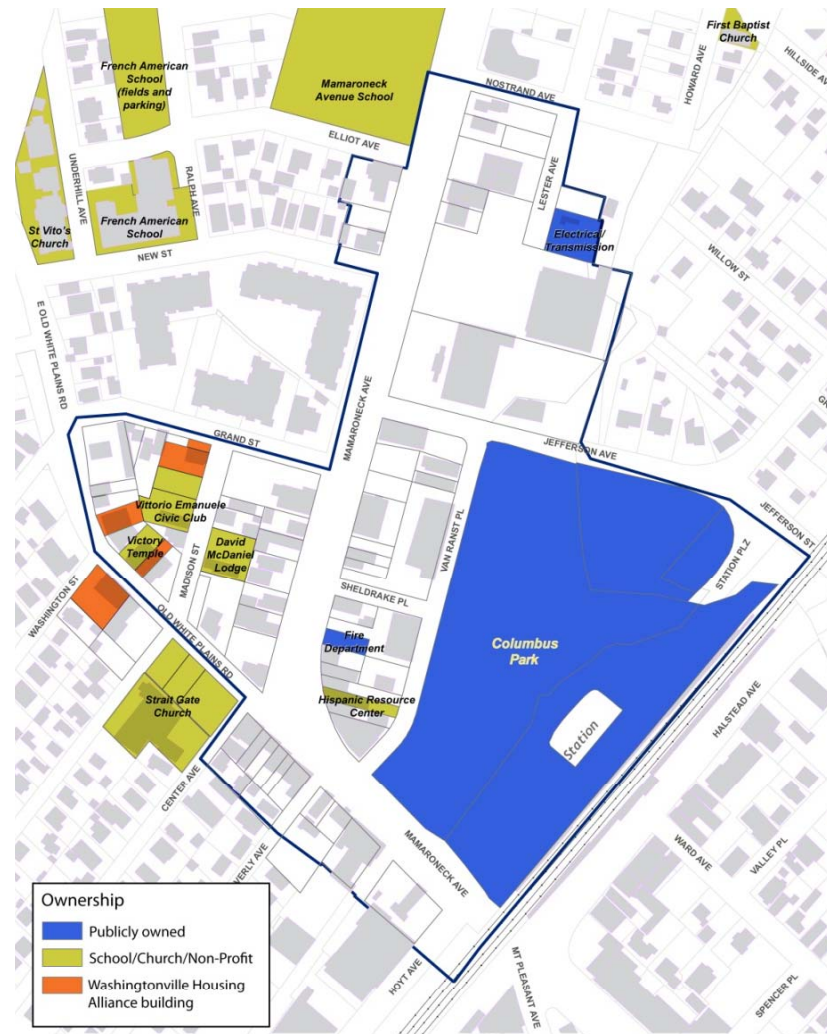
## Flooding Mitigation Measures – Army Corps of Engineers Project



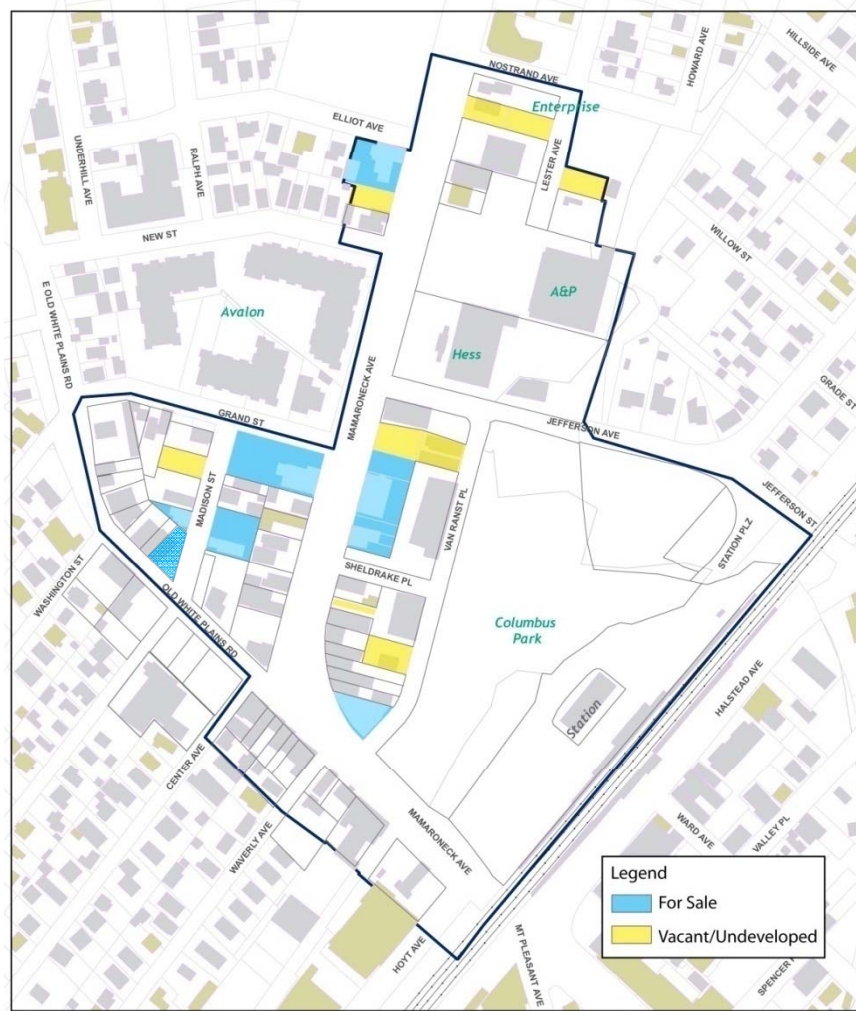
- ▶ Key alternative being studied: straightening the confluence of Sheldrake/Mamaroneck Rivers
- ▶ Other potential measures: widen and deepen Mamaroneck River channel, dredge Mamaroneck Reservoir & Larchmont Dam to improve capacity



# Public and Institutional/Nonprofit Uses



# Vacant/Underdeveloped and For Sale



## Preliminary Ideas

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- ▶ **Encourage Mixed-use and Affordable Housing**
  - ▶ Percentage affordable housing would be set aside in new development
- ▶ **Area and Bulk Standards**
  - ▶ Height: 4 to 4.5 stories, 50 to 60 feet
  - ▶ FAR: 1.2 to 1.6
- ▶ **Parking Reductions and Provisions for Shared Parking**
- ▶ **Design Guidelines**
  - ▶ Flooding issues
  - ▶ Façade design
  - ▶ Signage and lighting
  - ▶ Landscaping
  - ▶ Green building design
- ▶ Possible development fee in study area would go into fund to help existing property owners elevate structures above the flood elevation, complete other renovations

## Working Assumptions

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- ▶ This is not urban renewal (no use of eminent domain)
- ▶ Development would be infill and privately done or with a nonprofit and locally controlled
- ▶ Aim is to eliminate blight, unlock potential of neighborhood while maintaining diversity
- ▶ Study area is narrowly focused
- ▶ TOD zoning regulations would be generally consistent with existing zoning/land use
- ▶ Affordable and equitable development is a priority
- ▶ Any new development would meet flood regulations
- ▶ Basis for future grants

## Roundtable Discussion

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- ▶ Roundtable discussions
  - ▶ Planning and Zoning Issues
  - ▶ TOD Discussion
  - ▶ Streetscape: Open Space, Parking, Pedestrian Circulation
- ▶ Report Back
- ▶ Next meeting – Thursday, October 25<sup>th</sup>