



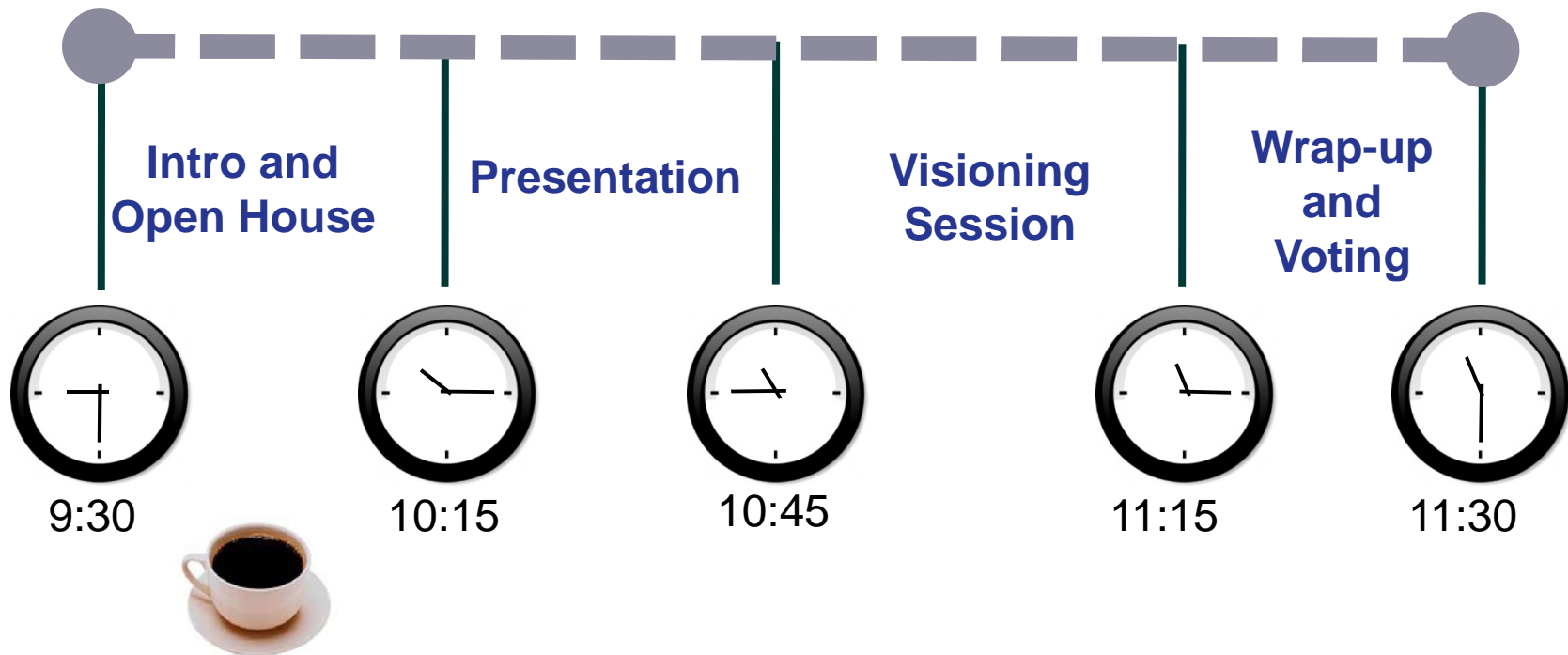
## MAMARONECK TOD ZONING STUDY

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

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

## Meetings

Public Charettes (3)							
Project Working Group (5)							
Board of Trustees (2)							

9/19

11/17



## 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)



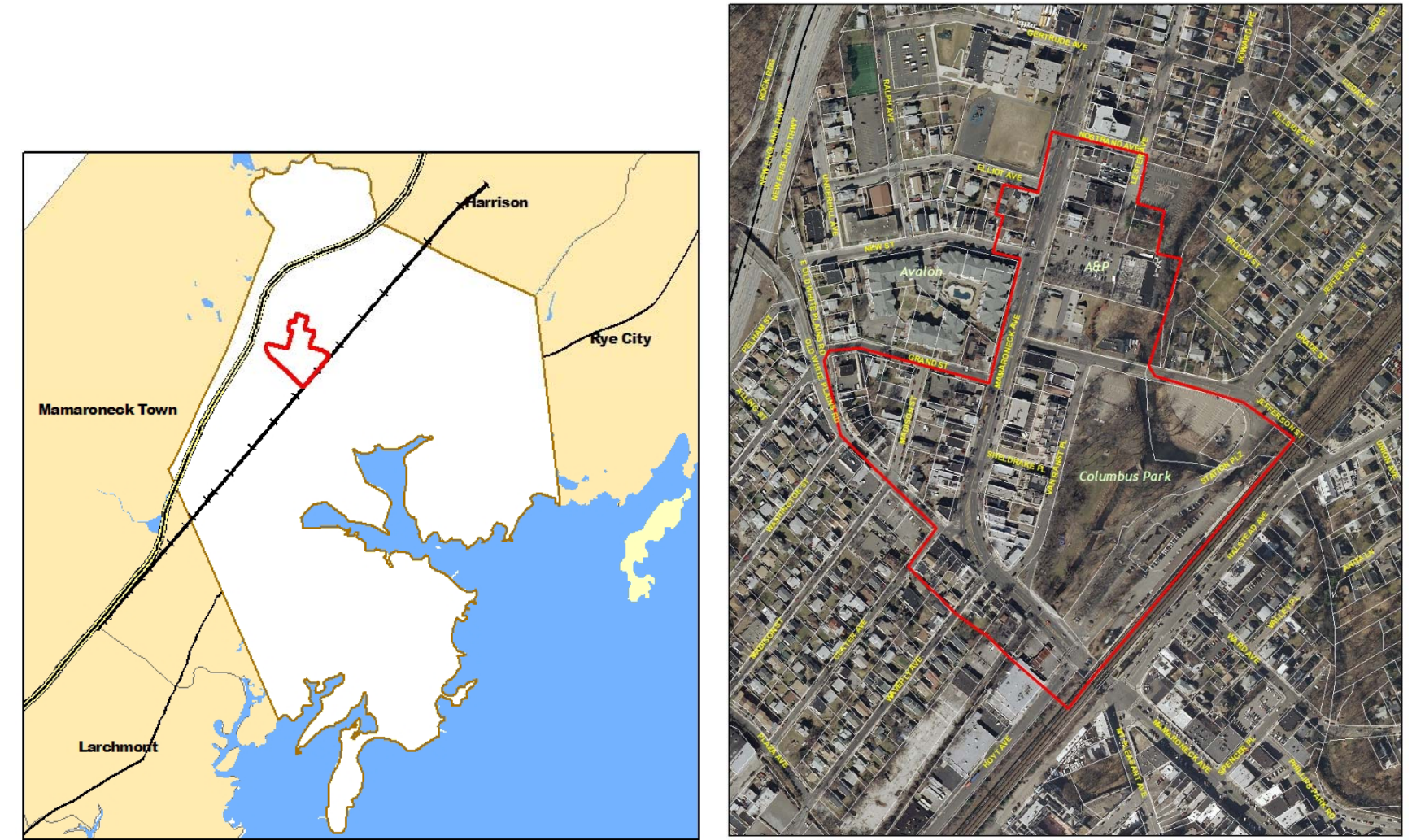
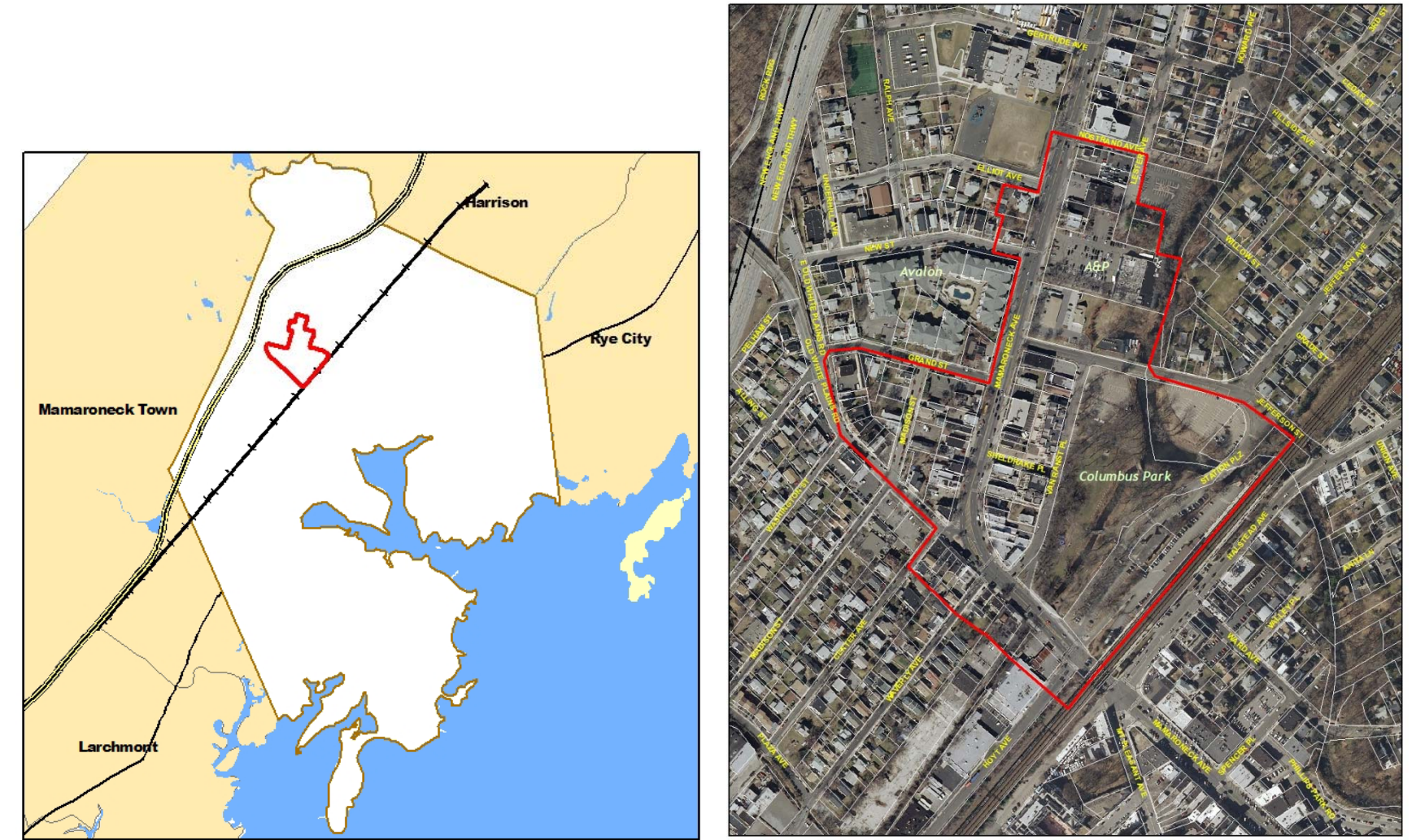
**Final Report with TOD Zoning Regulations**  
(Late December/January)

# 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



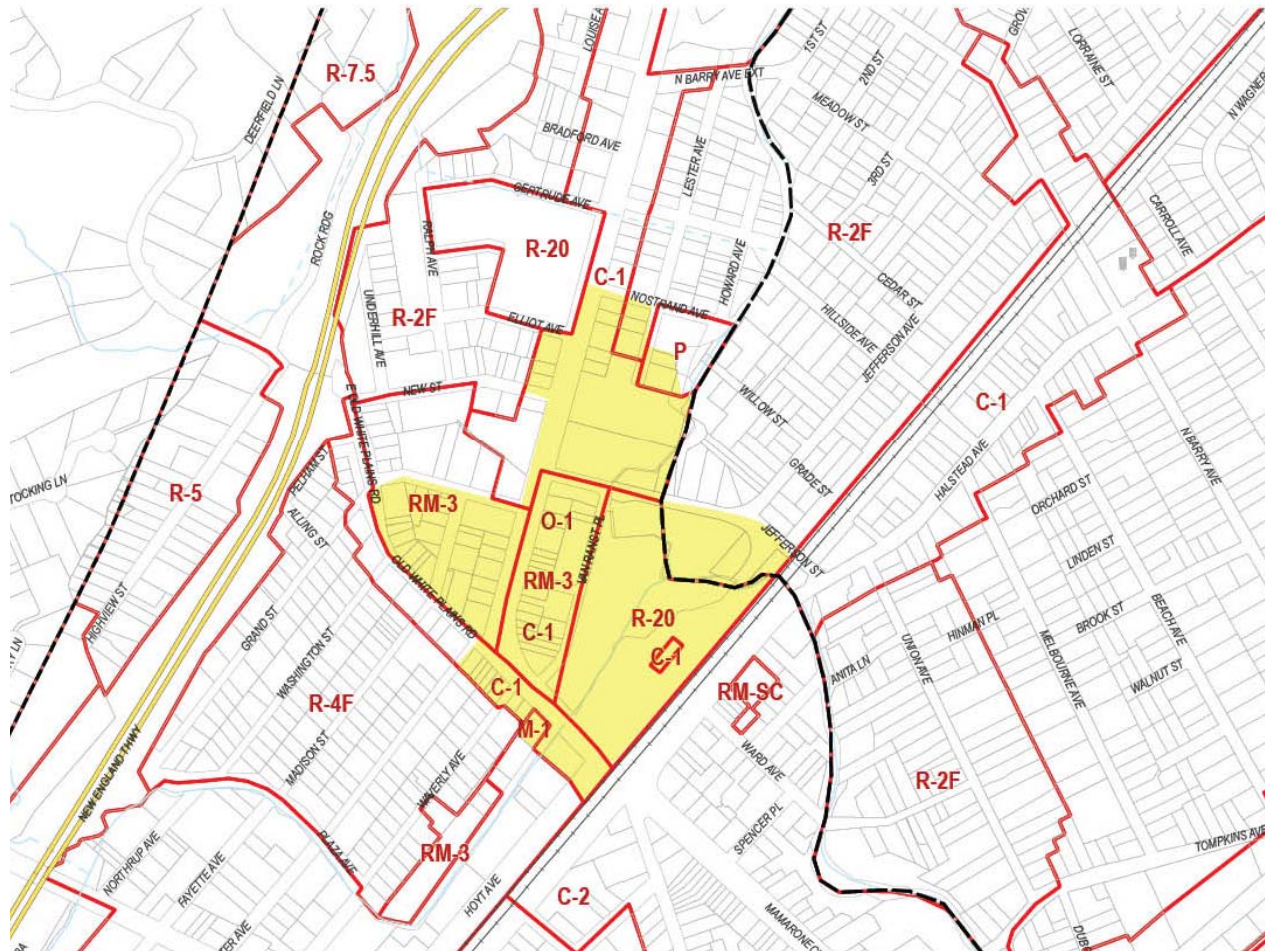


## Study Area





## Existing Conditions - Zoning



## Zoning in TOD Area

### RM-3 - Multiple Residence

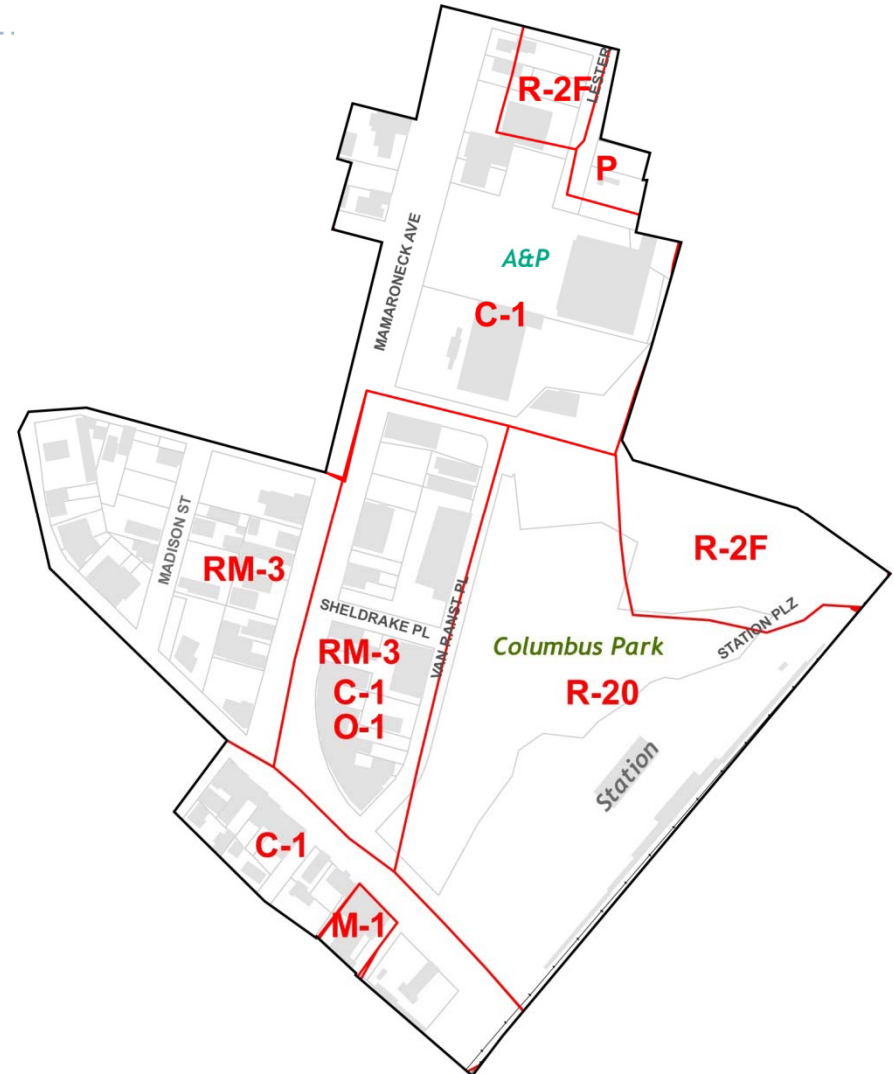
Uses allowed: Multifamily, with professional offices, single-family homes, schools, membership clubs also allowed

### C-1 - General Commercial

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

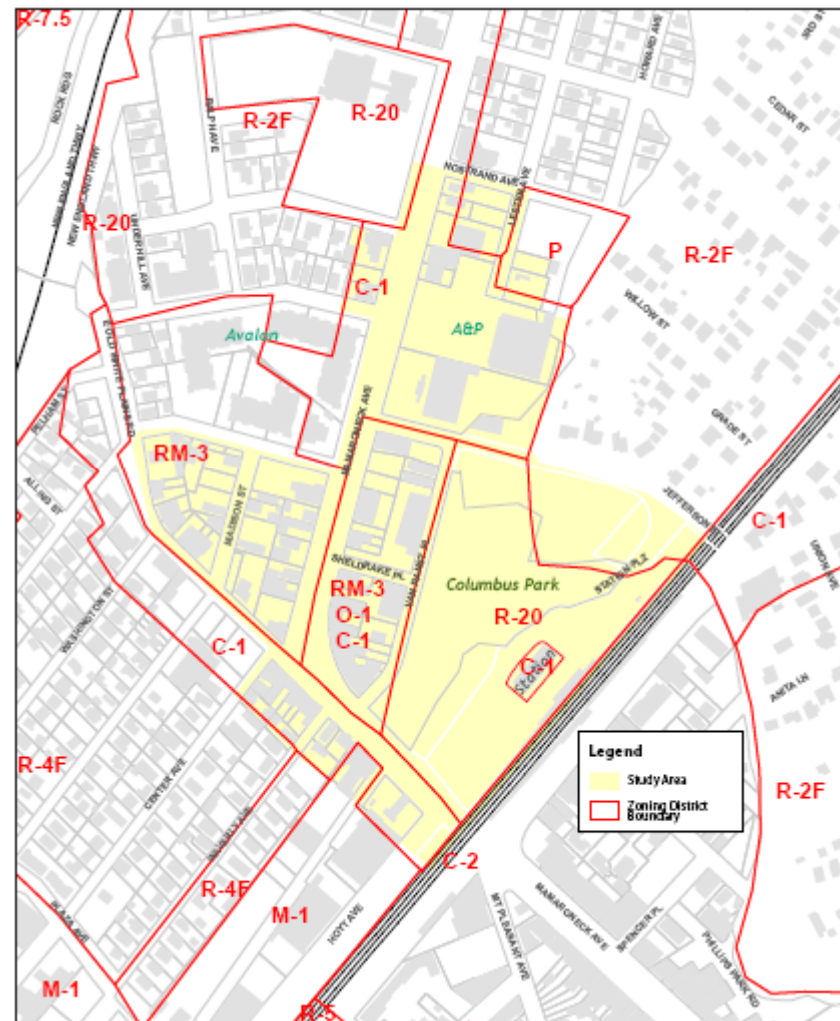
Both RM-3 and C-1 districts allow places of worship/religious instruction and municipal uses

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



## Issues: Zoning

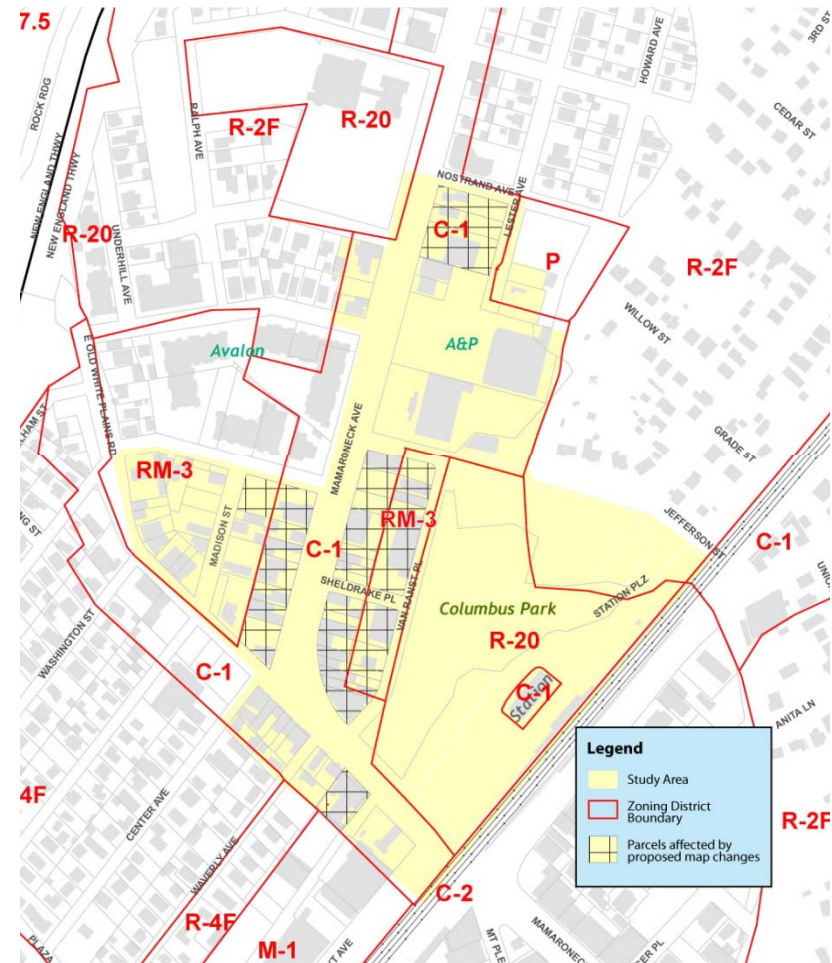
- ▶ Most lots in RM-3 zone are nonconforming for:
  - ▶ Minimum lot size/depth
  - ▶ Setbacks/yards
  - ▶ Land area per dwelling unit
  - ▶ Open space per dwelling unit
- ▶ Frontage on western side of Mamaroneck Avenue zoned RM-3, so retail uses not allowed, current retail uses nonconforming
- ▶ O-I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

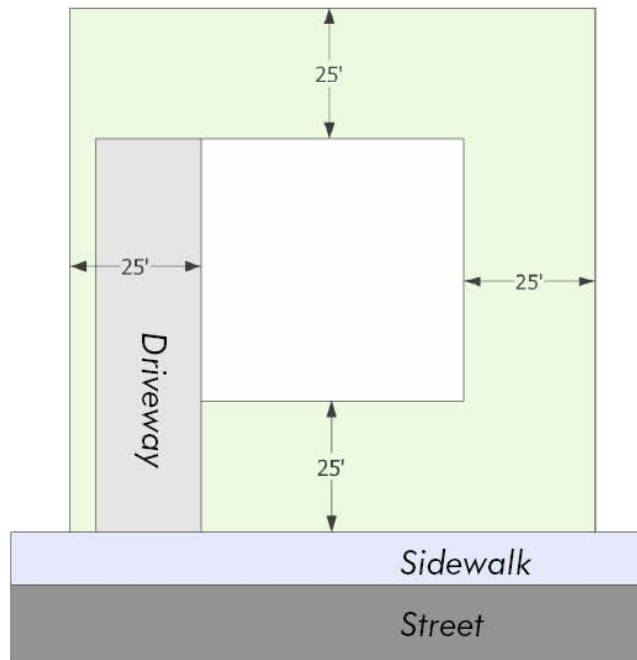
- ▶ Goal: Adjust RM-3 to reduce nonconformity, promote desired development:
- ▶ No changes: density, height, coverage
- ▶ Changes: lot area/dimensions, yards, parking

	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

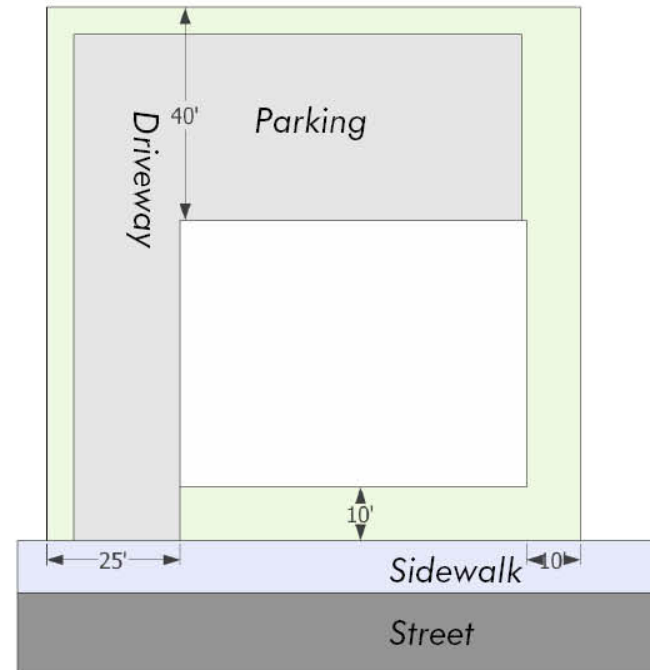
## Potential RM-3 Changes

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

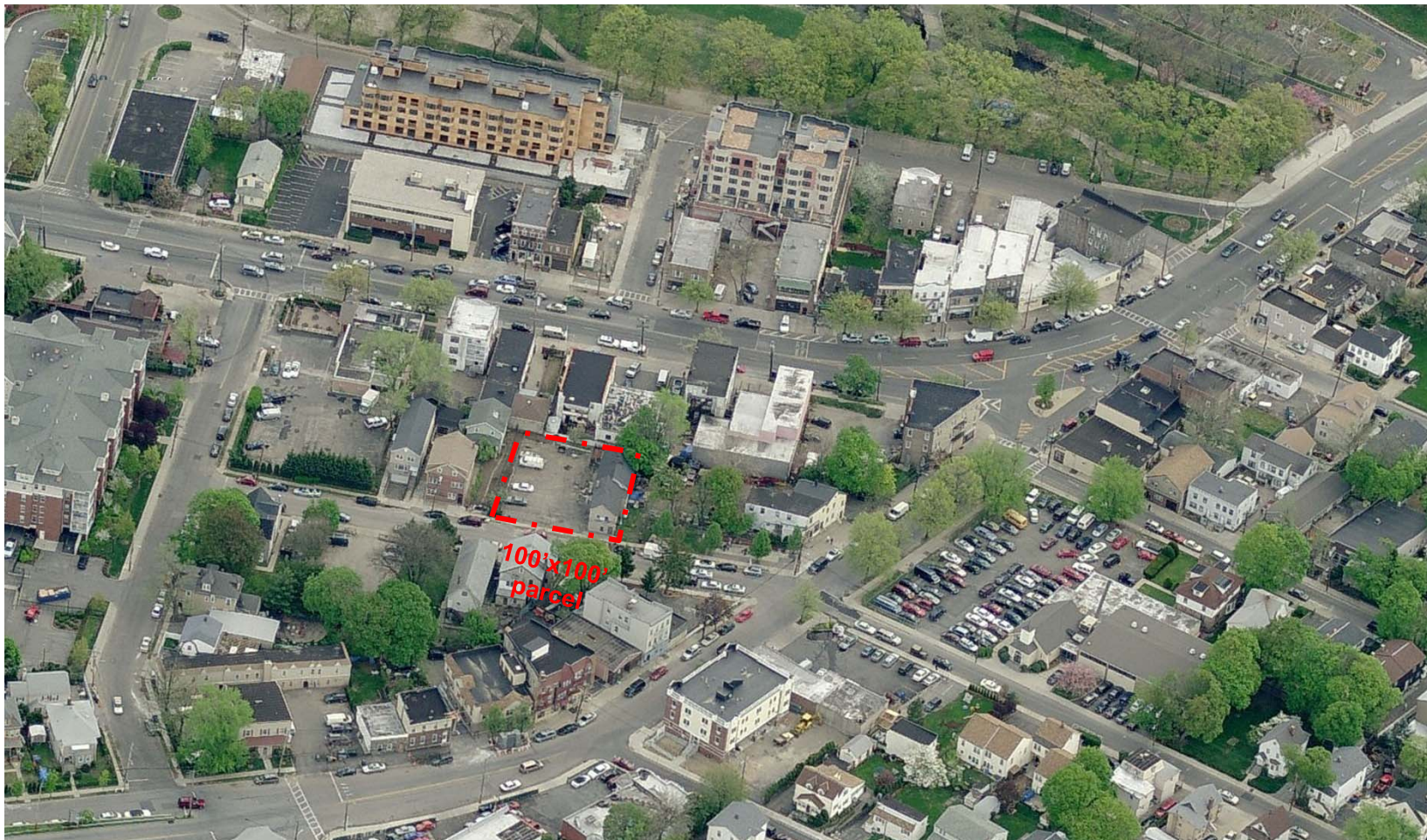
Existing RM-3 District



Proposed Changes to RM-3 District



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





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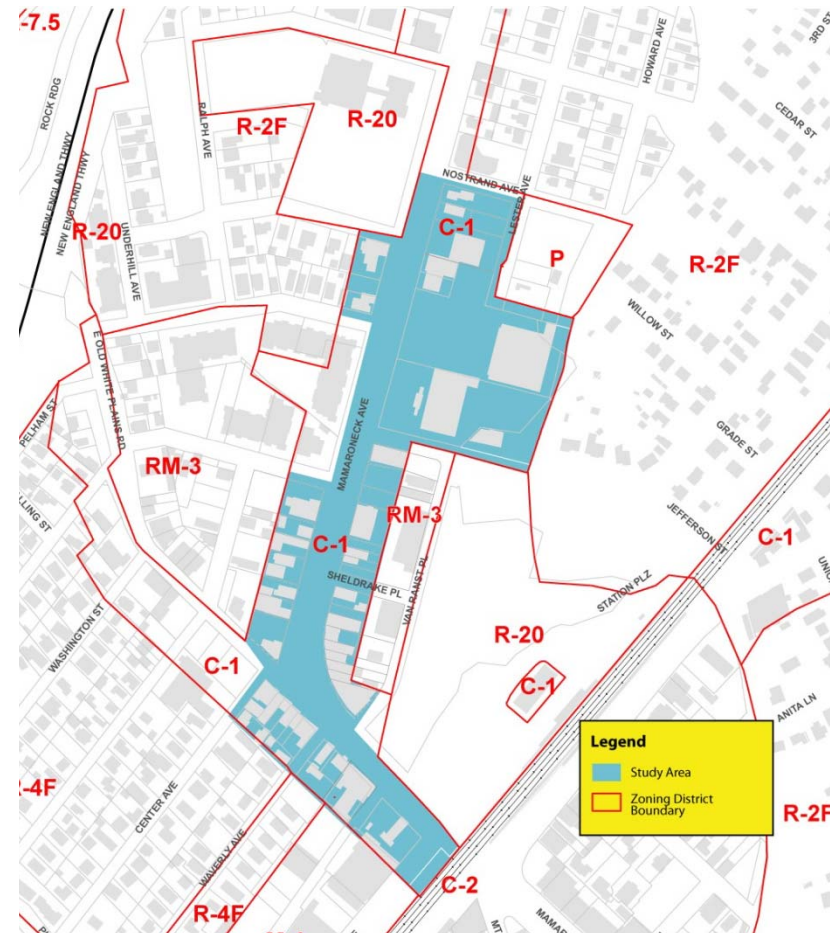


## Opportunities: Potential Layout of Site with Proposed RM-3 Changes



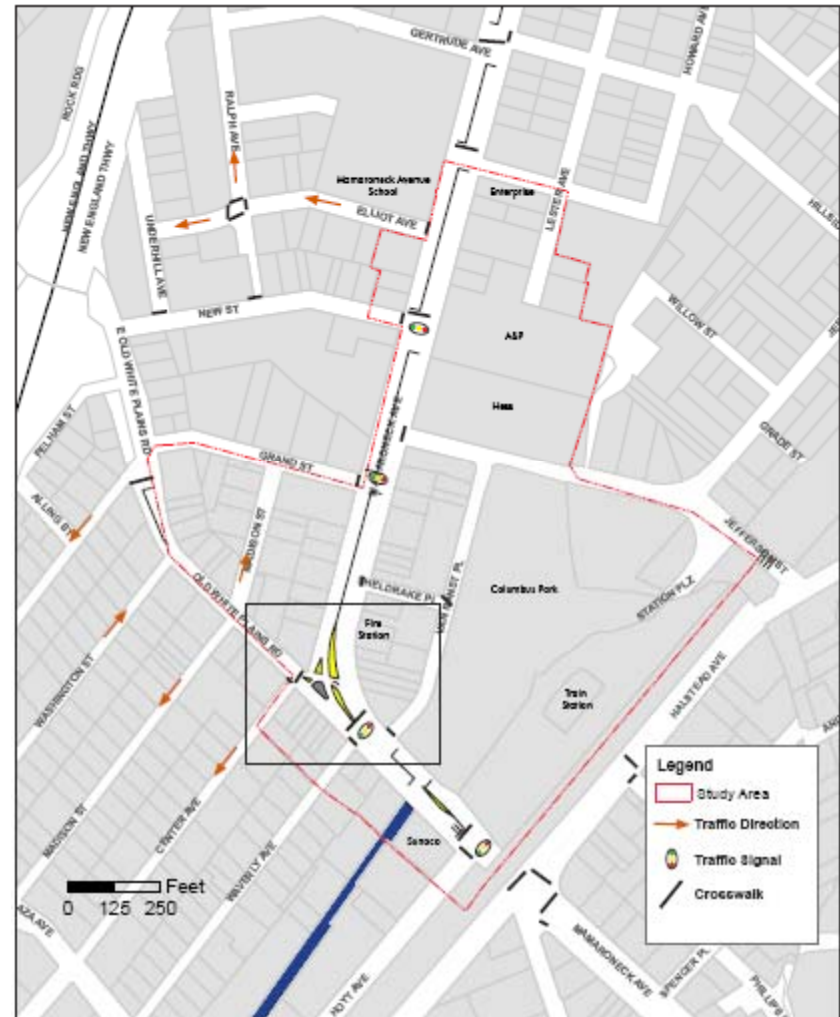
## C-1 and Potential Overlay Zone

- ▶ 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)





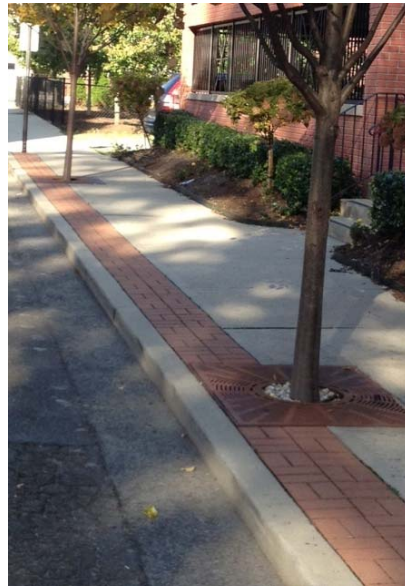
# Opportunities: Positive Urban Design/Streetscape Elements



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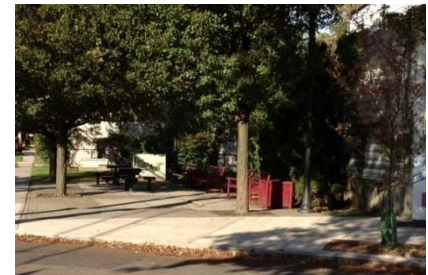
Convenient retail



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

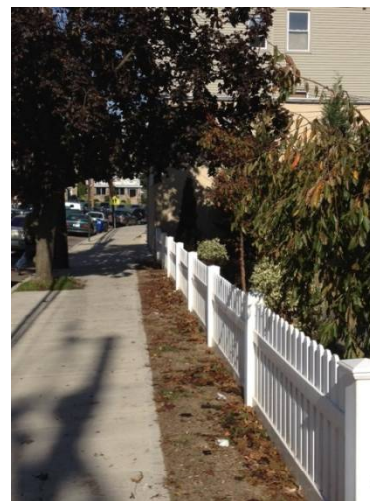
- ▶ Potential Design Guidelines for RM-3 and TOD Overlay Zones
  - ▶ Façade design
  - ▶ Signage and lighting
  - ▶ Landscaping
  - ▶ Green building design



## Signage and Lighting



# Landscape

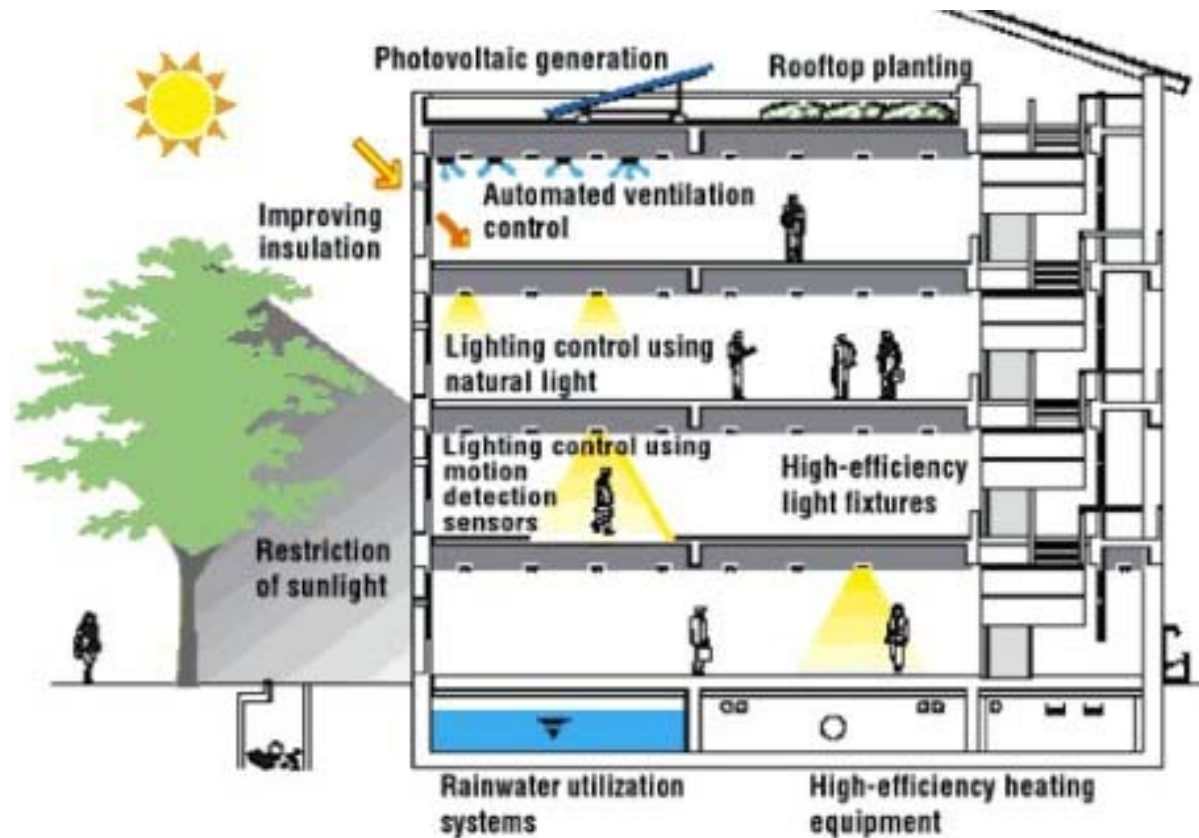




# Façade Design



# Green Building Design



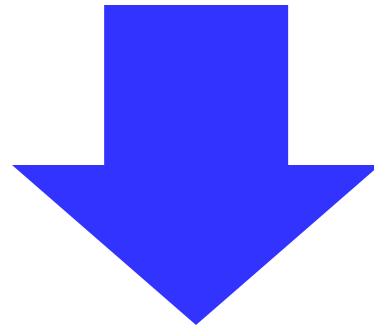
Source: Collin Dunn, [treehugger.com](http://treehugger.com)

## 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

