

# City of Mount Vernon Comprehensive Plan Update



## Comprehensive Plan Q & A



**The City of Mount Vernon continues in its process of preparing a new Comprehensive Plan that guides the overall growth and physical development of the city. Mount Vernon's Comprehensive Plan was last updated in 1968.**

***Q: What is a Comprehensive Plan?***

A: A series of policies, guidelines, and recommendations for the orderly development and growth of Mount Vernon.

***Q: Why are we doing a Comprehensive Plan?***

A: To better direct the continued evolution of Mount Vernon and define its unique character within the greater New York metropolitan area.

***Q: Who are we planning for?***

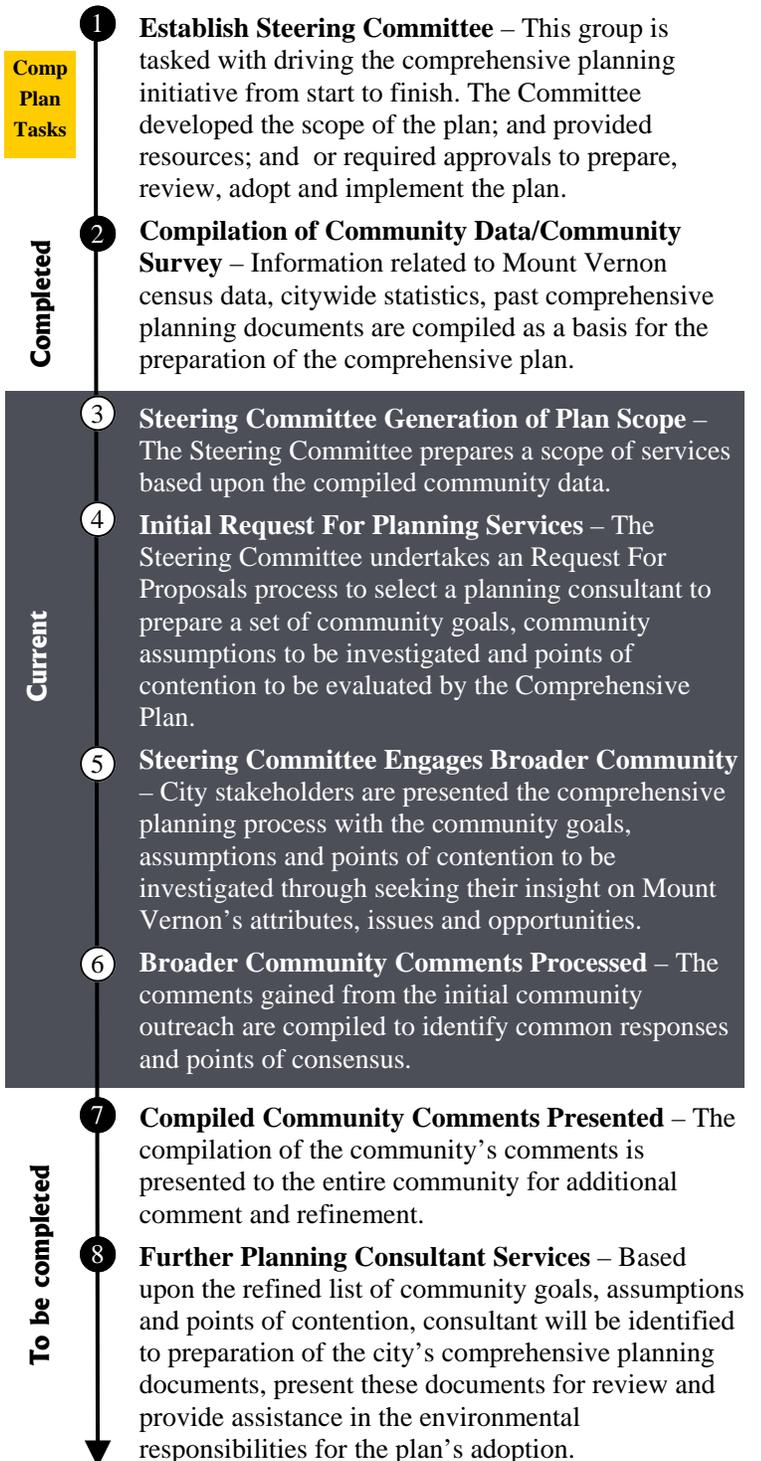
A: The stakeholders of Mount Vernon; people who live and work in Mount Vernon.

***Q: When will we complete the plan?***

A: The anticipated completion date for the plan is Winter 2010/11.

A major part of this initiative requires community participation to assist in establishing the overall goals and policies which will be included in the Comprehensive Plan.

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**We heard your Comments:**

“Good housing stock, high density, best place to live, young people need to be considered”

“We need to be better stewards of what we have. Create rehabilitation, building maintenance and improvement programs.”

“Upgrade the industrial sectors in Mt Vernon around Fulton Ave & Route 22/Columbus Avenue”

“Keep the library going. Its an invaluable resource. Upgrade the interior appearance as well as the exterior.”

“Encourage small business development, explore parking solutions and make shopping districts attractive.”



“Soccer Bubble behind the ice hutch needs to be expanded for multiple uses events, etc.”

“Build on core strengths: Location/proximity to New York City and good public transportation system.”

“Extend Wilson Woods Park into Eastchester Creek with Bike/Walk trails; Focus on making the trail a landmark/nature Trail, Preserve.”

“Educate the community on sustainability and green practices.”

**Comprehensive Plan Public Meetings**



The Mayor, on behalf of the City of Mount Vernon, would like to thank all of those people who took the time to come out and voice their opinions regarding what they felt should happen in Mount Vernon related to physical development.

The first round of Comprehensive Plan public meeting took place on September 24th at the Cecil H Parker Elementary School, September 29th at AB Davis Middle School and again on October 24th at the Doles Community Center.

The topics discussed at the meetings were drawn down from the responses to the Community Surveys administered between February and April of 2009, and included: Housing, Economic /Commercial/Industrial Development, Open Space and Recreation, Transportation and Transit Services, Sustainable Community and Energy Use, Neighborhood Character, and Other created to capture comments that the Planning Department had no jurisdiction over, but could forward to the correct departments responsible.

The comments that were received are being processed by the Department of Planning and Community Development to determine which actions can be incorporated in to the Comprehensive Plan to improve future physical development. Below for your review is a compilation of some of the comments that were received.

**Mount Vernon West Plan Update**

In October of 2009, the Mount Vernon West Community Visioning process was launched to develop a plan for the revitalization of the Mount Vernon West area of the city which extends from Mount Vernon’s Bronx Border to the South, to its Yonkers’ border on the West, along Mac Questen Parkway north to Grand Street, and east down Locust Street until Howard Street, along Howard Street to Bleeker Street, along Bleeker Street to Oak Street, along Oak Street and across North Bond Street then Short Street to the Metro North New Haven Line Railroad Cut and along West First Street to the Bronx.

The Department of Planning and Community Development hired the Pace University Land Use law Center as consultant, using grant funds awarded by the Tri-State Transportation campaign, to assist in the development of a Vision Plan for the revitalization of the area. The redevelopment plan would focus on Transit Oriented Development (TOD), in other words, the creation of mixed-use commercial and residential buildings and the rezoning of the industrial area as a lower-impact manufacturing zone that would encourage sustainable manufacturing business to relocate to the area and co-exist with residential uses.

Additionally, the City of Mount Vernon will be working with the Jonathan Rose Companies, a national TOD specialist, to develop a feasibility study for the Mount Vernon West Station. The company was introduced to the City by Pace University’s Land Use Law Center. The study, funded by the Ford Foundation will enable the City to determine the potential for place-making, streetscape improvement and development opportunities at the Mount Vernon West station that will improve the commuter experience and create a more appealing gateway in to Mount Vernon.



## How Can You Get Involved?

The Mount Vernon Department of Planning and Community Development will be holding Public Meetings that will be used by city staff to update Mount Vernon residents on what has been accomplished to date. It will also give you an opportunity to give us feedback about the process and to ensure that we are not leaving out elements that are important to you.

*Your continued participation is key to the development of this plan.*

*We still want to hear from you.*

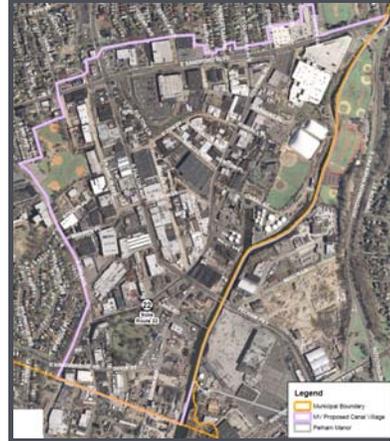
We will be holding several meetings over the course of the Winter, Spring and Fall, where we will update you on what the Comprehensive Planning Committee has been working on and to ensure that Mount Vernon Residents' ideas are being understood and incorporated in to the final plan.

## Tentative Round II Public Meeting Schedule

- On **Tuesday April 20th** the first public meeting will be held from 6:30-9:00 pm at: Cecil H Parker Elementary School Auditorium, 461 South Sixth Avenue, Mount Vernon, NY.
- On **Thursday April 22nd** the second public meeting will be held from 6:30-9:00 pm at: AB Davis Middle School Cafeteria, 350 Gramatan Avenue, Mount Vernon, NY.
- On **Saturday May 8th** the third public meeting will be held from 9:00 am -12:00 pm at the Armory at 144 North 5th Avenue, Mt Vernon, NY.

Please be sure to arrive promptly at the time listed above to ensure that you get all of the necessary information about the Comprehensive Planning Process. If you can not make the first meeting on April 17th, you will have a second opportunity to hear the same information on April 20th and 22nd. Should you be unable to attend any of the meetings, please contact the Department of Planning and Community Development directly and direct your comments in writing so that your ideas can be included as part of the process. We look forward to hearing from you!

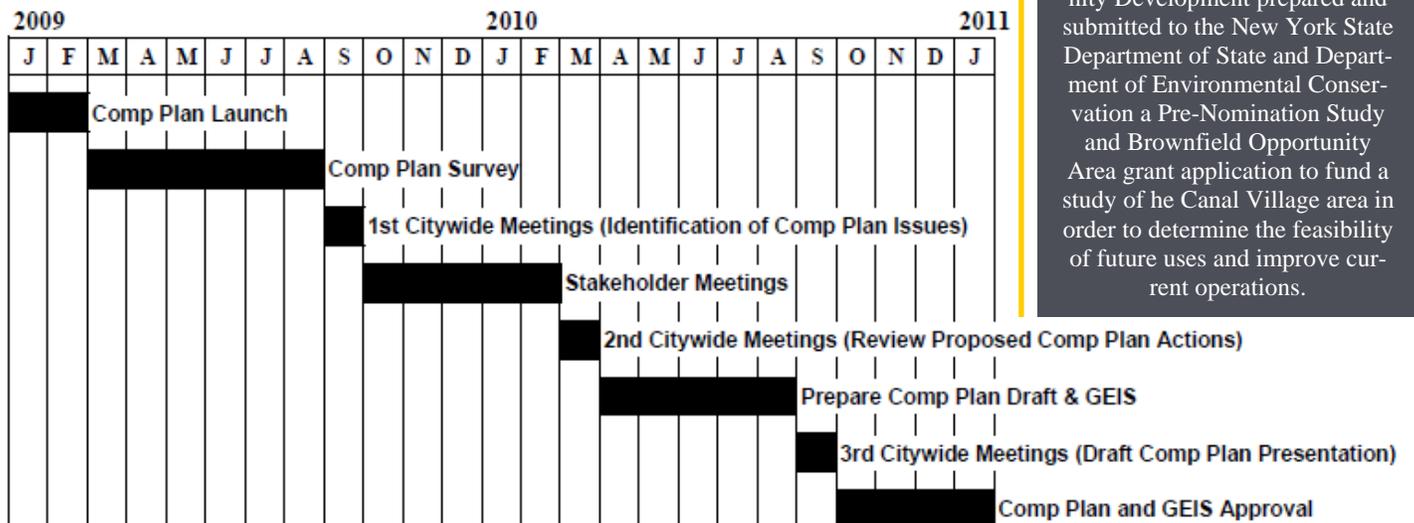
## What is the Canal Village Study area?



In June 2009, the Canal Village area was identified as holding significant potential to expand existing businesses and or to create new uses given its size, proximity to transportation networks and the availability of industrial buildings for sale or lease. The Canal Village study area represents a total land mass of 231 acres bound by Sandford Boulevard on the North, the Bronx City line on the South, South Third Avenue on the West, the Hutchinson River also known as the Eastchester Creek or the Canal on the East.

In December 2009, the Department of Planning and Community Development prepared and submitted to the New York State Department of State and Department of Environmental Conservation a Pre-Nomination Study and Brownfield Opportunity Area grant application to fund a study of the Canal Village area in order to determine the feasibility of future uses and improve current operations.

## Comprehensive Plan Timeline



## Comprehensive Plan Steering Committee

### Committee Members

- Ted D'Amore — Member, Chamber of Commerce
- Irwin Davison — Member, Zoning Board
- Robin Douglas — African-American Chamber of Commerce
- Yuhanna Edwards — MV City Council, President
- Desiree Grand — MV City School District
- Steven Horton — MV City Councilman
- Terrence Horton — Commissioner, DPW
- Hank Miller — Deputy Chief of Staff
- Yolanda Robinson — Chief of Staff
- Janet Snyder — Member, Planning Board
- Jeffrey Williams — Commissioner, PCD

*The purpose of the Steering Committee is to guide the development process of the Comprehensive Plan. The group meets regularly on a monthly basis at minimum to review new data and planning ideas and to ensure that the process is moving forward according to schedule.*

### Supporting Staff

- Hernan Guerrero — GIS Administrator/Planner
- Loretta Hottinger — Corporation Counsel
- William Long — Planning Administrator
- Carmen Sylvester — Executive Director, Urban Renewal Agency

## Energy Efficiency and Conservation Block Grant Program (EECBG)

Throughout 2009, the Mayor's Office and Planning and Community Development staff worked to secured Mount Vernon's entitlement funding of \$625,700 in Energy Efficiency Conservation Block Grant (EECBG) funding from the Federal government. These funds, administered through the United States Department of Energy (DOE), will be used in 2010 to institute recommendations laid out in the City's 2008 Vision Plan for Creating a Sustainable City that are compatible with the following eight EECBG eligible project activities:

- The City of Mount Vernon's green ordinance development will identify physical development types, patterns, practices and incentives to foster sustainable redevelopment of the city.
- The City of Mount Vernon will be working with local residents, business owners and property owners in the city's Mount Vernon West community to transform their low-density residential / industrial area anchored by its Metro-North Harlem Line railroad station into a vibrant, transit-oriented neighborhood.
- Funding towards preparing a redevelopment strategy in these areas would generate policies that include zoning code changes to promote or incentivize energy efficient development; Design standards to maximize natural lighting of spaces and green roof technology; Streetscape requirements to facilitate high volumes of pedestrian and bicycle traffic; Parking standards that permit shared parking among commercial and residential developments.

### EECBG funding will assist in developing the Comprehensive Plan!



*The City of Mount Vernon's Department of Planning & Community Development is working diligently to ensure that the Comprehensive Plan is developed in a transparent and orderly way. Should you not be able to attend the public meetings, you can find out more information about the process on the web. You can also call our hotline to ask questions about the process or write your comments to us via mail or e-mail. We look forward to hearing from you!*



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**FOR MORE INFO PLEASE VISIT: [WWW.PLANMV.COM](http://WWW.PLANMV.COM)**