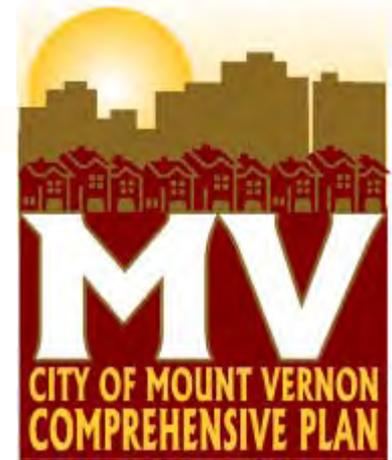




The City of Mount Vernon

The Comprehensive Planning Process for the Physical Development Of Mount Vernon, New York

Public Meetings Round II
April-May 2010 Update



Clinton I. Young, Jr. Mayor



Second Round of Citywide Meetings

The second round of Citywide Comprehensive Plan meetings are to serve as an update of the planning process and the continuation of the public engagement process. The same meeting will be held at three separate locations for convenience to the public.

Proposed Agenda:

- Welcome and Registration (30 min)
- Introduction / Overview (15 min)

Including: Overview of Comp Plan Process to Date, Ongoing Projects, Planning Themes and Comprehensive Plan Completion Schedule

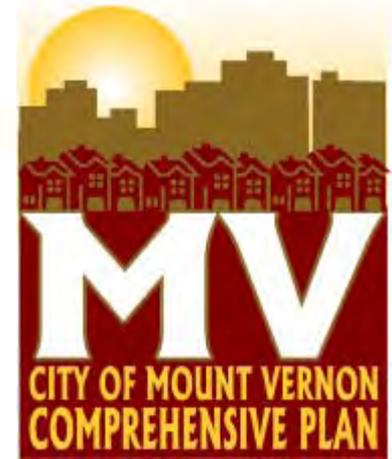
- Comprehensive Plan Actions Review (60 min)

Each comprehensive plan issue will have a facilitator to help participants indicate their priorities

- Review of Identified Plan Priorities (30 min)

Sharing of prioritized list for each comprehensive plan issue topic

- Next Steps and Closing Remarks (15 min)





Comprehending a Comprehensive Plan

- ***What is a comprehensive plan?***

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

- ***Why are we doing a comprehensive plan?***

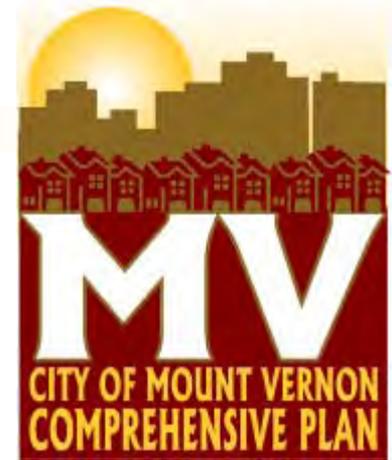
To better direct the continued evolution of Mount Vernon and define its unique character within the greater New York metropolitan area

- ***Who are we planning for?***

The stakeholders of Mount Vernon (anyone who lives in, works in, owns property in, or provides services in the city)

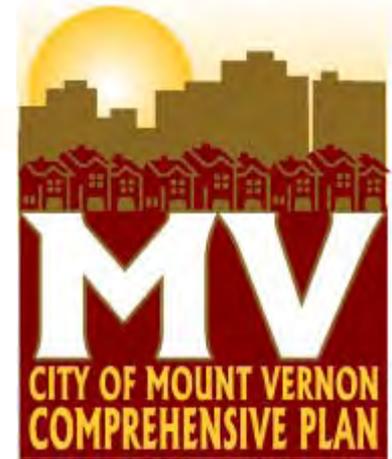
- ***When will we complete the plan?***

The anticipated completion date for the plan is early 2011





The Comprehensive Plan: Work to Date



1. Establish Steering Committee – This group is tasked with driving the comprehensive planning initiative from the perspective of developing the scope of the plan and providing resources and / or required approvals to prepare, review, adopt and implement the plan.
2. Compilation of Community Data and Conducting a Community Survey – Information related to Mount Vernon census data, citywide statistics, past comprehensive planning documents are compiled as a basis for the preparation of the comprehensive plan.

Over 850 Community Survey forms were received by the City of Mount Vernon

3. Steering Committee Generation of Plan Scope – The Steering Committee identified a range of planning issue and needed consulting services based upon the compiled community data and survey results.
4. Initial Request For Planning Services – The Steering Committee undertakes an RFP process to select a planning consultant to prepare a set of community goals, community assumptions to be investigated and points of contention to be evaluated by the Comprehensive Plan.

The Pace Land Use Law Center continues to work with the City to structure its comprehensive planning approach and public outreach



The Comprehensive Plan: Work to Date

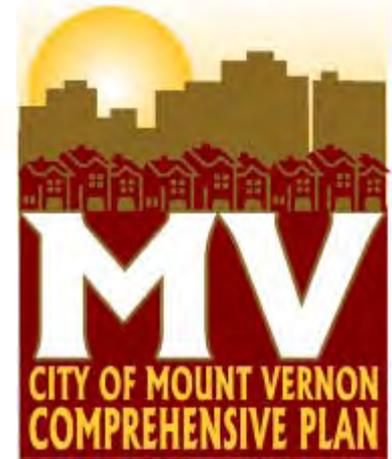
5. Steering Committee Engages Broader Community – At the first round of citywide comprehensive plan meetings, stakeholders were presented the comprehensive planning process and their insight was sought on Mount Vernon’s attributes, issues and opportunities.

What’s good now?...What do you like?...What should be maintained?

What’s not working?...What do you dislike?...What needs to be changed?

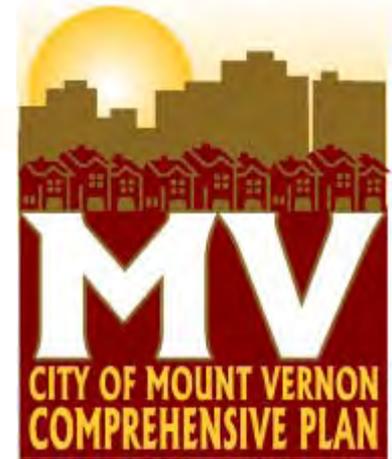
What opportunities are there?...What new things can we do to make it better?...What do you hope to see in Mount Vernon’s future?

6. Broader Community Comments Processed – The comments gained from the initial community outreach are compiled to identify planning themes, points of consensus, points of contention, and locations to apply proposed actions.





The Comprehensive Plan: Remaining Steps



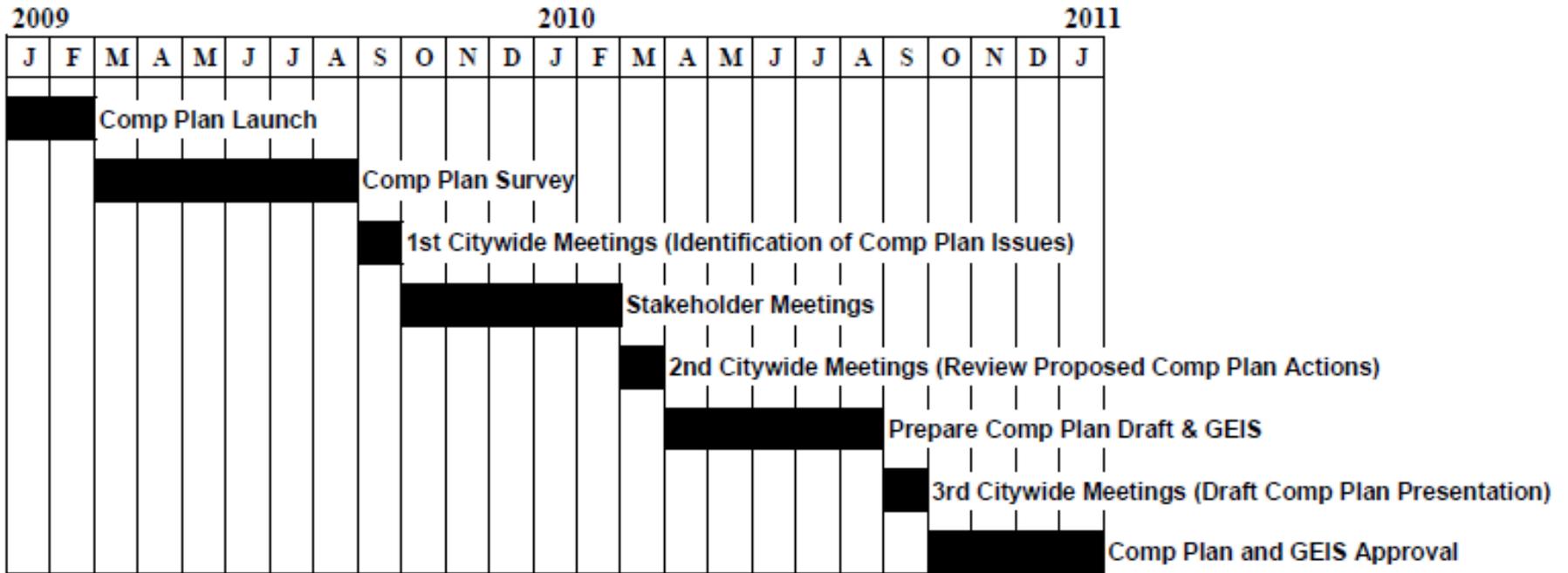
7. **Compiled Community Comments Presented** –The compilation of the community’s comments from Citywide and stakeholder meetings and comprehensive plan themes are presented for additional comment and refinement.

We need your review and prioritization of the comprehensive planning comments we have received to date.

8. **Further Planning Consultant Services** – Based upon the refined list of community goals, assumptions and points of contention, consultant will be identified to preparation of the city’s comprehensive planning documents, present these documents for review and provide assistance in the SEQR responsibilities for the plan’s adoption.

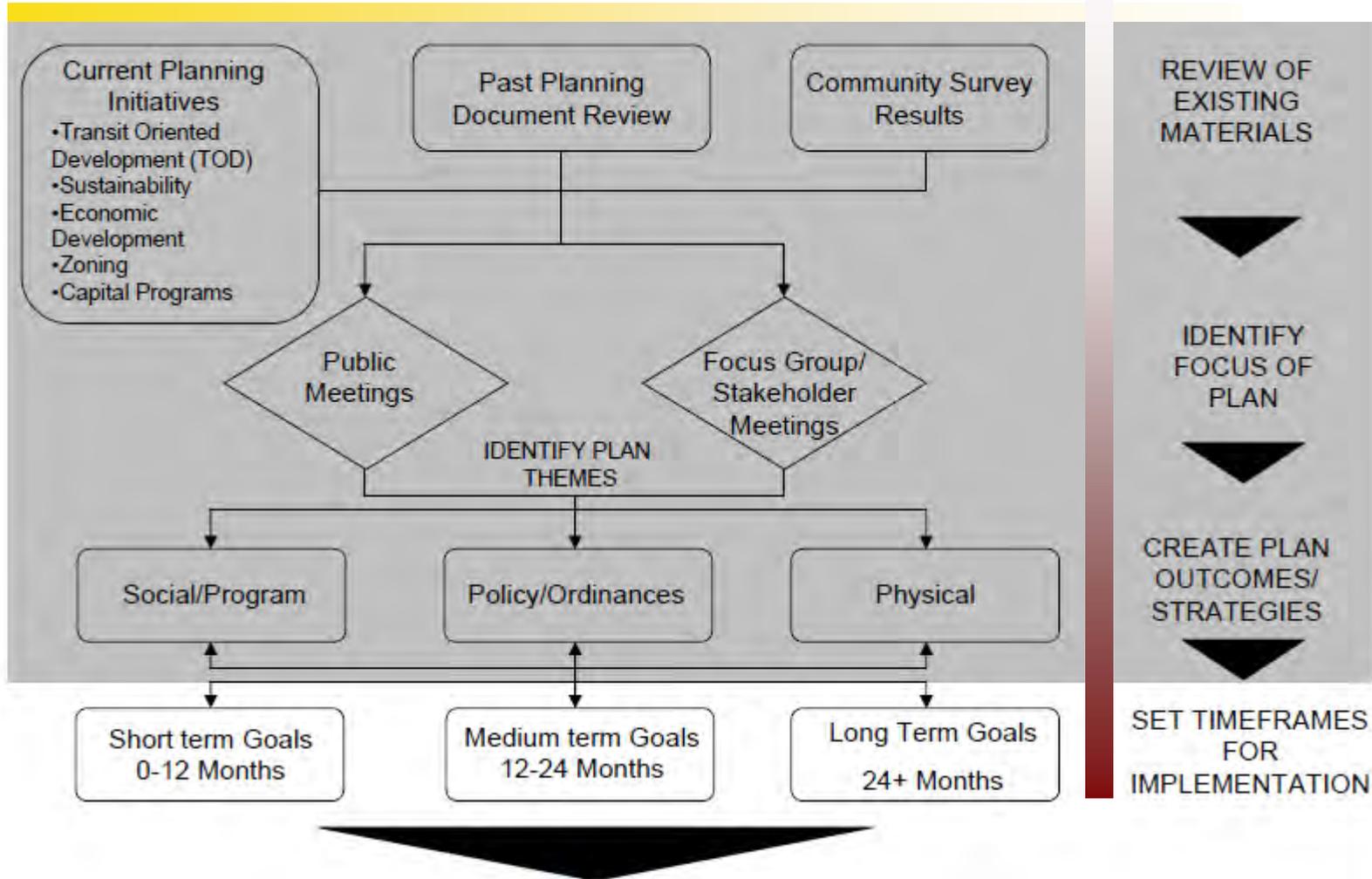


Comprehensive Plan Timeline





The Comprehensive Plan: Development Process Flow Chart





Comprehensive Plan Meetings

Citywide Comprehensive Plan Public Meetings

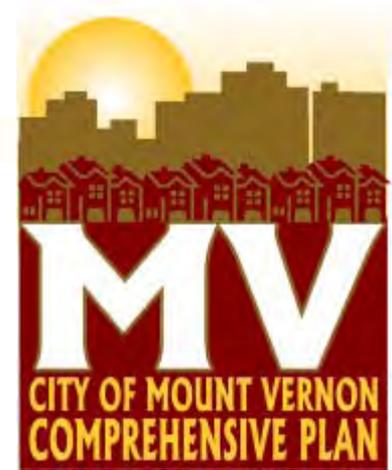
- Tuesday, April 20th – 6:30-9 pm at Cecil Parker School
- Thursday, April 22nd – 6:30-9 pm at AB Davis School
- Saturday, May 8th – 9 am -12 noon at the Armory

Recent Stakeholder Meetings

- Neighborhood Associations
- Elected Officials
- Youth Service Providers
- Senior Service Providers
- Arts & Culture
- Open Space and Recreation
- Planning, Zoning and Architectural Review Boards

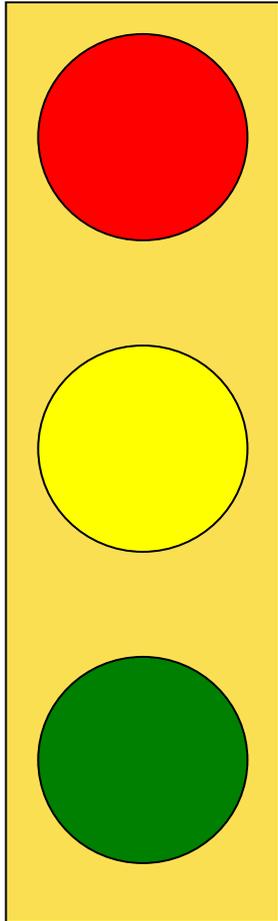
Upcoming Stakeholder Meetings

- Business Associations
- Real Estate Developers





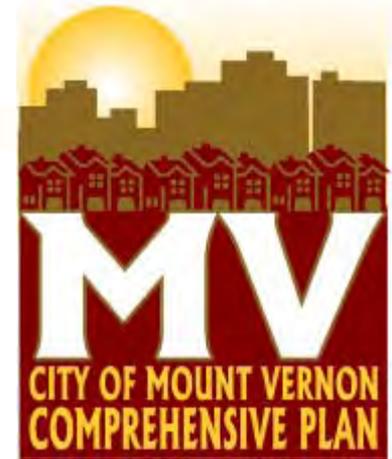
Applying Actions: Signals for Change

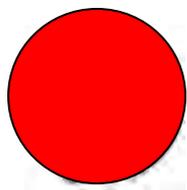


Higher Intensity Planning - Areas of the city where permitted land uses are to be modified to promote higher / greater development potential and quality of life

Limited Intensity Planning – Areas of the city where the existing land uses are encouraged while planning strategies are implemented to improve their visual quality and functionality

Character Preservation – Areas of the city where the existing land uses are encouraged and should be protected through implementing new quality of life enhancement ordinances



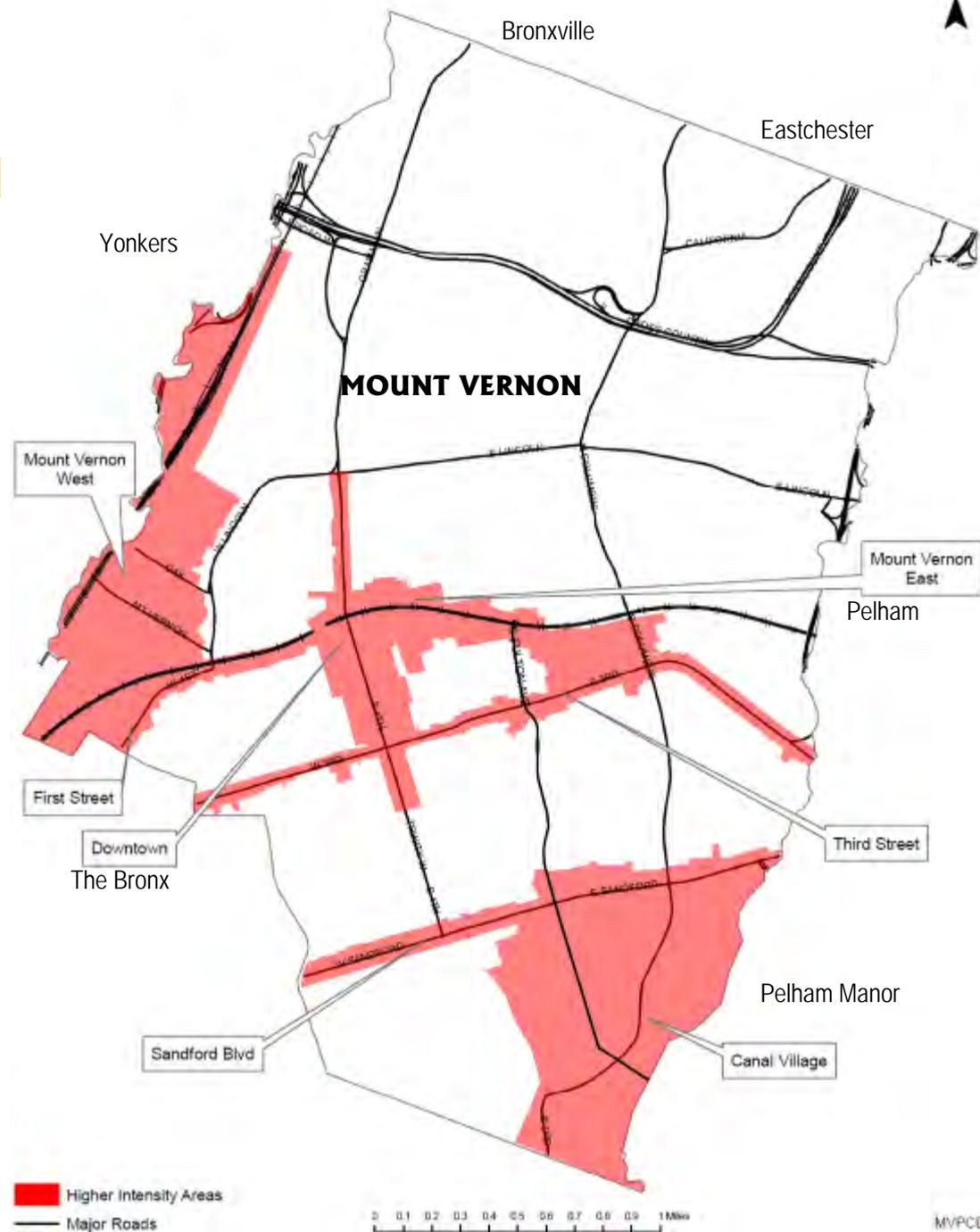


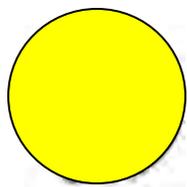
Higher Intensity Planning

- Land Use Evaluation
- Rezoning Options

Sections of the City:

- Mount Vernon West
- Downtown
- Mount Vernon East
- Freight Village
- Washington Street
- Sanford Boulevard
- Third Street
- First Street



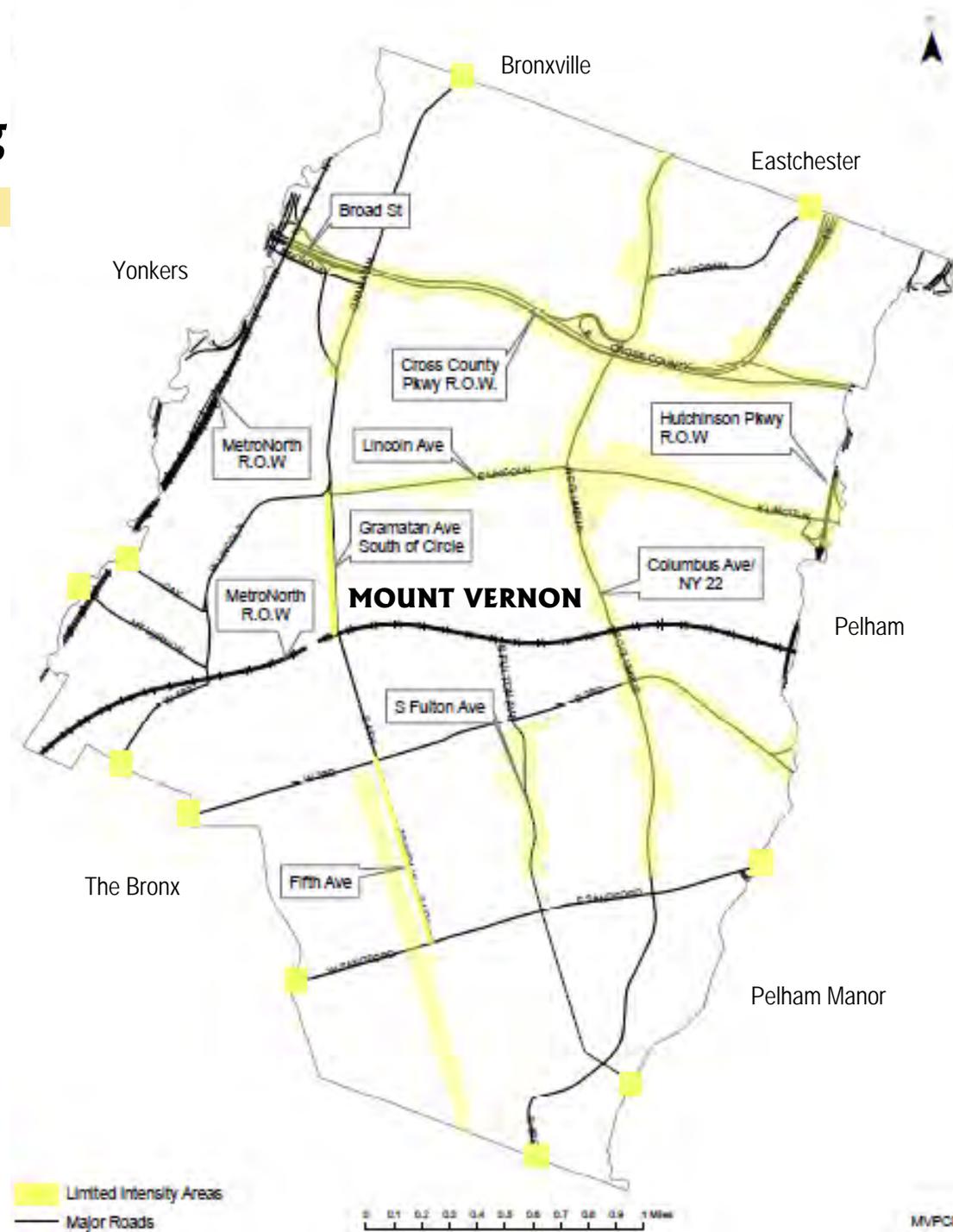


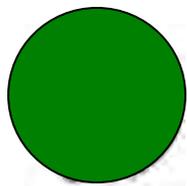
Limiting Intensity Planning

- Mobility
- Streetscape

Sections of the City:

- Gramatan Avenue in Downtown South of Circle
- Broad Street
- Lincoln Avenue
- Columbus Avenue/NY 22
- Fulton Avenue (3rd Street to Sandford)
- Fifth Avenue
- Cross County/Hutch Parkways R.O.W.
- City Gateways as identified in Signage Report
- Metro-North R.O.W.





Character Preservation

- Streetscape Improvement
- Ordinance Changes
- Building Improvements

Remaining Areas of the City



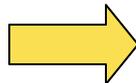
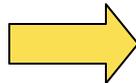
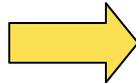
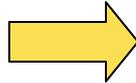
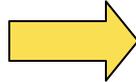
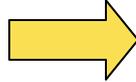


The Comprehensive Plan: Converting Issues to Actions

Issues Discussed

(at Comprehensive Plan Meetings)

- Housing
- Transportation / Transit Services / Parking
- Open Space and Recreation
- Neighborhood Character
- Sustainable Community / Energy Use
- Commercial / Industrial / Economic Development
- Other



Actions Proposed

(in Comprehensive Plan)

- Permitting Semi-Attached Housing
- More Shared Parking Garages in Downtown
- Using Rooftops for Active Recreation
- Creating New Standards for Infill Development
- Establishing Local Regulations for Energy Efficiency in Existing and New Construction.
- Creating a Business Incubator focused on Green Technology and Industries
- Referral to Appropriate City Agencies and Organizations

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Reply with Changes... End Review...

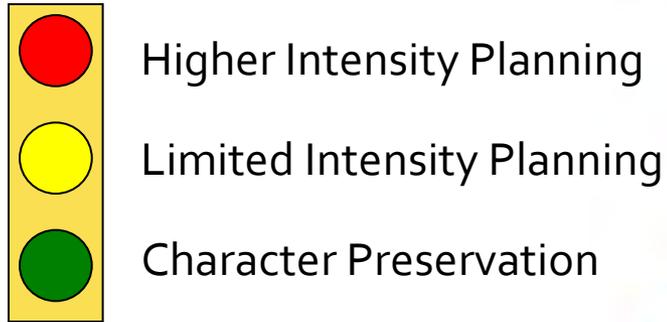
X3 Issue Valid but action not recommended

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA		
1	City of Mount Vernon Comprehensive Plan Update																												
2	"Economic Development" Issues and Actions Matrix																												
3	Subject Name																												
4	Meeting Date																												
5																													
6	Issues	Planning Areas																		Actions									
7		High Intensity									Limited Intensity										Citywide								
8		Mount Vernon West	Downtown	Mount Vernon East	Freight Village	Washington Street	Sandford Blvd	Third Street	First Street	Gramatan Avenue in Downtown (South of Circle)	Broad Street	Lincoln Avenue	Columbis Avenue/NY 22	Fulton Avenue (3rd Street to Sandford)	Fifth Avenue	Cross County/Hutch Parkways R.O.W.	City Gateways as identified on Signage Report	Metro Noth R.O.W.	Remaining areas of the City (Character Preservation)										
9																						X	Encourage Tourism						
10																						X	Determine commercial niches that exist within the City						
11																						X	Conduct a marketing study						
12																							Explore adaptive Reuse of buildings						

Housing / Transportation / Open Space / Neighborhood Character / **Economic Development** / Sustainability / Other

Draw AutoShapes

Applying Actions and Planning Areas



Mount Vernon's Comprehensive Plan will outline actions to be taken within the specified planning intensity areas

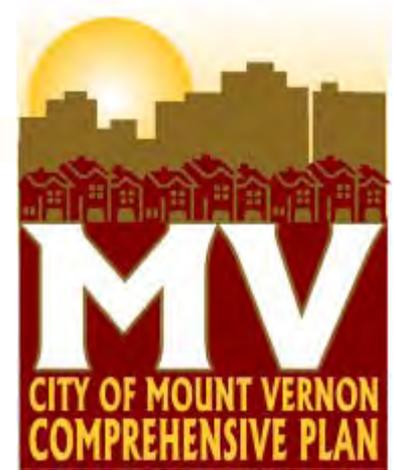




Comprehensive Planning Themes Identified for Mount Vernon

Based upon discussions with city stakeholders, public meeting participants and city officials, the following have emerged as themes around which specific comprehensive planning actions should be based:

1. Transit Oriented Development
2. Rezoning
3. Adaptive Reuse
4. Mobility
5. Sustainability
6. Employment Generation



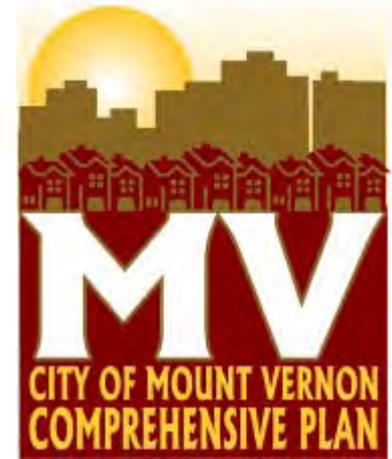


Mount Vernon Planning Themes

Why Transit Oriented Development? - Transit

Oriented Development is an attempt to use Mount Vernon's mass transit stations, nodes of transit activity and transit transfer points as locations to develop new commercial, shopping, living, entertainment and cultural facilities for the city.

Why Rezoning? - From a citywide perspective, rezoning must result in preserving Mount Vernon's variety of building forms, capitalize on the city's mass transit infrastructure, establish an appropriate level of residential density and city population, and allow for the city's continual physical changes in an environmentally sustainable manner.

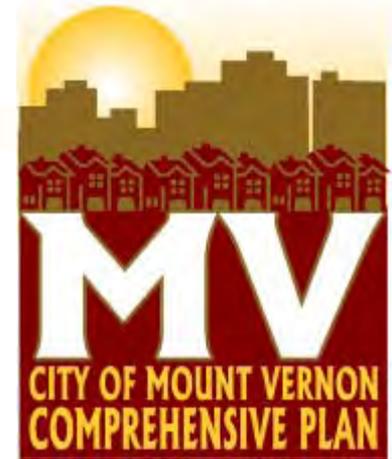




Mount Vernon Planning Themes

What is Adaptive Reuse? - The accommodation of new land uses and types of physical development for Mount Vernon must be done through evaluating the reuse of previously developed buildings and structures to accommodate a greater variety of commercial and residential offerings taking place within previously built structures retrofitted for contemporary needs.

What does Mobility Mean? - Understanding how people and goods arrive at, move within, and travel through Mount Vernon corridors that accommodate walkers, drivers, bikers and train traffic to identify strategies for the City to accommodate new development and future increases in movement volumes focused on reducing the percentage and duration of individual motorized trips and providing vehicle parking in a manner that minimizes land consumption environmental impact.

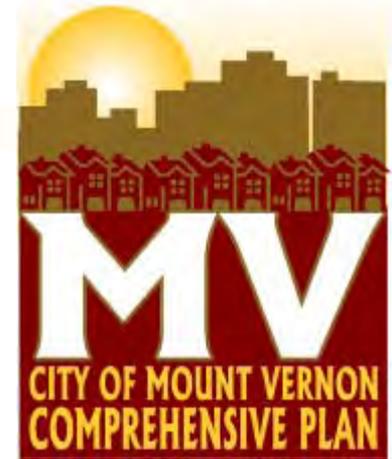




Mount Vernon Planning Themes

What is Sustainable Development? - The redevelopment of Mount Vernon in a sustainable manner will be accomplished through establishing policies, ordinances, and guidelines related to new structures, adaptive reuse of existing buildings, and historic sites and resources.

How Does Employment Generation Relate? - The city's redevelopment should occur in a way that maximizes employment opportunities. Since the city's physical layout is a model of sustainability, Mount Vernon's economic development opportunities should emphasize attracting creators, providers and maintainers of green technology and products while creating incentives for existing wholesale operators and custom manufacturers to create adjacent retail spaces to increase business volume and generate additional employment opportunities.





Review and Prioritization of the Comprehensive Planning Comments

For the suggested comprehensive planning actions being presented, please consider the following questions:

Validation

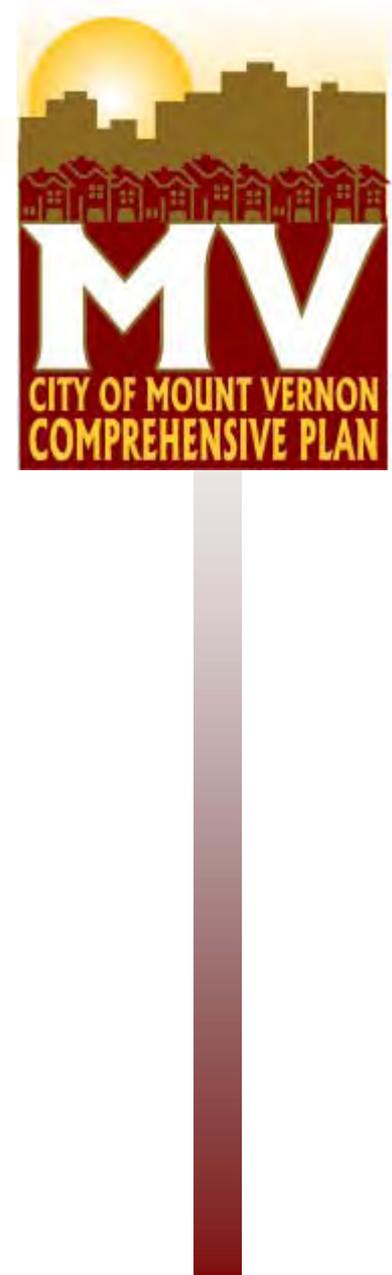
- Does this action address an issue you or others proposed?
- Can this action be reworded to make it more direct?

Prioritization

- Which of these actions would you prioritize?
- Identify your six (6) most important actions using the stickers provided, with the placement of your star sticker indicating your highest priority action.

Modification

- Is there an action you suggested that you have not seen?
- What other suggestions would you make?





Housing

Actions To Consider



- Create and enforce design guidelines (height limits, design buildings at a human scale, building materials)
- Explore historic preservation ordinances and policies (maintaining building quality and character)
- Explore mixed income housing and minimum requirements for affordable units in new construction
- Better use of Code Enforcement (demolish burnt out housing, impose tax liens, illegal improvements made on weekends and after City business hours)
- Identify illegal rooming houses (illegally converted housing)



Housing

Actions To Consider



- Create moderate income housing
- Explore character preservation policies
- New housing should incorporate “green” standards and designs
- Impose minimum construction standards to improve quality of housing stock
- Evaluate new housing before it is built for effects on transportation, aesthetics and schools.
- Modify zoning regulations to allow mixed-use commercial residential development as of right.
- Establish building visualization/design guidelines.



Transportation/Transit Service/Parking

Actions To Consider



- Take advantage of Transit Oriented Development opportunities throughout the City
- Create greater amenities at train stations, mixed use development
- Implement streetscape improvements to enhance safety for pedestrians and people with disabilities.
- Implement Place making / Gateway Improvements
- Create an In-Town shuttle to provide a link between Mt. Vernon West and Mt. Vernon East train stations and from train Stations to 241St St Subway Station.
- Encourage multi-modal transportation of freight using rail and barge over trucks
- Consider creating commercial loading zones and times to reduce congestion at peak hours
- Enhance infrastructure at bus stops to encourage use of mass transit





Transportation/Transit Service/Parking

Actions To Consider



- Examine pedestrian and vehicular safety (cross-walks, pedestrian audible signals, sidewalks, school children safety)
- Examine timing of traffic signals.
- Restrict truck movements (trucks using local streets)/develop truck routes
- Analyze current parking capacities and consider developing new parking lots near commercial areas
 - Prioritize Customer Parking
 - Restructure On-street Parking Fees to Free Up Additional Parking Spaces
 - Improving Municipal Parking Lots
- Implement bike lanes
- Create bike storage facilities at train stations, schools and city facilities to encourage bike usage





Sustainable Community/ Energy Use

Actions To Consider



- Establish standards/incentives for the creation of green roofs on city-owned buildings, new and existing structures where appropriate; inventory buildings with potential for green roof adaptation
- Establish new policies and ordinances that focus on creating/preserving sustainable infrastructure for Mount Vernon
- Institute “green” technology and sustainable practices into the City’s capital improvement plan
- Identify locations in Mount Vernon to consider for creating green (G) zones that will provide incentives for green manufacturers to open businesses here
- Combine smart growth and conservation with industrial development by taking advantage of the City’s excellent location, strong and available local work force and an excellent network of transportation facilities and inter-connecting roads
- Encourage the use of recycled/reclaimed materials in construction.





Sustainable Community/ Energy Use

Actions To Consider



- Provide incentives for workers throughout the City to use mass transit
- Educate students in Mount Vernon schools about using “green” practices
- Inventory City’s existing infrastructure to determine where “green” technology can be instituted
- Encourage higher density development
- Encourage redevelopment of existing sites recycling existing infrastructures and reducing consumption of newer materials.
- Implement recycling and conservation methods.
- Update the City’s Building Code and zoning ordinance to allow for more “green” technology
- Develop a hub for green businesses
- Establish incentives and policies for implementation of new vehicle technologies in City fleet.



Open Space and Recreation

Actions To Consider



- Update City's inventory of historic resources utilizing NYS OPRHP protocols
- Consider allowing individual gardening plots along ROW; have designated planting spots and locations at City parks
- Establish a green streets program like NYC
- Establish standards for consistent way finding and identification at city parks
- Work with the School District to Encourage Greater Use of School Facilities After School Hours and During the Summer
- Establish an adopt-a-park program for fund-raising and to solicit community involvement in maintenance



Open Space and Recreation

Actions To Consider



- Develop Inventory of all resources within City parks
- Develop cyclical maintenance standards for parks facilities. Capital projects planning
- Identify locations for public art; provide incentives for inclusion of public art in new developments; percentage for public arts requirement for city facilities and new developments
- Develop Trail way Plans to provide connections to trail networks outside the City borders; identify trail/bikeway trail way networks North/South and East/West of MV.





Economic/Commercial/ Industrial Development

Actions To Consider



- Determine commercial niches that exist within the City
- Create business attraction & retention incentives
- Explore the creation of City Office of Small Business Services
- Create greater amenities within the City (entertainment, commercial offerings)
- Establish a partnership between local businesses & the school system for training programs; City create job training program - Social planning –
- Create Business Improvement Districts
- Greater Code Enforcement
- Streetscape Improvements in business areas
- Enforce Site Plan regulations
- Establish design guidelines for commercial storefronts



Economic/Commercial/ Industrial Development

Actions To Consider



- Enable Mixed Use Commercial/Residential Buildings As of Right
- Create Special Development District for Transit Oriented Development implementation purposes
- Create business incentives to attract green businesses
- Promote the City through a business marketing campaign
- Evaluate parking requirements to remove burden on developers to provide parking on development sites
- Encourage a diverse mix of retail establishments within walking distance of neighborhoods





Character Preservation

Actions To Consider

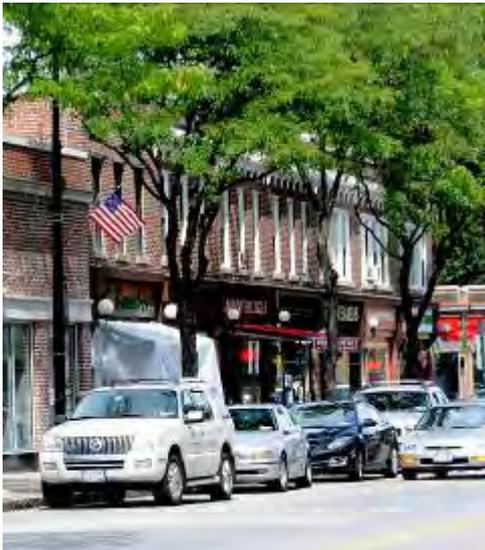


- Institute contextual zoning to retain existing character and code enforcement
- Institute tree preservation ordinance
- Explore local historic preservation ordinance
- Mandate a registration of maintenance for foreclosed properties
- Better use of Code Enforcement
- Widen the sidewalks to encourage greater pedestrian use
- Identify locations for neighborhood beautification initiatives
- Improve the current system for reporting maintenance issues



Character Preservation

Actions To Consider



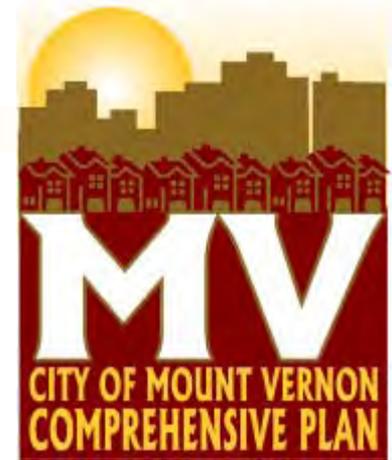
- Encourage participation of neighborhood associations and other civic groups located within the City
- Create a Conservation Advisory Committee to encourage preservation of open space
- The City's capital improvement plan should include upgrade of existing streetscape infrastructure such as trees, lights and benches
- Establish design guidelines to preserve current aesthetics and to ensure that new development fits in with the existing character
- Educate the land use boards on the impacts and effects of their decisions



The City of Mount Vernon

**The Comprehensive Planning
Process for the Physical Development
Of Mount Vernon, New York**

**Let's Begin Prioritizing and Discussing the
Actions...**



Thank You!