

**Proposed
South Fourth Avenue-
East Third Street
Urban Renewal Plan &
Zoning Amendments**

**Mount Vernon
Planning Board**

December 3, 2014

By
Ferrandino & Associates Inc.

Plan Objectives

This proposed Urban Renewal Plan has been designed to implement the City's planning and economic development goals to:

- Increase the commercial amenities and offerings for residents and stakeholders
- Increase the number of employment opportunities for residents
- Stabilize the City's tax base

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Conformity with Comprehensive Plan and Other Local Objectives

The City's *Draft 2011 Comprehensive Plan* identifies E. 3rd St and S. 4th Ave as a “**Higher Intensity Planning Area**”, appropriate for mixed-use high density development in conformance with the following objectives:

- Redevelopment of area in comprehensive manner
- Elimination/improvement of substandard/deteriorated/ obsolete structures and buildings
- Mixed-use development to create attractive environment
- Provide new multi-family ownership and rental housing near transit
- New public and semi-public facilities
- Create strong commercial corridor
- Improvement/upgrade existing buildings
- Improvement of streetscape
- Creation of jobs
- Removal of impediments to land assemblage
- Fosters preservation of culturally significant structures.

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Suitability of Area for Urban Renewal

In accordance with Article 15 of the General Municipal Law of the State of New York, the Plan has been prepared to promote and regulate development within the Urban Renewal Area.

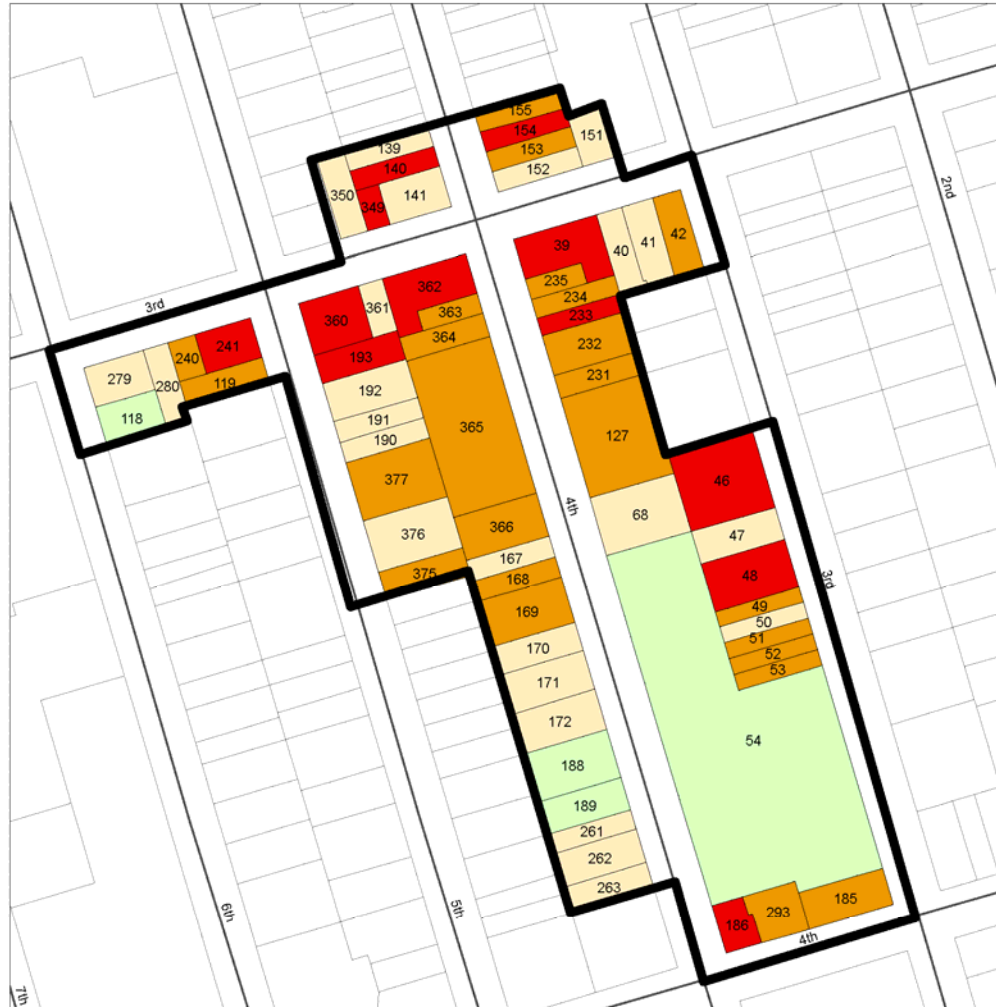
It is based, in part, on the findings of the October 2012 *Mount Vernon East Third Street-South Fourth Avenue Blight Determination Study*, which found that **58% of the properties within the urban renewal area are blighted.**

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Map 2: Existing Building Conditions



City of Mount Vernon, New York

Data Source: Blight Determination Study adopted by the City Council October 2012

Based on Westchester County Data; Field Study

Date: April 2013

Prepared by: Ferrandino & Associates Inc.



0 0.02 0.04 0.08 Miles

Building/ Lot Conditions

- Good
- Fair
- Poor
- Deteriorated
- Parcels
- Boundary
- Streets

South Fourth Avenue-East Third Street Urban Renewal Plan

Encompasses a 10.85 acre area consisting of 64 properties: 17 City/IDA owned and 47 Privately owned

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Proposed Land Acquisition, Demolition & Removal of Structures

- 48 of the 64 properties within the Urban Renewal Area are targeted for acquisition. Another 5 properties are targeted for rehabilitation.
- Properties will be acquired through: private purchase, negotiation by City or URA, or property swap. Eminent domain is method of last resort.
- Based on preliminary assessment – 36 households and 14 business located within the Urban Renewal Area may need to be relocated per the Federal Uniform Acquisition and Relocation Act. All relocation activities will be overseen by the City, but funded by private developer(s)

Proposed Public, Semi-Public or Community Facilities

The City will oversee and install, or cause the private developer(s) to install, necessary public facilities such as, but not limited to, water, storm and sanitary sewer lines and execute street widening, if determined to be necessary.

Utilities are required to be underground.

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Proposed Timetable for Effectuation

- Effectuation of the Urban Renewal Plan will start immediately upon adoption of the Plan and Zoning Code Amendments by the City Council.
- To prevent speculation, redeveloper(s) will be required to begin and complete the building of all proposed improvements within a reasonable time following acquisition of land.
- Redeveloper(s) will also be required to submit a redevelopment schedule satisfactory to the Urban Renewal Agency as part of the Designated Developer process.

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Review & Application Process

Following Designated Developer(s) determination by the Urban Renewal Agency (and approval by the City Council), project approval shall follow a 2-phased review process:

- 1. Preliminary Development Concept Plan Approval by City Council**
- 2. Site Plan Approval by the Planning Board and Certificate of Appropriateness from the Architectural Review Board**

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**IMPLEMENTATION OF THE
PROPOSED SOUTH
FOURTH AVENUE- EAST
THIRD STREET URBAN
RENEWAL PLAN**

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Implementation of the Proposed Urban Renewal Plan

Implementation of the proposed Plan would consist of the eventual development (i.e. phased) of mixed-market rate and affordable housing, commercial and office facilities, open space and off-street parking on South Fourth Avenue.

Two new zoning districts are proposed to effectuate the Plan:

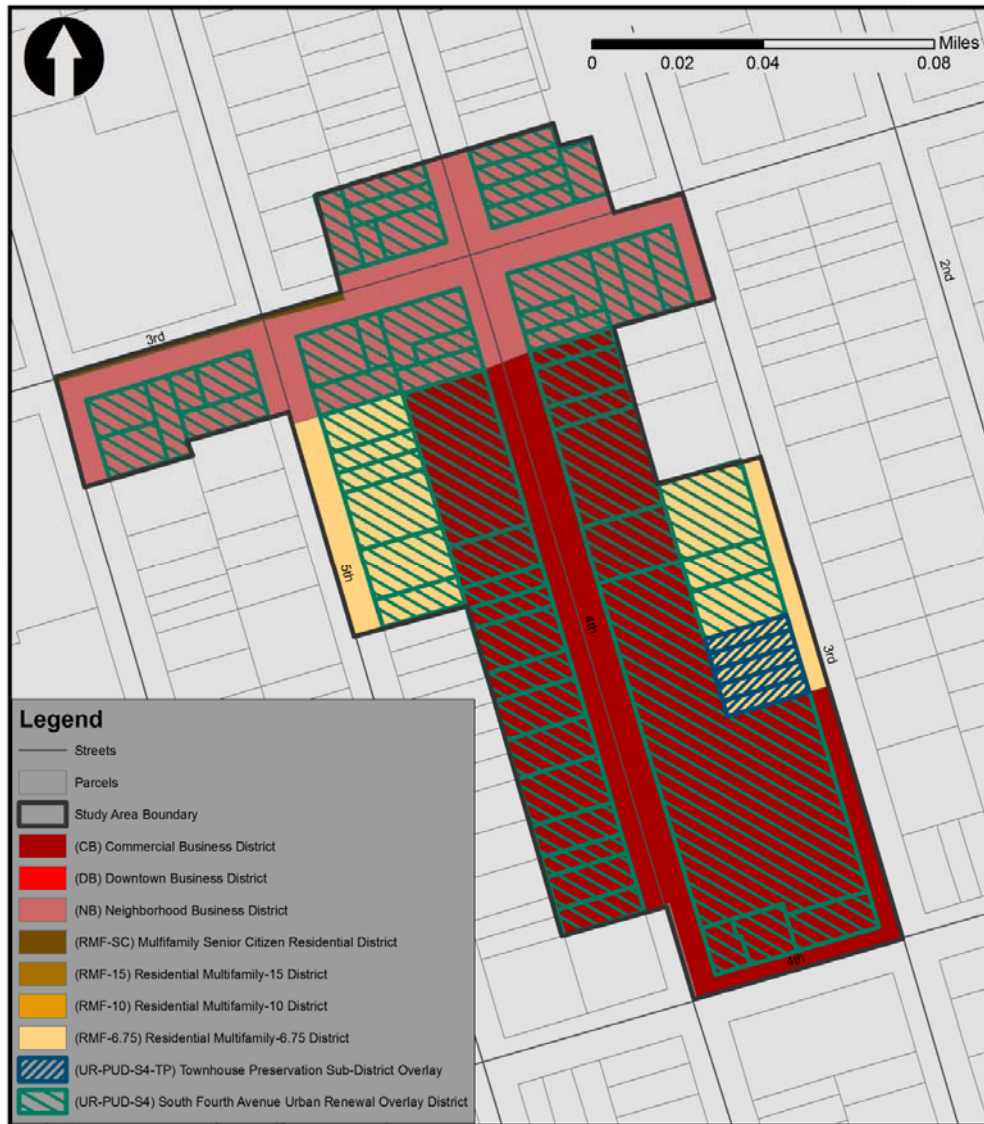
- South Fourth Avenue-East Third Street Urban Renewal Planned Unit Development Overlay Zone (UR-PUD-S4)
- Townhouse Preservation Sub-District (UR-PUD-S4-TP)

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Proposed Urban Renewal Plan Zoning



City of Mount Vernon, New York
Data Source: Westchester County Data
Date: February 2014
Prepared by: Ferrandino & Associates Inc.

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UR-PUD-S4 Zone

The purpose of the proposed UR-PUD-S4 Overlay Zone is to preserve the special character of architecturally and culturally significant structures while fostering the development of high-rise mixed use buildings.

The proposed zone would permit:

- Mixed residential, commercial and office uses.
- Building heights up to 11 stories (120 feet).
- Parking space minimum of 1.0 spaces per dwelling unit, unless shared parking is proven to be feasible and approved by the City Council on a site-specific basis.

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UR-PUD-S4-TP Zone

The purpose of the proposed Townhouse Preservation Sub-District is to preserve the “Modern Flats” on South Third Avenue.

Redeveloper(s) or property owner(s) shall be required to make every effort to preserve, maintain and restore these structures. However, if a structure is destroyed or damaged beyond 75% of replacement cost, two options:

1. Construct new 3-family multi-family building in existing footprint
2. Merge parcel(s) into overall UR-PUD-S4 Zone.

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Conceptual Rendering of Potential Redevelopment



Corner of South Fifth Avenue and West Third Street looking east.

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Schedule of Dimensional Regulations for the UR-PUD-S4 Zone

Maximum Dimensional Requirements			
Building Height		Coverage (%)	
(stories)	(feet)	Buildings	Impervious Surfaces
11	120	80	100

Minimum Dimensional Requirements					
Lot Area (square feet)	Lot Area per Dwelling Unit (square feet)	Lot Width and Frontage	Yards (feet)		
			Front	Side	Rear
5,000	300	50	*	**	20

*At least 70% of aggregate street wall along a commercial corridor shall be located at the property line. Setbacks along a non-commercial corridor shall not be less than the average front yard setback for the existing buildings on the street.

** Minimum side yard setbacks along a non-commercial corridor shall not be less than the average front yard setback for the existing buildings on the street.

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Density Bonus

Upon *approval by the City Council* during its review of a preliminary development concept plan, an applicant may be granted a density bonus by *providing physical, social or cultural community benefits or amenities such as, but not limited to, plazas, parks and displays of public art*. In such instances where the City Council finds the proposed benefits or amenities to be acceptable, the applicant shall be afforded a bonus *not to exceed three (3) additional stories of building height*.

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Off-Street Parking Requirements

Use	Minimum Number of Parking Spaces
Multi-Family Residential	1.0 per dwelling unit
Senior Multi-Family Residential	0.25 per dwelling unit for senior citizen housing
Non-residential	1.0/1,000 SF Commercial/ Retail Space; all other uses as provided by City Code.

Shared Parking Facilities Encouraged

For mixed-use developments, approval by the City Council of shared parking facilities may effectively reduce the total number of required parking spaces by up to a maximum of 25% or to a rate of 0.75 spaces per multi-family residential dwelling unit, whichever is less.

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Usable Open Space Requirements

All structures shall be developed so that ***at least 10%*** of the total area of the development remains permanently as usable open space.

Defined as:

1. Unencumbered by any substantial structure;
2. Not a roadway, parking area, or sidewalk;
3. Is landscaped or enhances pedestrian environment;
4. Is legally and practicably accessible to residents of development or public.

This includes: active and passive recreation areas, tot lots, community gardens, green roofs, hardscaped courtyards, etc.

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Design Requirements

Development shall be in accordance with the South Fourth Avenue-East Third Street *Urban Design Guidelines* , **as determined by the Planning Board & ARB during Site Plan Review**, as well as to incorporate the following elements:

- Maximize number of façade openings in keeping with intended function and architectural character of street
- Flat, blank walls along public rights-of-way shall be prohibited.
- Complex massing shall be used for all structures.
- Each building shall have clearly defined, highly visible ground floor entryways.



The ground floors of these buildings (top) in Hoboken, NJ are taller than the floors above which visually opens up the storefronts in what are otherwise solid looking brick buildings. The entrance to this realtor's office (above) is emphasized by the use of the corner recess, while the continuous wall of glass around the corner opens up this office space and interacts with the street.

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Urban Design Guidelines

The Urban Design Guidelines (included as an Appendix to the Plan) include the following topics:

- Site Planning
- Architectural Expression
- Streetscape
- Public Amenities
- Landscape Design
- Green Standards and Strategies



This street in Ireland (left) incorporates awnings, decorative sidewalk pavers, signage and decorative lights to create a pleasant and welcoming atmosphere for pedestrians. Decorative street lights that incorporate street signage and banners (right) help to create a distinct downtown identity in Hoboken, NJ.

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Green Standards & Strategies

Recommended measures to increase energy efficiency, reduce greenhouse gas emissions and stormwater run-off include:

- Mixed and multiple uses and higher density development
- Solar orientation of buildings
- Street design and transportation
- Open space
- Stormwater management and utilities (i.e. Green Infrastructure)
- Green construction standards



The Highline in Manhattan (*left*), utilizing mostly native and naturalized plants, provides visual appeal during all four seasons of the year. Permeable pavers, such as the ones pictured here in Hoboken, NJ (*right*) are appropriate for driveways and parking lots to reduce stormwater runoff.

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Supplemental Development Standards Include

- Recreation areas for exclusive use by residents shall be provided.
- Utilities are required to be underground and any above ground equipment shall be located away from major pedestrian streets and corners.
- Trash/solid waste dumpsters shall be screened from view.
- Artificial lighting shall not project light onto, or be visible from, adjacent properties.

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PUBLIC COMMENTS

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