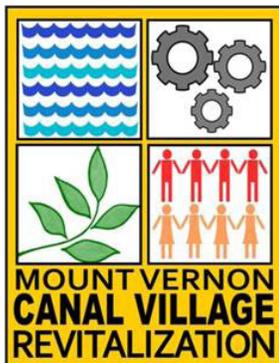


## Mount Vernon, New York

### *The Canal Village Revitalization Project has begun!*

## Community Workshop - Bring Your Ideas!

March 16, 2017 - 6:30 pm, Benjamin Turner Middle School (Longfellow M.S.)



The City of Mount Vernon is hosting a community workshop to hear your ideas and options regarding the Canal Village area of the City. Everyone is invited to attend.

The City of Mount Vernon has secured two grants totalling \$530,000 from the New York Department of State for community planning and revitalization efforts for the industrial area in the City's southeast section and along the waterfront of Huntington Creek on the City's eastern boundary. One grant is funded through New York State's Brownfield Opportunity Areas ("BOA") program and the other is through the State's Local Waterfront Revitalization Program ("LWRP"). Both projects have separate boundaries, however they overlap in the industrial area of the City. Since both efforts require public participation for much of the same part of the City, the projects are being managed as one. The unified effort is called Canal Village Revitalization.

### Why is this important?

The New York Department of State recognized over a decade ago that our state has an enormous supply of industrial lands that are vacant, underutilized, that don't substantially contribute to the tax base, and are (or had been) polluting the earth below them and the waterways near them. Many Cities have already benefited by utilizing these grants in their communities. With this opportunity, the City of Mount Vernon wishes to explore and strategize new economic and physical possibilities for the Canal Village by gathering members of the public, property owners, and government officials to collectively envision a vibrant future for this important part of our community. This first step is required to get further substantial funding for implementation.

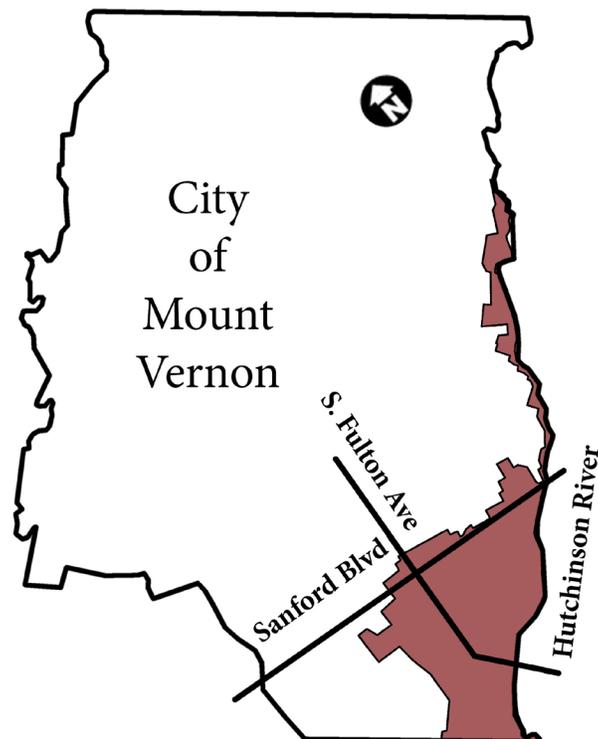
If you would like to see the Canal Village in our City be able to:

- attract new businesses offering more jobs within the City,
- increase our tax base,
- make the area more attractive, especially as a gateway into our city,
- clean up environmental hazards,
- improve access to public parks and recreational facilities, and
- improve community pride....

...then you need to come join us in preparing the vision and plans.

### How will this be accomplished?

The City has hired the community planning firm Dover, Kohl & Partners to lead a multi-disciplinary team of consultants to conduct a thorough land use and economic analysis and to guide the City and participants through a substantial public input process. The consultants will be focused on the technical requirements of the grants but are dependent upon stakeholders and members of the community to help shape the vision for the industrial neighborhood and the Hutchinson Creek Waterfront. Stakeholders include the property and business owners within the project area, people who work or who are neighbors in the area, and service providers to the area.



The 'heart' of the public input process is focused around three workshops, each with a specific purpose:

- **Workshop #1** will take place *March 16 at Benjamin Turner Middle School* and the public will hear back from the consultants about their initial findings from studying the site. The public will also participate in interactive exercises to formulate an initial vision for the Canal Village.
- **Workshop #2** will take place in April, or May and the consultants will show the public a first draft of the neighborhood plan, and possible alternatives. Participants will engage the consultants to offer their comments and preferences.
- **Workshop #3** will take place June, or July and will offer participants the opportunity to comment on, and confirm, the consultant's intended conclusions from the planning effort.

There will be additional opportunities for further public input throughout the project.

The consultants will focus on the existing land uses, the types of businesses in the area (now and for the future), economic trends to explore future jobs and business opportunities within the neighborhood, zoning rules, traffic implications, access to transit and non-motorized mobility, and the Hutchinson Creek Canal. They will also focus on the properties adjacent to Hutchinson Creek further north of Sanford Road looking for improving access to the creek as a public recreational amenity for the entire city. Their findings will be reported back to the community.

## Project Boundaries

The Canal Village project area contains approximately 235 acres in the southeastern corner of the City - large enough to fit nearly 19 Yankee Stadiums. The core area contains the industrial properties between the Hutchinson Creek on the east and the industrial properties that face South 3rd Avenue on the west; and from the southern city limits at the Bronx up to E. Sanford Boulevard. The project area extends north for the properties directly along Hutchinson Creek from E. Sanford Blvd up to Wilson Woods Park.

## What are the expected results?

This project will create a neighborhood master plan that will help guide future redevelopment from both the public and private sectors. The masterplan sets up a framework that illustrates the desired outcomes based on the vision of the participants in the project, and it will identify strategies to bring about positive change for the neighborhood.

Because brownfield redevelopment is more costly than simply building new structures or creating public amenities, additional funding is needed to clean up environmental hazards. To get access to State and Federal funding sources, a series of documents will be created by the consultants to show the granting authorities that further investment in Mount Vernon will be worthwhile and yield significant results. These documents are part of the BOA program and will identify potential brownfield sites and vacant properties that can serve as candidates for catalyst projects. The catalysts will be illustrated as part of the master plan.

## Project Consultant team

- *Dover, Kohl & Partners* - lead firm of the consultant team, planners and public process, from Coral Gables, Florida
- *Pace University, Land Use Law Center* - planning law and public process, from White Plains, NY
- *GEI Consultants, Inc.* - site environmental services & brownfield redevelopment, from Huntington Station, NY
- *Urbanomics* - economists, from New York, NY
- *Barretto Bay Strategies* - industrial markets/strategist, job creation, from New York, NY
- *Larisa Ortiz Associates LLC* - Commercial/Retail markets, from Jackson Heights, NY



*Visit the Website and Give your Input at [www.canalvillage.mysidewalk.com](http://www.canalvillage.mysidewalk.com)*