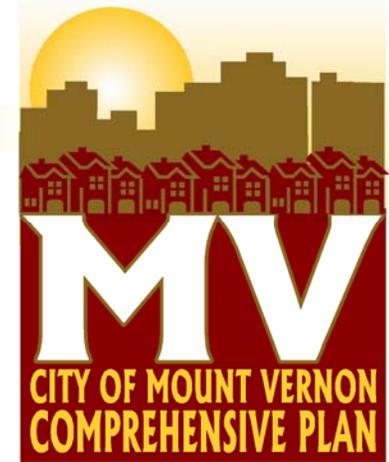




The City of Mount Vernon

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

February 2009



Clinton I. Young, Jr. Mayor



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?***

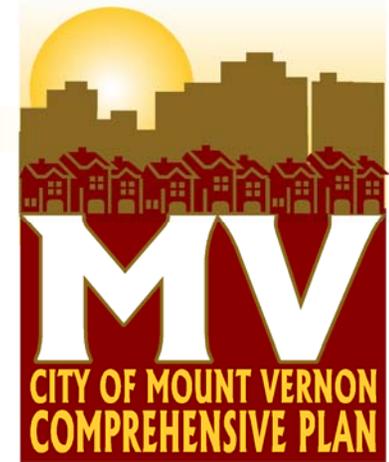
To better direct the continued evolution of Mount Vernon and define its unique character within the greater New York metropolitan area

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

The stakeholders of Mount Vernon (a more complete definition of a stakeholder will follow)

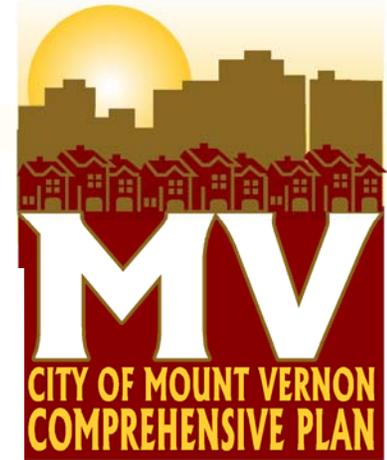
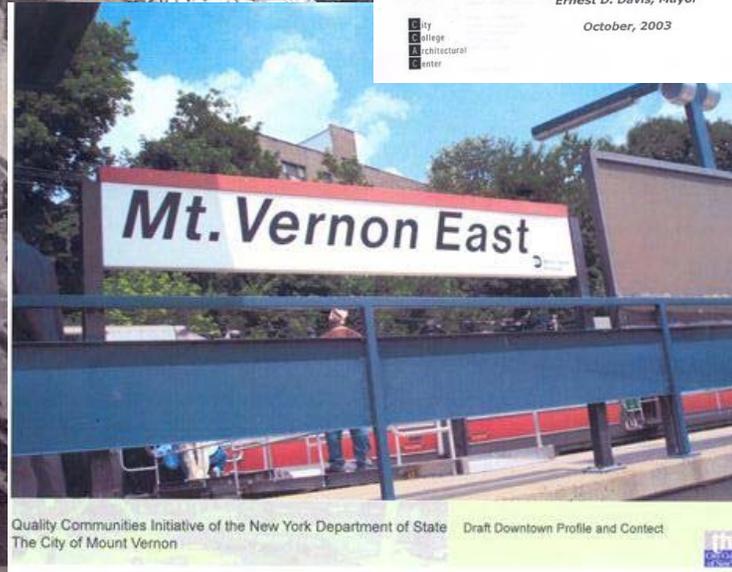
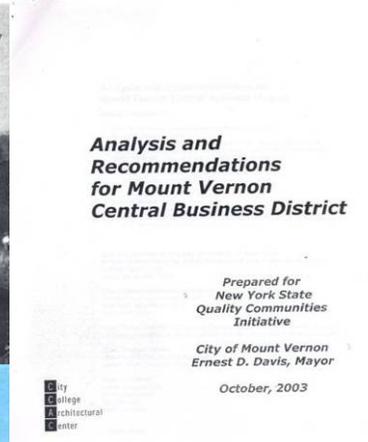
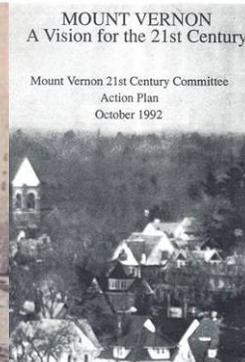
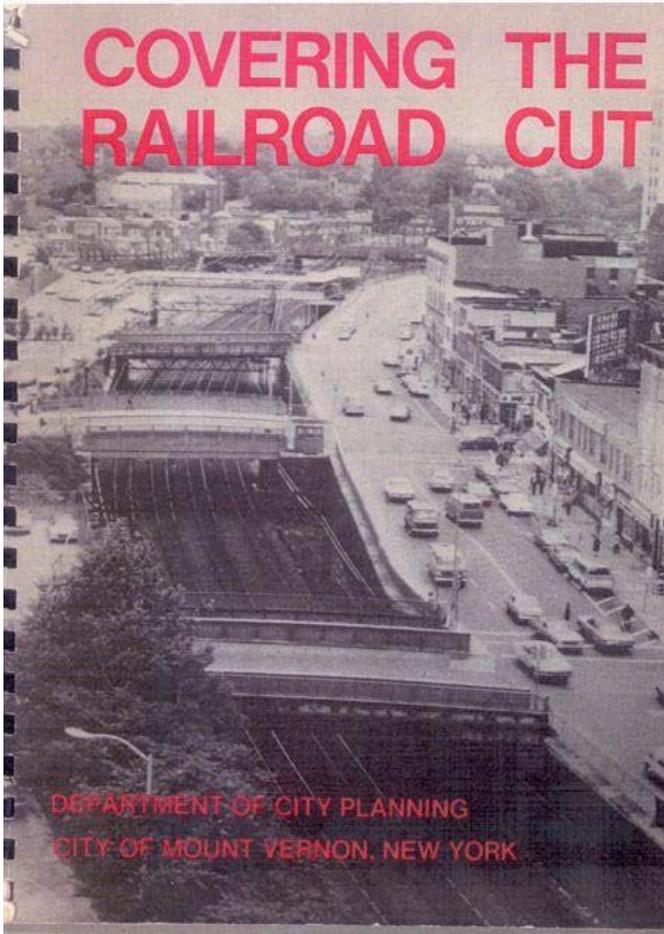
- ***When will we complete the plan?***

The anticipated completion date for the plan is Summer 2010





Past Planning Documents

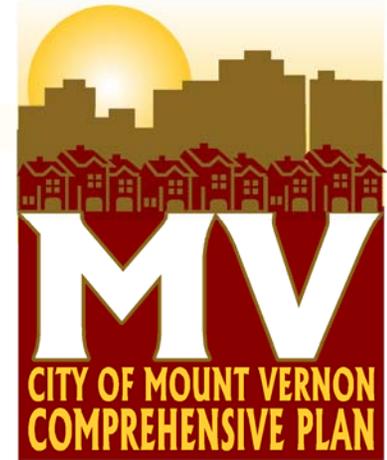




Past Planning Documents

A good amount of the community investigation needed to complete a comprehensive plan for Mount Vernon can be retrieved from past planning efforts for the city:

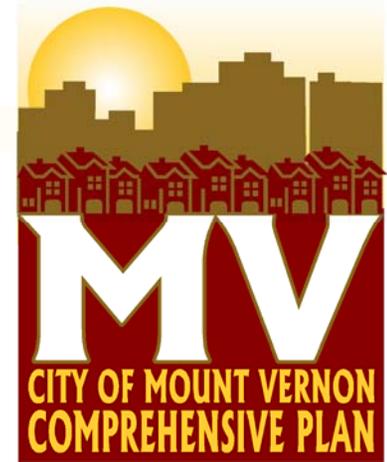
- Mount Vernon Comprehensive Plan (1968)
- Mount Vernon – A Vision for the 21st Century (1996)
- Patterns – The Westchester County Comprehensive Plan (1999)
- Quality Communities Initiative – Draft Downtown Profile & Context (2003)
- 2005 – 2009 Consolidated Plan for Mount Vernon’s Community Development Block Grant
- Petrillo Plaza Intermodal Conceptual Planning Study (2006)
- Mount Vernon Empire Zone Development Plan (2007)
- The City of Mount Vernon Downtown Vision and Action Plan (June 2008)





The Best Things About Mount Vernon

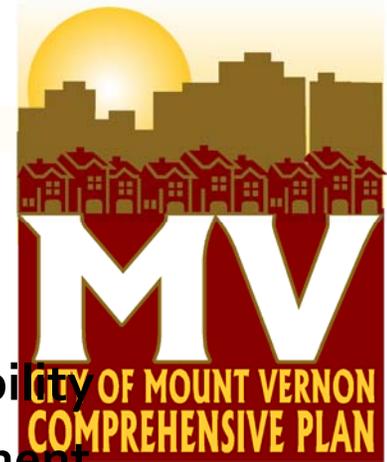
- Diversity
- Location – Access
- Transportation Network - Roads, Buses
- Walkability
- Homes, Neighborhood
- Hartley Park
- Hunts Woods
- Willson’s Woods
- Memorial Field
- Involved/Interested Citizens
- Potential for Development
- Business Mix
- Convenience
- Two Rivers
- History
- Character & Resources
- Manageable Size
- Affordable
- Cultural Activities





Mount Vernon: Issues and Opportunities

- Parking
- Development Issues
- Demographics/Census
Population Accuracy
- Fire
- Education
- Public Perception of the
City
- Embracing Planning
Citywide
- Tax Incentives
- Infrastructure (Look/First)
- Traffic – Roads & Transit
Improvement
- Integration of Railroad
Bridges with City / Walkability
- Density – Green Development
- Development Areas:
Mac Questen Parkway /
Center City / Sanford Boulevard
- Economic Development/
Economic Opportunities/
Sustainable Tax Base
- Where and How to Retain City's
Character?
- Neighborhood Preservation

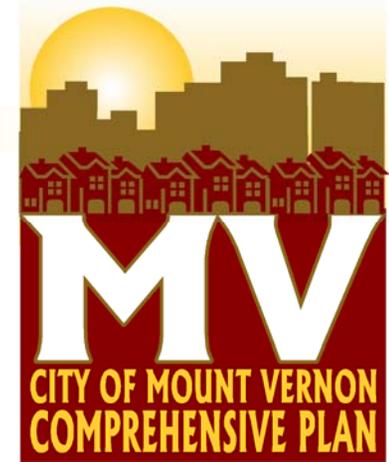




Mount Vernon Planning Goals

A defining of what we do and don't want for Mount Vernon

- Emphasizing form versus use of physical development along commercial corridors
- Appropriate Routing of Commercial Vehicles / Use of Arterials
- Maximizing Regional Connectivity
- Vehicular Traffic Analysis
- Gateways / Entrance Signage
- Infrastructure Investigation Related to Density of City
- Identify Capital Projects from Other Entities
- Identification of Historical Water Courses

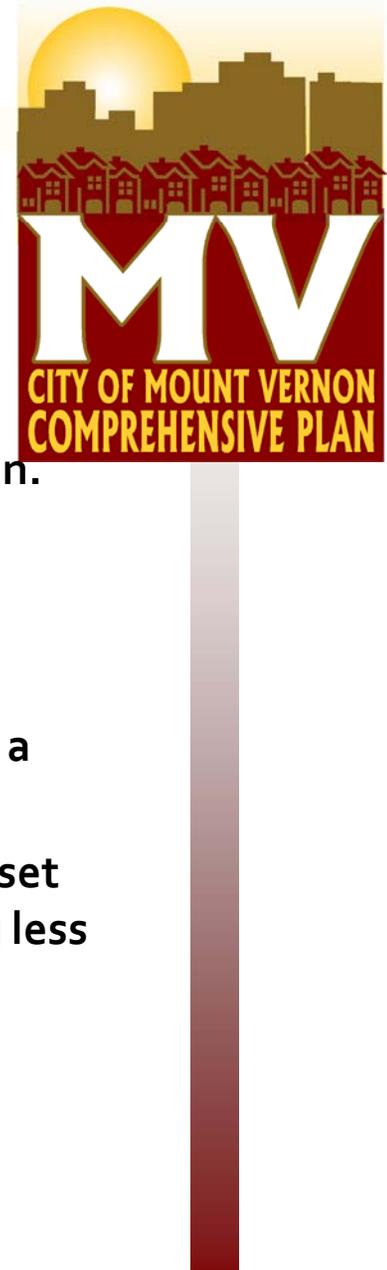




Mount Vernon Planning Goals

A defining of what we do and don't want for Mount Vernon

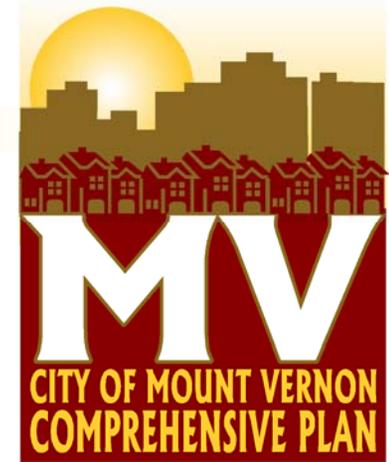
- Sustainable development is encouraged
- Identification of the City's marketing niches must be undertaken.
- Protection of quality of life for residential communities
- Parking needs of the community must be addressed
- Enhancement and/or creation of positive gathering spaces
- Proposals must be derived from a base of fiscal reality and with a goal of enhancing the city's tax base
- Intense planning efforts in area targeted for redevelopment offset by new ordinances and community standards in areas requiring less adjustment of current land uses





Engaging the Public

Using a comprehensive planning process, city stakeholders will be asked to assist in developing community goals for the plan by seeking their opinion on Mount Vernon's attributes, issues and opportunities.



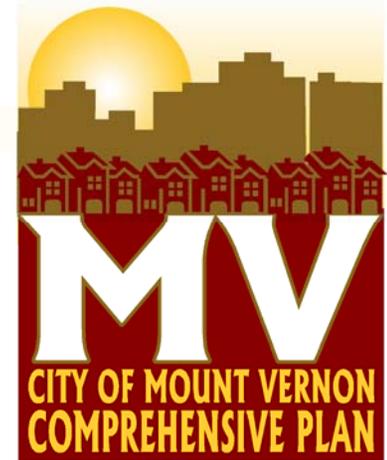


Who is a Stakeholder?

A stakeholder is a person or entity that either lives in, owns property in, or provides service in the City of Mount Vernon.

Suggested stakeholder groups:

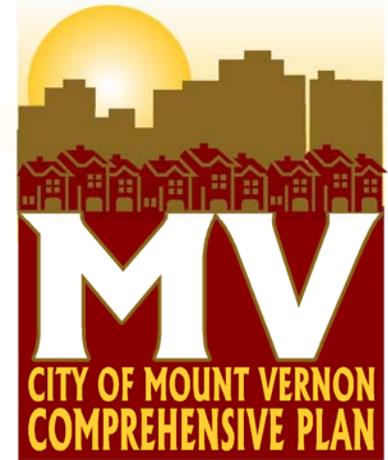
- Religious Organizations
- Neighborhood Associations
- Merchants
- Business Community
- Financial Community
- Youth Organizations
- Seniors Organizations
- Developers
- Health / Social Service Providers
- Public Service Providers/ Utilities
- Other Government Agencies
- Neighboring Communities
- County Government
- Educational Organizations
- Library





The Comprehensive Plan Steering Committee

The Steering Committee 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.





Steering Committee Members

Groups / Affiliation

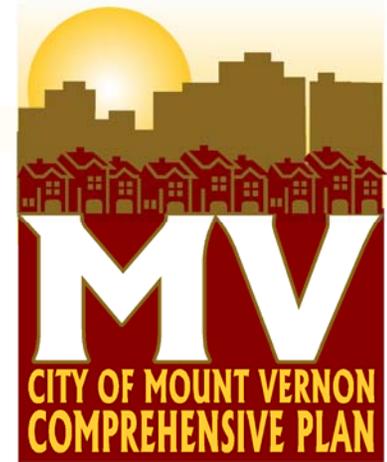
- Mayor's Office
- Legislative Branch
- Business Community
- Board of Education – School District
- Land Use Boards
- Planning and Community Development Commissioner
- Building Commissioner
- DPW Commissioner
- City Agencies Representative
- Mayor's Transition Team Planning Advisor





Proposed Comprehensive Planning Process

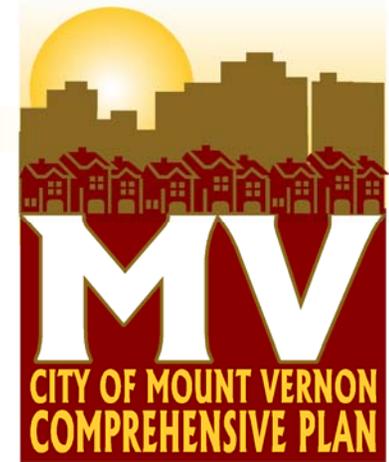
1. **Establish Steering Committee** – This group is tasked with driving the comprehensive planning initiative from the perspective of developing the scope of the plan and providing resources and / or required approvals to prepare, review, adopt and implement the plan.
2. **Compilation of Community Data** – 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.
3. **Steering Committee Generation of Plan Scope** – The Steering Committee prepares a scope of services based upon the compiled community data.
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.





Proposed Comprehensive Planning Process Continued

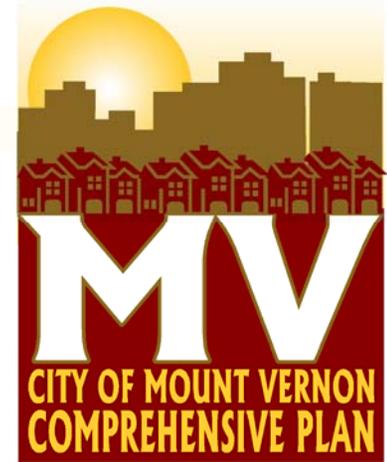
5. **Steering Committee Engages Broader Community –** City stakeholders are presented the comprehensive planning process with the community goals, assumptions and points of contention to be investigated through seeking their insight on Mount Vernon’s attributes, issues and opportunities.
6. **Broader Community Comments Processed –** The comments gained from the initial community outreach are compiled to identify common responses and points of consensus.
7. **Compiled Community Comments Presented –** The compilation of the community’s comments is presented to the entire community for additional comment and refinement.
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.





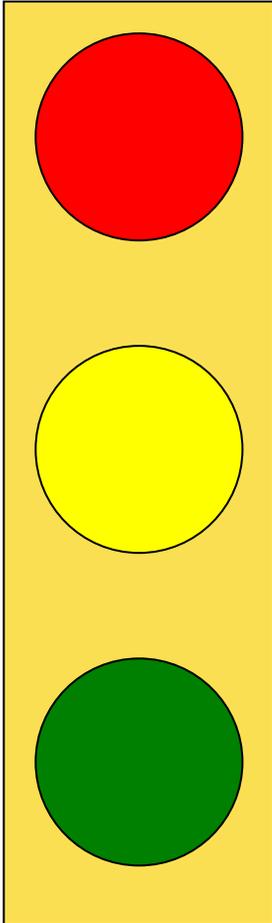
Comprehensive Plan Components

- Citywide assessment of physical and social planning options
- Identification of model ordinances and community standards desired for the city
- Review of current Zoning Ordinance
- Evaluation of City's infrastructure (including parking) to accommodate build out of proposed zoning amendments
- Evaluation of existing zoning as adequate buffer / transition between current and proposed land uses
- Conducting a citywide environmental review to approve a Generic Environmental Impact Statement (GEIS)
- Enacting desired ordinances and community standards concurrently with the comprehensive planning process





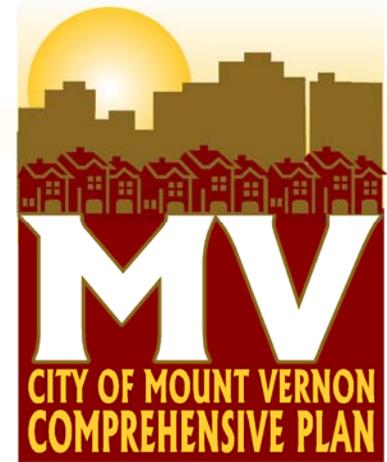
Red, Yellow and Green – Signals for Change



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.

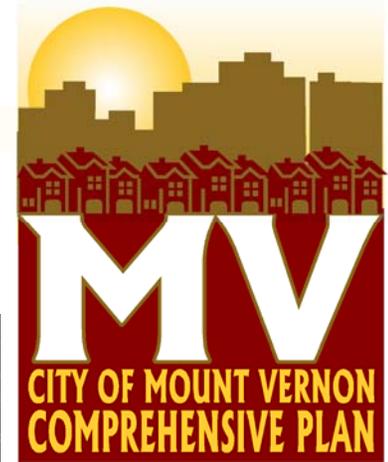
Character Preservation – Areas of the city where the existing land uses are encouraged and should be protected through implementing new quality of life enhancement ordinances.





Sharing the Plan

- Website
- Print
- CD
- Public Service Announcements (PSAs)
- Community Access Television Channel





What Happens Next?

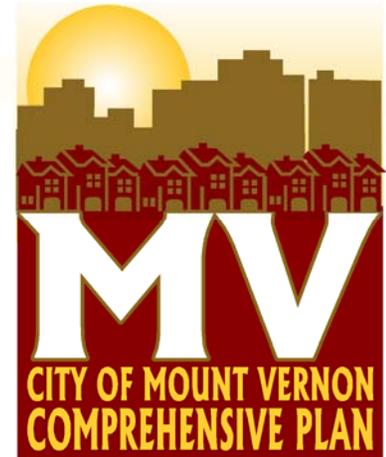
- Launch Survey Initiative
- Stakeholder Outreach
- Community Meetings
- Planning Progress Reports
- **Contact Us!**

City of Mount Vernon Comprehensive Plan Line

(914) 665-2358

www.planmv.com

Many Voices...
One Mount Vernon

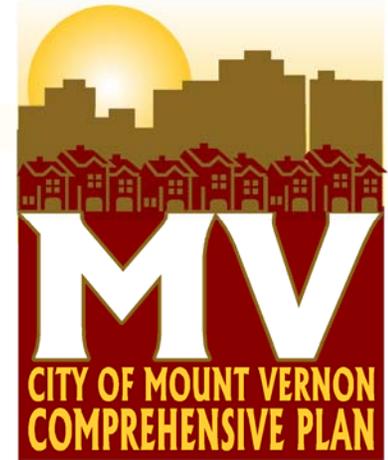




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"Many Voices...One Mount Vernon"



Thank You!