



TRANSIT ORIENTED DEVELOPMENT (TOD) FORUM: TSTC/One Region Funded Projects - Village of Mamaroneck, NY

June 25, 2014

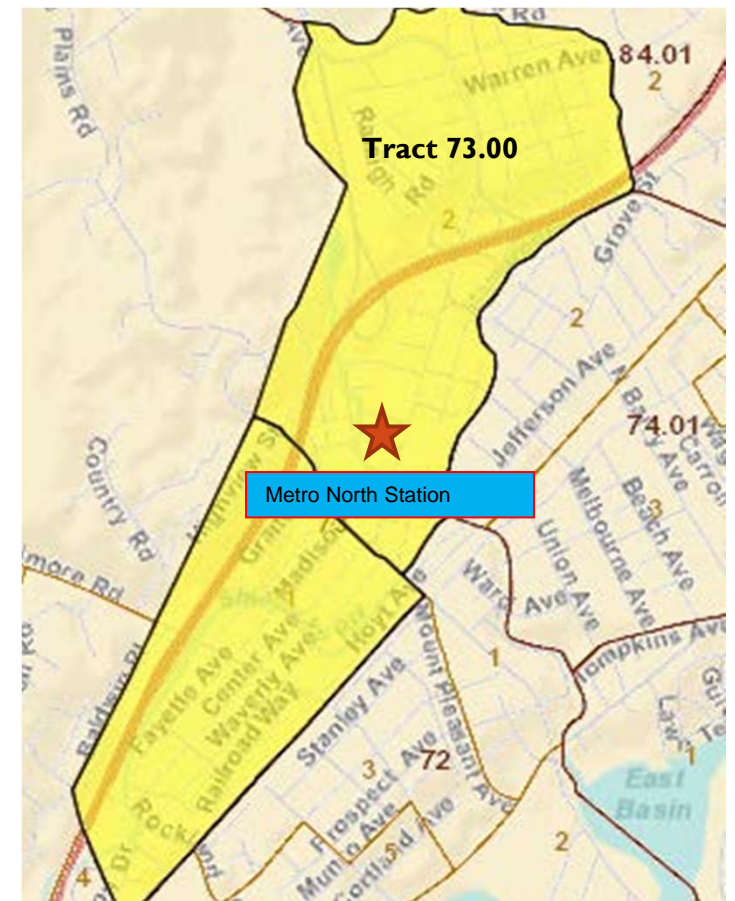
Study Area – Washingtonville Neighborhood – Location & Challenges

Location:

- **Village of Mamaroneck is in the Sound Shore Area of Westchester County.**
- **Study Area is ¼ mile radius around Metro North Station**

Study Area Challenges:

- **CDBG-Designated Area**
- **Has Experienced Significant Flooding Events**
- **Over 85% of Properties are Non-Conforming**
- **Experiencing Disinvestment and Blight**
- **Lack of New Affordable Housing Built in Neighborhood**
- **Potential Demand for Additional Retail – Currently Not Zoned for Retail/Mixed Use along Mamaroneck Avenue**



Study Area – Washingtonville Neighborhood Opportunities

- ▶ **Village has long history of providing Affordable and Equitable Housing which is at the heart of the new zoning.**
- ▶ **Strong Community Partner** – WHA – involved in community planning & building fair & affordable housing in neighborhood.
- ▶ **Village prides itself on its diversity & is committed to maintaining diversity.**
- ▶ **Corps of Engineers Flood Control project** is scheduled to be submitted for Congressional authorization in 2015-2016 for design and construction. This will result in over 85 percent of the area properties becoming “dry”.
- ▶ **Great interest from local property owners as well as regional and national developers**, actively pursuing assemblage and development opportunities
- ▶ **Village has invested over a million dollars in CDBG funding** in streetscape and infrastructure improvements in Washingtonville. Columbus Park (6 acres) provides open space for the neighborhood.
- ▶ **Bipartisan support on the Board of Trustees** for Zoning Implementation
- ▶ **Use TOD Zoning as a basis for future grants**

Proposed TOD Zoning Regulations

Allows Redevelopment to Achieve Current Density

Rezone Mamaroneck Ave. frontage to C-1

- ▶ provides for a mix of retail and housing

Adjust RM-3 areal/bulk standards to boost conformity, promote redevelopment

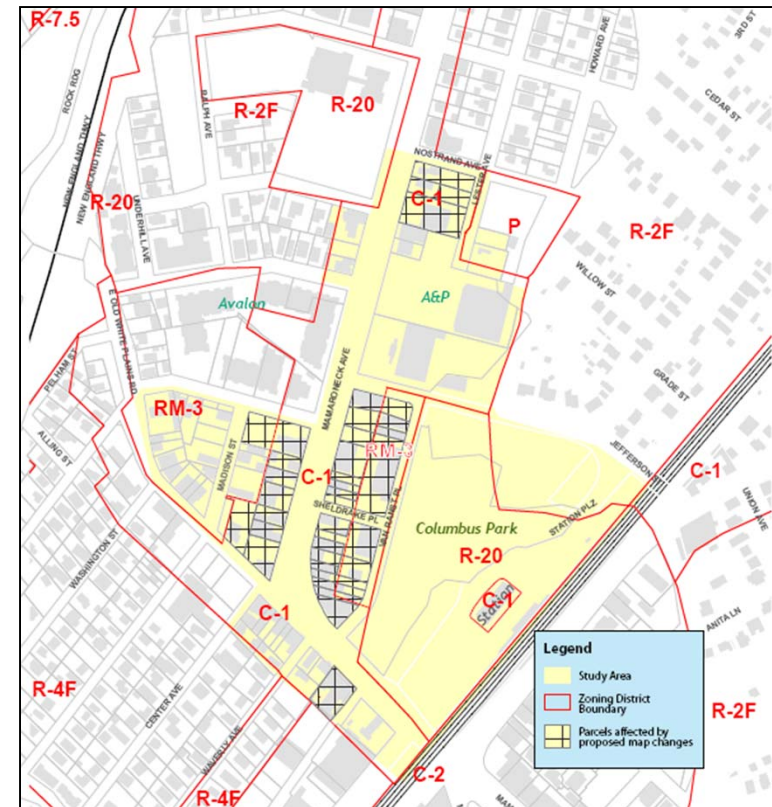
Parking requirements significantly reduced, shared parking provisions added

Create TOD Overlay Zone to incentivize:

- affordable housing
- ground floor retail
- maintenance of neighborhood supermarket,
- energy-efficient, green infrastructure and design

Neighborhood Stabilization Fund

- funded w/ payments from TOD developers
- rehab program for homeowners to improve properties in neighborhood



Mamaroneck TOD Study – Where Are We in the Process

- ▶ BFJ Planning begins TOD Zoning Study - June 2012
- ▶ Project Completed and Final TOD Study submitted - February 2013
- ▶ Village Board adopts TOD Study - March 2013
- ▶ TOD Study receives WMPF Planning Achievement Award - June 2013
- ▶ BFJ Planning begins Zoning Implementation – September 2013
- ▶ TOD receives Pomeroy Zoning Award from NYPF – March 2014
- ▶ ***Draft Zoning Legislation submitted – June 2014***
- ▶ ***Projected Adoption by Village Board and Implementation – Late/Early Fall 2014***

Vision of Proposed TOD Zoning Implementation – What's Next

A vacant lot can go from this to this



A poor walking environment can go from this . . to this



Other Tools for Implementation – What’s Next

▶ **Non-Profit Housing**

- ▶ CDBG funding through Westchester County is presently not available, because of the lawsuit
- ▶ County infrastructure and other affordable housing support is being directed into the “settlement communities”.
- ▶ Mamaroneck as a community which has done its share is not eligible to receive additional County support for affordable housing developments.

Needed:

- ❑ Preferential DHCR support for a very competitive LITC process for low income development in TOD areas

▶ **Transportation**

- ▶ TOD Study recommended a Study of the Mamaroneck Avenue/Waverly Ave/Old WP Road intersection. Proposed Study would develop alternatives for reconfiguration of channelization on this County road to achieve a more walkable and safer pedestrian experience. This would also stitch together different parts of the TOD area.

Needed:

- ❑ Private foundation funds for traffic and planning study to implement one of the key recommendations of the TOD Study. The Village will submit TAP and other grant applications with Westchester County to implement traffic channelization recommendations.
- ❑ Planning funds to explore a property for off-street retail parking – financing and design w/Village Parking Consultant