

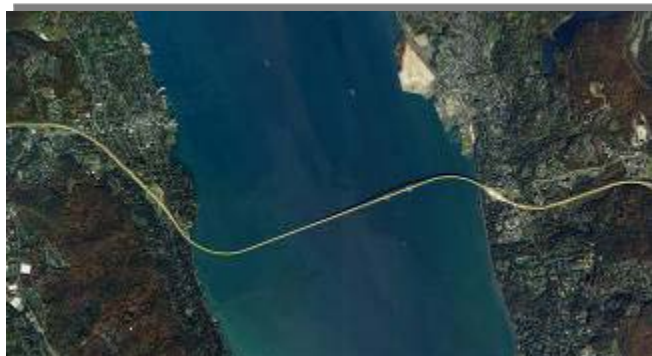


**New York State Department of Transportation
Metropolitan Transportation Authority Metro-North Railroad
New York State Thruway Authority**

Presentation - Part II

***Stakeholders' Advisory Working Groups (SAWGs)
Land Use SAWG 5***

Tappan Zee Bridge/I-287 Corridor Project



May 18, 2010



Slide 1. Thank you. I'll be discussing Westchester 2025, the county's updated comprehensive land use planning policies.




To be reviewed:

1. Overview of Westchester 2025
2. Technical assistance for municipalities
3. Local and county buildout analyses
4. 2025 Vision Plan




Slide 2. Tonight we'll be discussing these general topics.




History of County Planning

Westchester County's record of drafting policies to guide the county's physical development:

- 1975: Assumptions, Goals & Urban Form
- 1985: Urban Form Refinement
- 1995: Patterns for Westchester
- 2010: Westchester 2025



Westchester 2025 reaffirms the historic pattern...



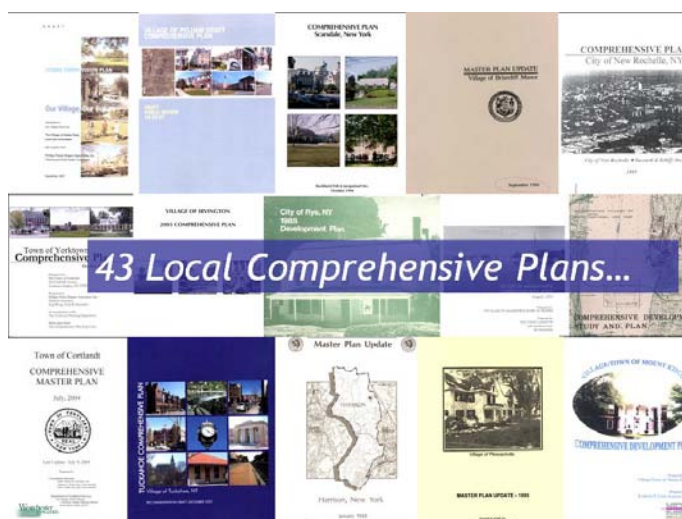
Slide 3. Westchester County has a long history of county-wide planning.



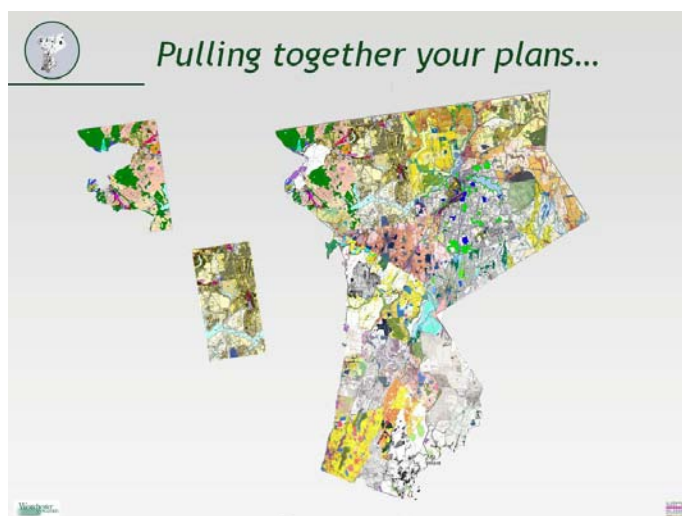
Slide 4. For decades the county has based its planning on these building blocks – concentrating development in centers, improving the many functions of our corridors and protecting our valuable open space.



Slide 5. Why does the county do land use planning? Here are some of the basic reasons.



Slide 6. One of our biggest challenges – there are 43 municipalities with 43 separate comprehensive plans, 43 separate zoning ordinances, many of which haven't been updated for decades.




Slide 7. A major challenge is piecing all these plans together – it's almost been impossible.



Slide 8. We need to try again – to develop a county-wide vision. This map is the previous plan – Patterns for Westchester from the mid -90's. It included this map of recommended densities. We need to update this – using all our new tools and research, as we'll discuss today.



Slide 9. Over the past three years the County Planning Board and Department of Planning staff has been talking to experts and the public on what challenges are we facing and particularly, what has changed in the past 15 years since our last plan.



2025 Policies to Guide County Planning

Adopted May 6, 2008, Amended January 5, 2010

1. Channel development to centers
2. Enhance transportation corridors
3. Assure interconnected open space
4. Nurture economic climate
5. Preserve natural resources
6. Support development and preservation of fair and affordable housing
7. Support transportation alternatives
8. Provide recreational opportunities
9. Protect historical and cultural resources
10. Maintain utility infrastructure
11. Support vital facilities
12. Engage in regional initiatives
13. Define and protect community character
14. Promote sustainable technology
15. Track and respond to trends

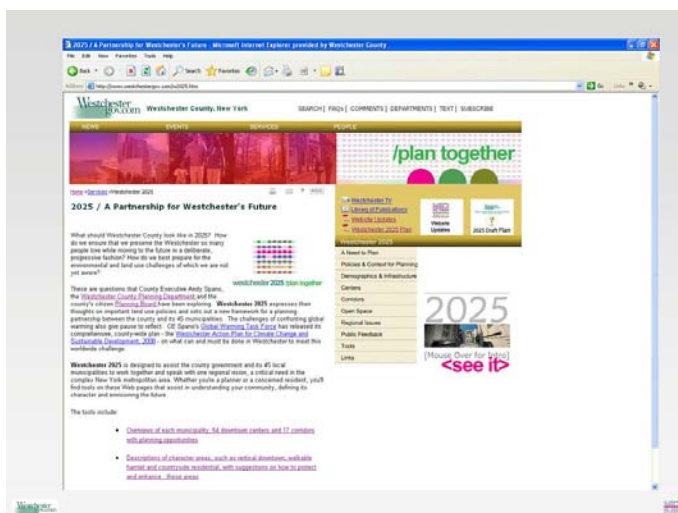
Slide 10. In 2008, and updated this year, the County Planning Board updated its Policies to Guide County Planning. Some are the same as in the past, others are new.



2025: Major deliverables

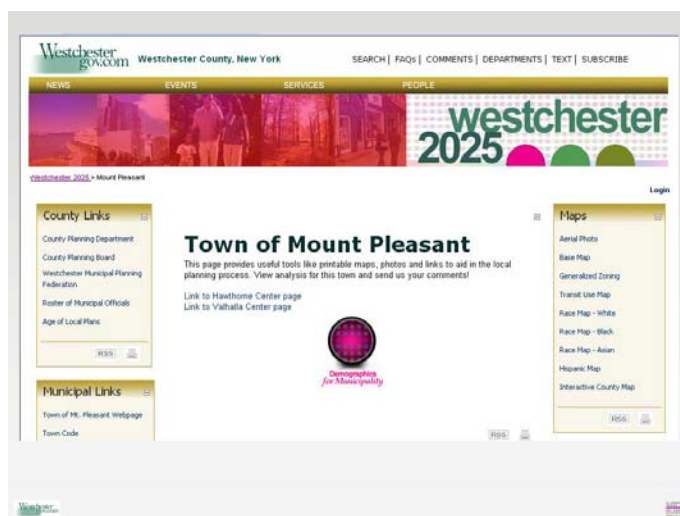
- ✓ 2025 Website
- ✓ Municipal demographic profiles
- ✓ Parcel-based Land Use Report
- ✓ Westchester's Centers Report
- ✓ Character Area and Design Principals
- ✓ Buildout analyses
- ✓ 3D visioning exercises
- ✓ I-287/TZ work

Slide 11. In addition to much of what I'll show you today, there are other, related efforts associated with Westchester 2025 that have been completed or are underway. They are tools to help our municipalities plan better, but also help us in our regional planning efforts.

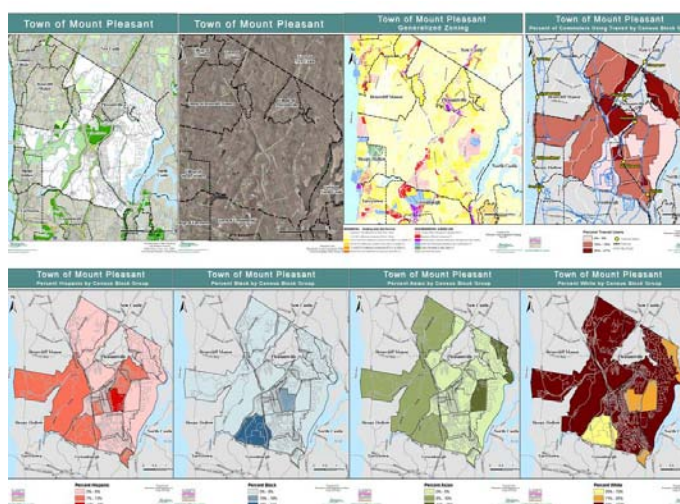


The screenshot shows the Westchester 2025 website interface. The main heading is "2025 / A Partnership for Westchester's Future". Below this, there is a section titled "Westchester 2025: Plan Together" with a list of links: "A Road to Plan", "A Road to Plan", "A Road to Plan", "A Road to Plan", "A Road to Plan", "A Road to Plan", "A Road to Plan", "A Road to Plan", "A Road to Plan", "A Road to Plan". The website also features a sidebar with links to "Centers", "Corridors", "Open Space", "Regional Issues", "Public Feedback", "Tools", and "Links".

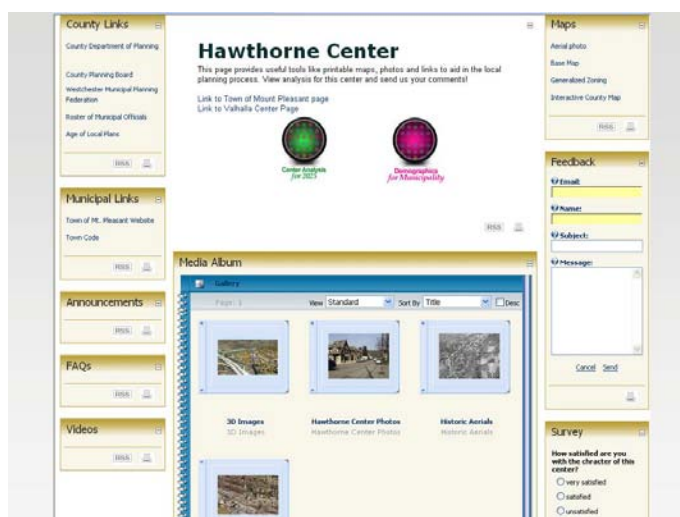
Slide 12. Our Westchester 2025 website has been developed, and is always being updated. Here are a sampling of the variety of maps and resources our Department has developed, posted on our website and are ready to use by our local municipalities. Pages for each of our 43 municipalities are on the website.



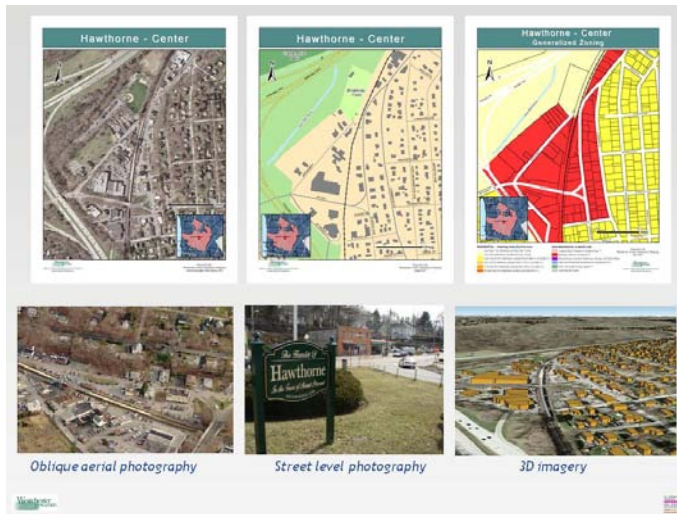
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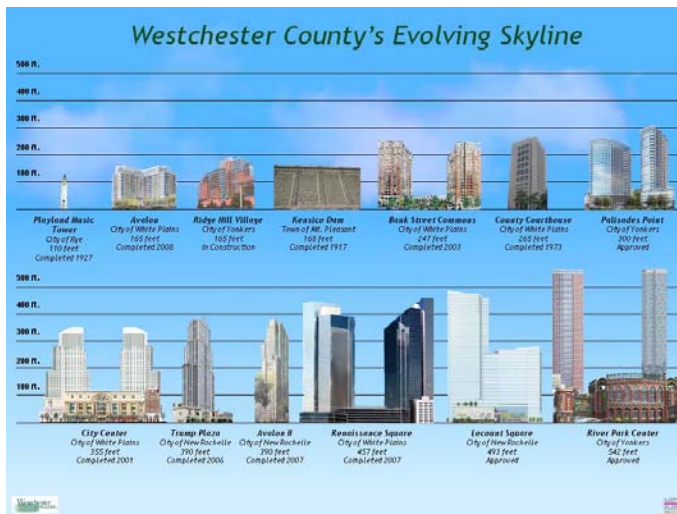
Slide 14. Our Westchester 2025 website has been developed, and is always being updated. Here are a sampling of the variety of maps and resources our Department has developed, posted on our website and are ready to use by our local municipalities. Pages for each of our 43 municipalities are on the website.



Slide 15. The website also includes a separate page, with multiple maps, aeriels, photos, links and resources for our 54 centers, or downtowns.



Slide 16. Here is a sampling of one of those pages, for Hawthorne in the Town of Mount Pleasant. These, among others, are ready for use in local plans and by the general public.



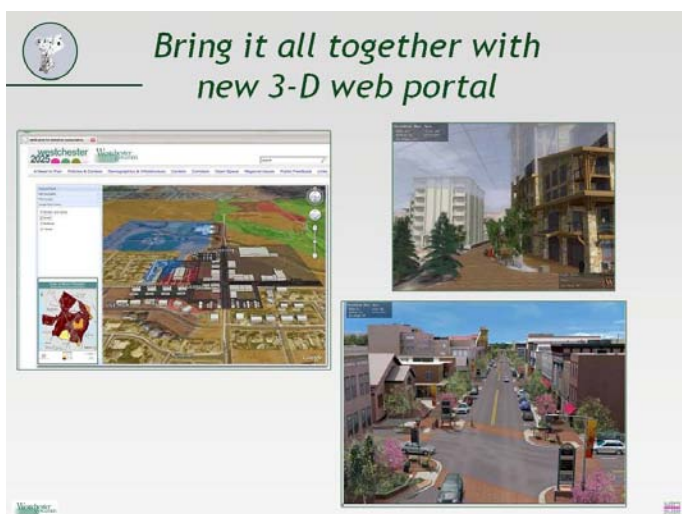
Slide 17. We often respond to frequently asked questions – like “how do these new buildings compare to others in the county?”



Slide 18. We've been making great strides in developing 3-D imagery of many of our downtowns. We use free software – in this case we took photos of all downtown Peekskill and have posted in Google Earth, using Google SketchUp.



Slide 19. More imagery of downtown Peekskill.



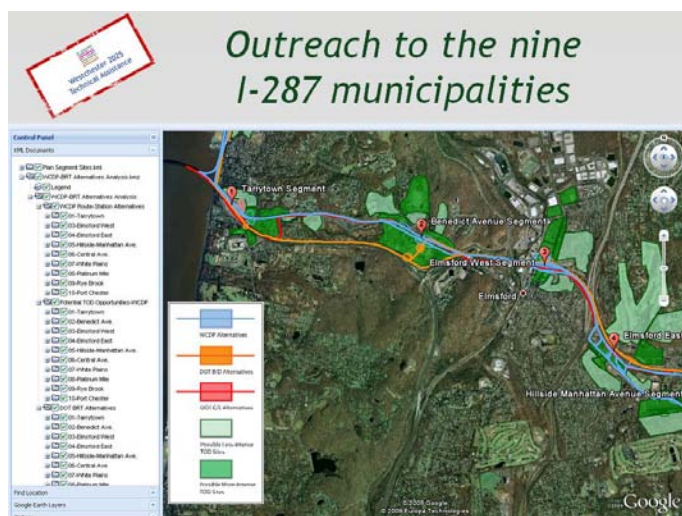
Slide 20. We hope to hire a consultant to develop a new website to further utilize 3-D and web-based tools to bring Westchester 2025 to our citizens and local officials. It will have multiple tools, be easy to use and can bring public comment capabilities to local and regional planning.



Slide 21. The following are some examples of technical assistance we've provided to our municipalities. We've utilized a variety of tools to help envision our local and regional futures.



Slide 22. An important part of our department's role in local and regional planning has been the TZB and I-287 project. We've been working with the Study Team and all nine municipalities since early in the project.



Slide 23. During our work with both the Team and the locals, we decided to develop a website that easily compiles many of the alternatives and information being discussed. Various segments of the corridor, proposed BRT station locations and possible routes each had a suite of maps and tables.



Slide 24. We have worked with the Village of Elmsford on schematically visioning some Transit Oriented Development (TOD) in areas around potential BRT stations along I-287. This slide shows the approximate location of a BRT station and existing development in the area.



Slide 25. Using Google SketchUp, we discussed with the Village potential station locations near the proposed station but where there may be more potential TOD. This slide also shows a station location along the south side of 287 in between two existing big box stores. Infill development and parking structures would be incorporated into the existing commercial development between 287 and Rt. 119.



Slide 26. This shows another alternate station location, further to the east, also with a BRT route connecting to Rt. 119.



Slide 27. This shows the same scenario but from a different angle. SketchUp allows quick, easy and affordable methods to show alternative development, transit routes and future character.



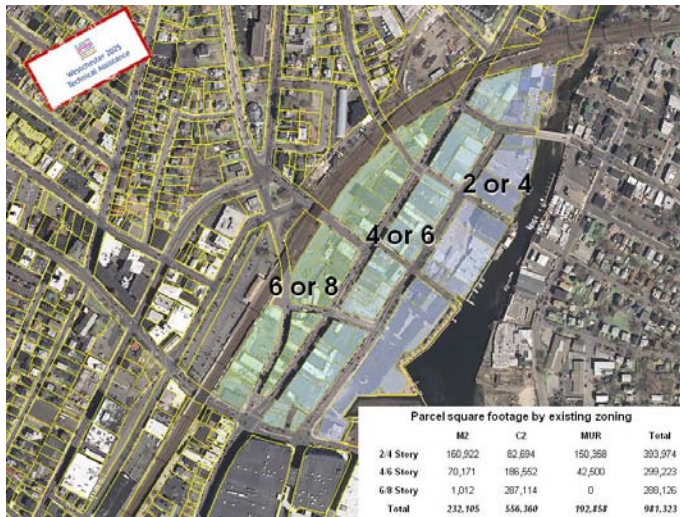
Slide 28. This shows a larger area of redevelopment around a new BRT station in Elmsford north of 287 and west of Rt. 9A.



Slide 29. We also assisted the Village of Port Chester envision a BRT station and routes near I-287, Rt. 1 and near the former site of United Hospital. This shows existing conditions in the area.



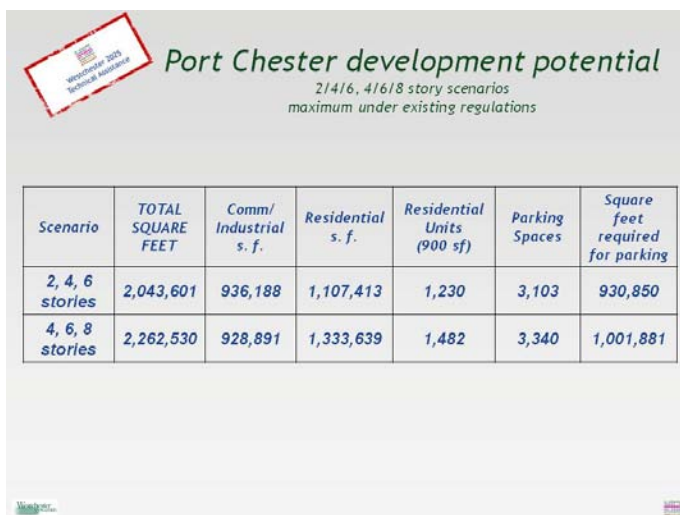
Slide 30. This shows one scenario of a BRT station within an existing commercial strip development and new potential TOD around the station.



Slide 31. Last year our staff also assisted the Village of Port Chester analyze several zoning scenarios as the Village was working on its comprehensive plan update. This slide shows the area in the downtown and the height alternatives that were being considered.



Slide 32. This slide shows the same build-out alternatives with Floor Area Ratios considered while calculating the visual representations.



Slide 33. This table summarizes some of the development impacts calculated for the Village. We provided the Village with potential commercial, residential development and required parking for these scenarios. The village used our analysis as they have finalized their comprehensive plan.



Slide 34. Our staff assisted the Village of Ossining to vision development scenarios on several Village-owned properties in or near their downtown. Google SketchUp was used to show varying heights, densities and land uses on the sites and impacts on surrounding areas.



Slide 35.



Slide 36.



Slide 37. We also helped Ossining envision infill development on Village owned sites within their historic downtown. Several scenarios, densities and land uses were shown. The Village successfully utilized these images at a village-wide public charrette program.



Slide 38.



Slide 39.



Slide 40. The Village of Irvington requested assistance in visioning alternate redevelopment scenarios in areas along their waterfront. Using SketchUp we were able to show several different densities, heights from various angles.



Slide 41.



Slide 42. The Village of Irvington requested assistance in visioning alternate redevelopment scenarios in areas along their waterfront. Using SketchUp we were able to show several different densities, heights from various angles.



Slide 43.



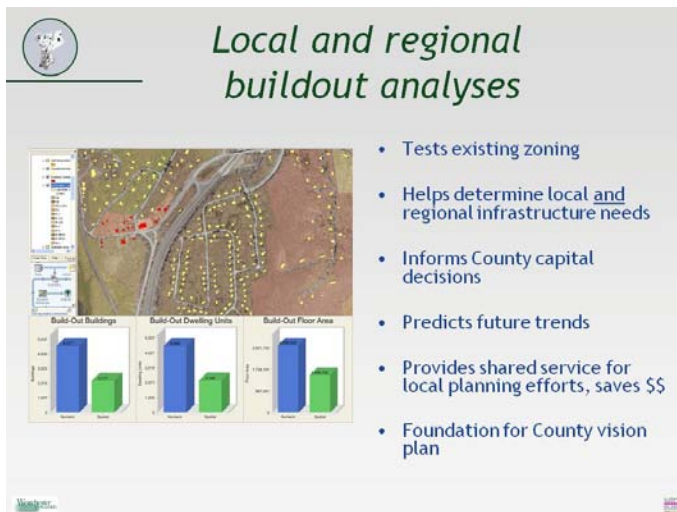
Slide 44.



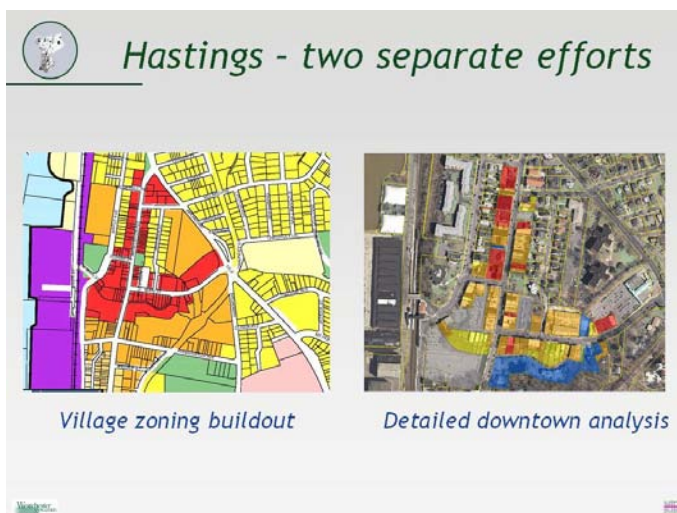
Slide 45.



Slide 46. The department is currently embarking on a effort to analyze all 43 of the county's zoning ordinances and develop a Vision Plan which will include a county-wide map of recommended development densities.



Slide 47. There are important reasons for an analysis of local and regional zoning build out.



Slide 48. The Village of Hastings-on-Hudson requested assistance assessing their zoning ordinance and a more detailed analysis of development potential in their downtown commercial area. Hastings has become the prototype for these two analysis efforts. The zoning build-out will be done for all 43 municipalities. When feasible, downtown analyses will also be done throughout the county.

Data preparation

Winterberg 2009
Technical Assistance

LEGEND

- Paper Street
- Planned Development Overlay
- Outer Zone Overlay
- R-1 Single-Family Residential (7,500 SF)
- R-1.5 One-Family Residence (10,000 SF)
- R-2 Two-Family Residence (20,000 SF)
- R-2.5 Three-Family Residence (30,000 SF) (1 U.U., 2,000 SF - 2 D.U.)
- R-3 Four-Family Residence (40,000 SF) (2 U.U., 3,000 SF - 2 D.U.)
- MFR-1 Multi-Family Residence (2,000 SF per Dwelling Unit (D.U.))
- MFR-2 Multi-Family Residence (2,500 SF per Dwelling Unit (D.U.))
- MFR-3 Multi-Family Residence Office
- MFR-4 Multi-Family Residence/Commercial
- PW Public Park, Recreation and Playgrounds
- G-1 General Office
- E-1 General Commercial
- L-1 Limited Office
- L-2 Limited Commercial
- L-3 Limited Industrial
- I-1 General Industrial
- MW Marine Waterfront
- MSPD Mixed Use Planned Development

[illegible]

*New York State Department of Transportation
Metropolitan Transportation Authority Metro-North Railroad
New York State Thruway Authority*

Winter 2010 Technical Assistance

Data preparation

2025 Buildout Model Data Questions:

Approximate residential/commercial sq ft. breakdown for new development in network area? (circle one)

Let size required for "residential" land subdivision in residential area? (circle one)

Typical efficiency of development achieved in projects (percent of, or dwelling units) relative to more allowed under zoning? (circle one)

Strong shape definition and regulations? If so, define:

Weakness regulations? If so, define:

Are your municipality's property exists in digital format?

If so, do you have information on existing built U.S. and unit counts by parcel?

Are recent zoning map or text amendments (past year)?

Underway or planned for the future?

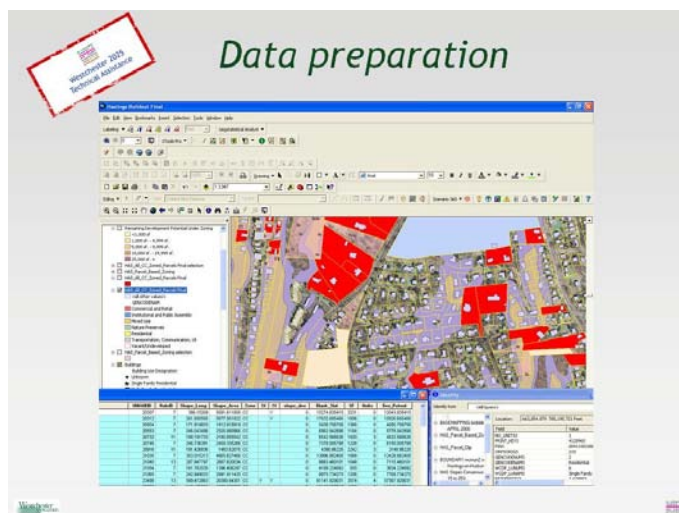
Slide 52.

Winter 2010 Technical Assistance

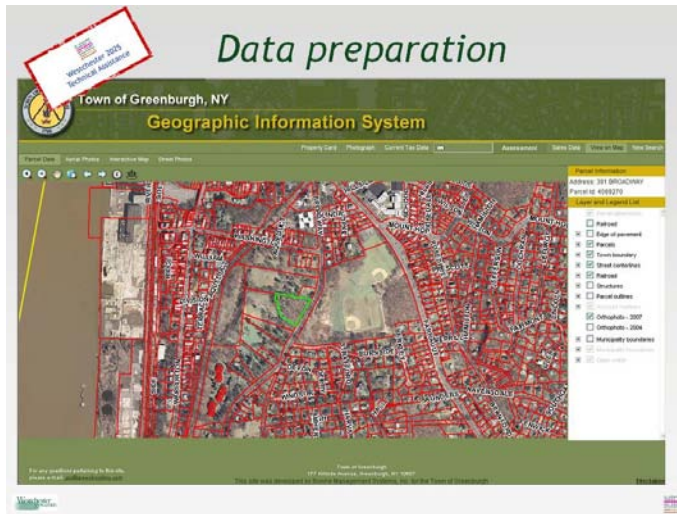
Data preparation

Parcel ID	Address	Parcel Area (sq ft)	Parcel Type	Parcel Use	Parcel Status	Parcel Notes	Parcel Data
100-100-100	100-100-100	100,000	Residential	Single-Family	Active	100-100-100	100-100-100
100-100-101	100-100-101	100,000	Residential	Single-Family	Active	100-100-101	100-100-101
100-100-102	100-100-102	100,000	Residential	Single-Family	Active	100-100-102	100-100-102
100-100-103	100-100-103	100,000	Residential	Single-Family	Active	100-100-103	100-100-103
100-100-104	100-100-104	100,000	Residential	Single-Family	Active	100-100-104	100-100-104
100-100-105	100-100-105	100,000	Residential	Single-Family	Active	100-100-105	100-100-105
100-100-106	100-100-106	100,000	Residential	Single-Family	Active	100-100-106	100-100-106
100-100-107	100-100-107	100,000	Residential	Single-Family	Active	100-100-107	100-100-107
100-100-108	100-100-108	100,000	Residential	Single-Family	Active	100-100-108	100-100-108
100-100-109	100-100-109	100,000	Residential	Single-Family	Active	100-100-109	100-100-109
100-100-110	100-100-110	100,000	Residential	Single-Family	Active	100-100-110	100-100-110
100-100-111	100-100-111	100,000	Residential	Single-Family	Active	100-100-111	100-100-111
100-100-112	100-100-112	100,000	Residential	Single-Family	Active	100-100-112	100-100-112
100-100-113	100-100-113	100,000	Residential	Single-Family	Active	100-100-113	100-100-113
100-100-114	100-100-114	100,000	Residential	Single-Family	Active	100-100-114	100-100-114
100-100-115	100-100-115	100,000	Residential	Single-Family	Active	100-100-115	100-100-115
100-100-116	100-100-116	100,000	Residential	Single-Family	Active	100-100-116	100-100-116
100-100-117	100-100-117	100,000	Residential	Single-Family	Active	100-100-117	100-100-117
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100-100-197	100-100-197	100,000	Residential	Single-Family	Active	100-100-197	100-100-197
100-100-198	100-100-198	100,000	Residential	Single-Family	Active	100-100-198	100-100-198
100-100-199	100-100-199	100,000	Residential	Single-Family	Active	100-100-199	100-100-199
100-100-200	100-100-200	100,000	Residential	Single-Family	Active	100-100-200	100-100-200

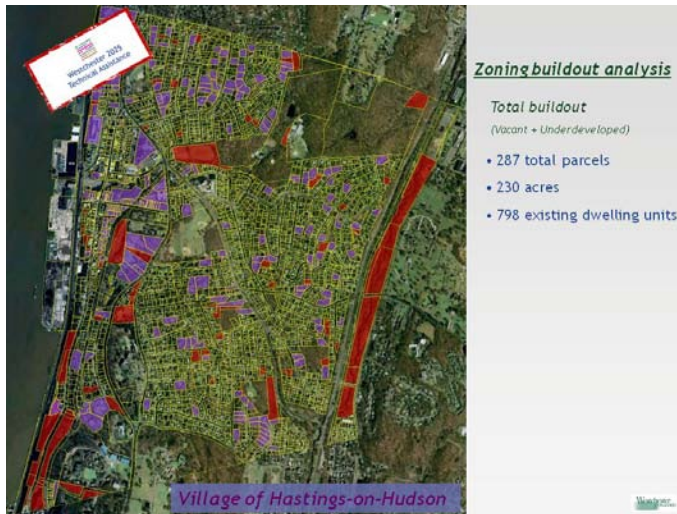
Slide 53.



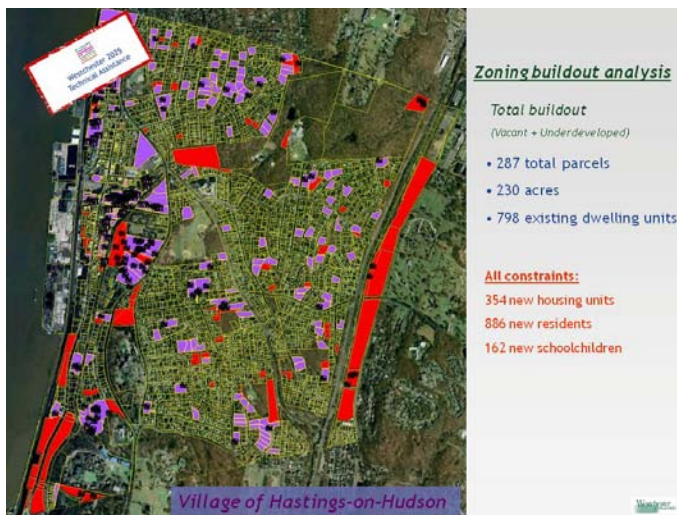
Slide 53. Dept. interns gathered Village parcel data, including existing commercial square footage, from the Town of Greenburgh's assessment website.



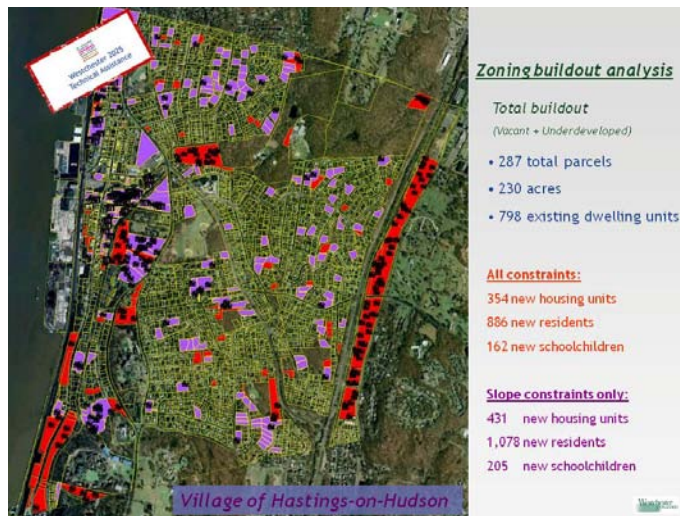
Slide 55.



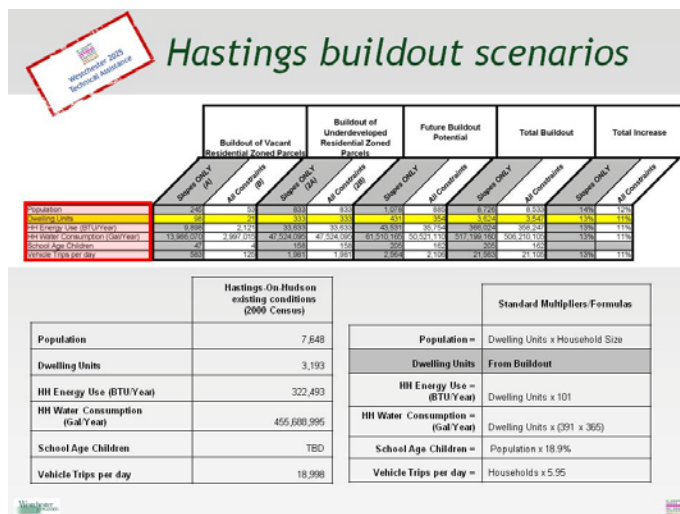
Slide 56. We provided a detailed vision of future development under existing zoning. The Village is using this data as they update their comprehensive plan.



Slide 57.



Slide 58.



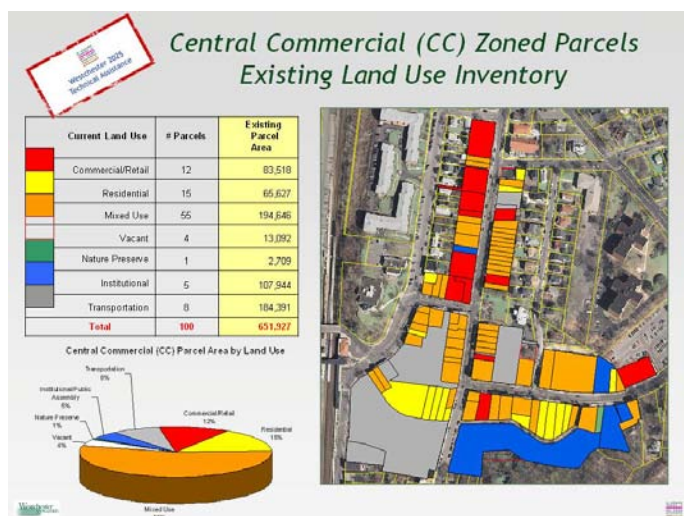
Slide 59. The Village received detail on impacts of development on under various zoning build-out scenarios.



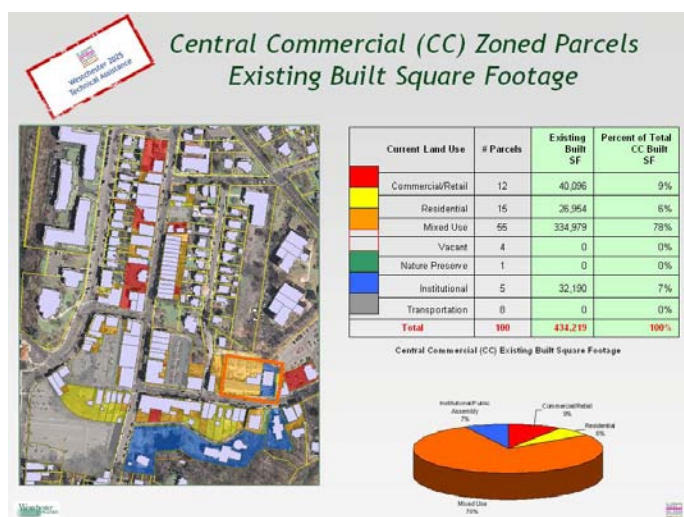
Slide 60. Upon request, Dept. staff also performed an additional analysis for the Village – an assessment of the development potential within their commercial downtown center.



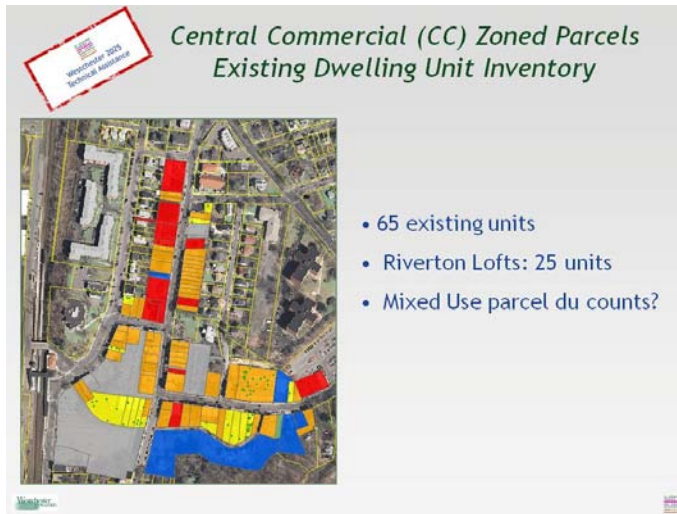
Slide 61. This slide shows existing land use in the downtown.



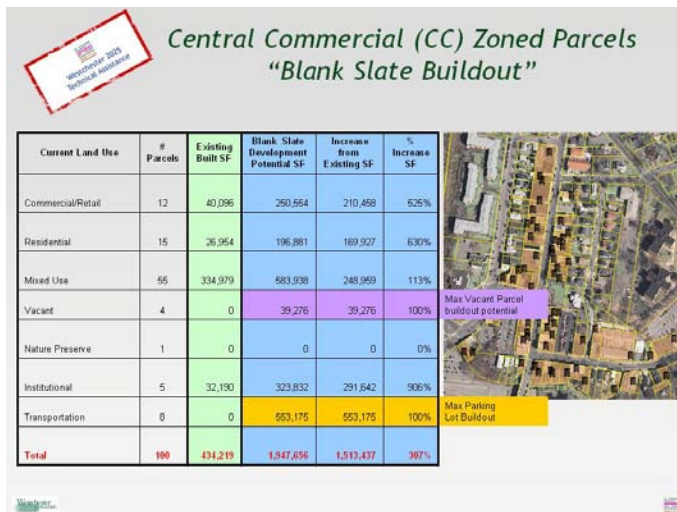
Slide 62. And data by land use in the downtown.



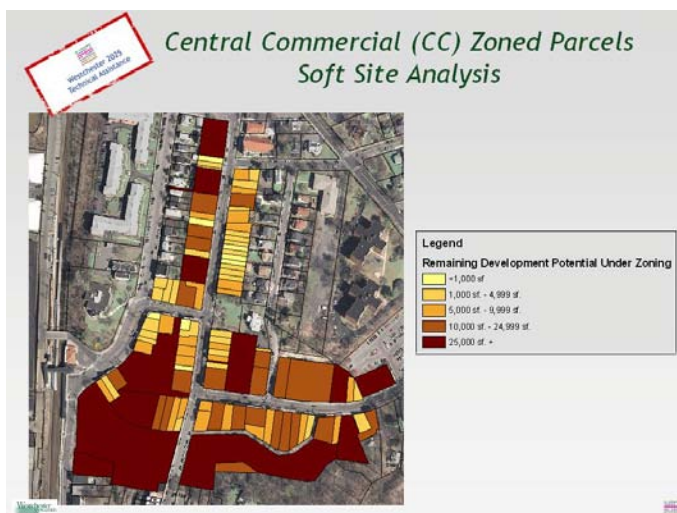
Slide 63. Additional data on parcel by land use was also provided.



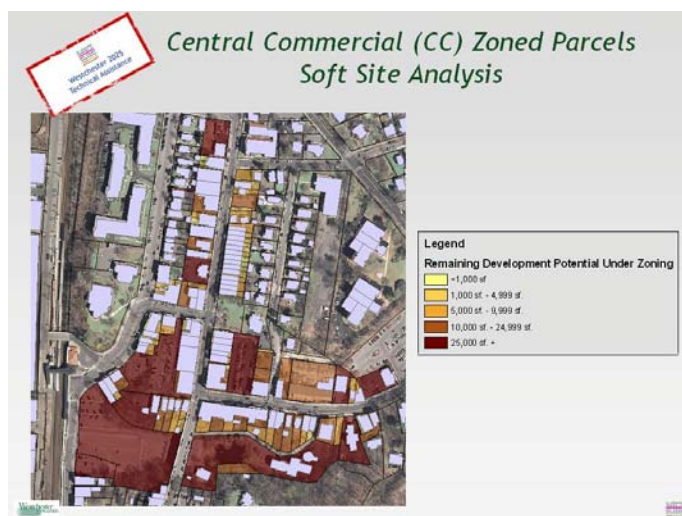
Slide 64. We analyzed existing and potential residential development in the downtown.



Slide 65. We analyzed potential build-out of vacant parcels in the downtown, including areas currently used for parking.



Slide 66. The analysis then showed the range of remaining development potential under existing zoning. The Village is using this data as it works on updating its comprehensive plan and envisions the future of its downtown.



Slide 67.



Slide 68. All these efforts help local municipalities better plan for their future which, in turn helps the county and other agencies better plan for our region. Our ability to better plan for our region's future also allows for better local planning. Both of these allow for increased economic development opportunities for our communities and region.



For more information contact:

Bill Brady: wbb4@westchestergov.com

Chris Gomez : cng1@westchestergov.com

Slide 69. Thank you for this opportunity to discuss these important, exciting and state-of-the-art methods for improved local and regional planning for our future. Are there any questions? Also please contact me for additional info or questions.