

## New Rochelle Comprehensive Plan: Preliminary Recommendations

### Chapter 2: Regional Context and History

Key Concept: Restore Downtown to its regional importance

#### Recommendations

1. Advocate for Metro-North link to Penn Station via Amtrak (through the Bronx connecting to Co-op City and Parkchester)
2. Advocate for Federal Railroad Administration upgrades and safety improvements to the Northeast Corridor passenger rail system to achieve higher speeds
3. Support Thruway and Parkway upgrades [Electronic Tollbooth on Interstate Highway 95 to improve air quality; Safety and capacity improvements on the Hutchinson Parkway]

### Chapter 3: Population and Housing

Key Concept: Upgrade existing affordable housing stock to preserve affordable units

#### Recommendations

1. Increase affordable housing fund to enhance existing affordable housing and rehabilitation program

Key Concept: Expand opportunities for the creation of new affordable housing

#### Recommendations

1. Review and revise the affordable housing fees (payment in lieu) to ensure that developers have an effective and meaningful incentive to construct affordable housing on an inclusionary basis
2. Develop workforce housing for people who serve the New Rochelle population and existing residents
3. Give developers the option of building 10% affordable at 80% of AMI or 5% affordable at 60% of AMI
4. Include a local preference for affordable housing, rather than a lottery

Key Concept: Develop incentive programs to help homeowners increase energy efficiency of their homes

#### Recommendations

1. Implement a local loan program to make energy efficiency improvements more affordable by enlisting lenders to provide favorable financing terms, secured by property tax obligations and paid back through energy savings.
2. Conduct an informational campaign to reduce energy consumption and waste generation in existing commercial or multi-family and mid-rise and high-rise structures.

## Chapter 4: Land Use and Zoning

Key Concept: Enhance and support the City's downtown center and neighborhood commercial clusters

### Recommendations

1. Golden Horseshoe: Adjust zoning to reflect existing uses
2. Quaker Ridge/Weaver Ave: Adjust zoning to reflect existing uses
3. 5<sup>th</sup> Avenue District: Adjust zoning to allow live/work housing
4. Union Avenue: Create new mixed use Neighborhood Business-Hospital district east of 1<sup>st</sup> Street and Neighborhood Business-Residential district west of 1<sup>st</sup> Street to reflect existing uses
5. Hospital District: Encourage Montefiore Medical Center to consolidate on its property by increasing the allowable FAR in the H district

Key Concept: Support new neighborhood clusters in key locations

### Recommendations

1. Municipal Marina: Support redevelopment of marina to allow mixed-use development, including residential, recreational, hotel, restaurant and retail at appropriate heights and scale
2. Echo Bay: Ensure that new development provides meaningful waterfront public access and waterfront esplanade.

Key Concept: Implement zoning changes to promote sustainability

### Recommendations

1. Amend Zoning Code to remove barriers to sustainability
2. Establish LEED Equivalency guidelines for new development
3. Recognize TODs outside of the Downtown and allow higher density and lower parking ratios
4. Explore options for incentivizing use of Passive House standards to work toward net zero energy for buildings and homes.
5. Utilize diverse land use tools to where appropriate to preserve or expand New Rochelle's remaining natural habitats and to reclaim contaminated properties for public use and benefit
6. Review for adequacy the City's Flood Damage Prevention Regulations in light of sea level rise projections.
7. Develop green site design guidelines that implement Low Impact Development principles.

## Chapter 5: Economy

Key Concept: Recognize the importance of neighborhood commercial corridors and major institutions in providing employment opportunities and economic development for the City

### Recommendations

1. Provide ongoing support for large institutions (e.g. hospital and higher education), general business uses (e.g., auto-related, large retail, industrial) and commercial corridors (e.g., promote mixed-use, consider moderate increase in density, develop storefront improvement programs)

Key Concept: Create new opportunities for the local economy by promoting small business creation

## Recommendations

1. Support small business incubators in light industrial districts and other commercial districts
2. Employ various land use, marketing, and incentive methods to attract a larger “creative class” to New Rochelle, stimulate demand for underutilized built space, and realize the economic benefits associated with arts and culture.
3. Foster green job growth and attract additional green businesses to New Rochelle, while also enhancing access to training, particularly for under-skilled or under-employed residents.

## Chapter 6: Downtown

Key Concept: Implement recommendations of the Downtown New Rochelle Recommended Action Plan

## Chapter 7: Public Facilities and Utilities

Key Concept: Plan for New Rochelle’s future needs for public facilities

### Recommendations

1. Require that all Site Plan applications be circulated to City’s essential service providers (i.e. police, fire, DPW, etc.) for review and comment
2. Include recommendations from the WXY Schools Study
3. Develop a plan to relocate City Yard opening up Echo Bay waterfront for public access
4. Evaluate possibility of relocating City Hall to a more central location in the Downtown
5. Enhance the energy and water efficiency of municipal buildings through physical and operational improvements, such as energy recovery systems, LED light bulbs and high-efficiency fixtures.
6. Replace or convert City vehicles to improve average gas mileage, utilize alternative fuel technology, and reduce the emission of air pollutants.

Key Concept: Incorporate Resiliency planning into New Rochelle’s utility systems

### Recommendations

1. Solid Waste and Sanitation
  - To further reduce waste, the City may also review methods to reduce construction waste and to improve composting of food and vegetation.
  - Divert stormwater away from the sanitary sewage system to reduce total load on WWTP through green infrastructure (rain gardens, green roofs, etc.) and grey infrastructure (retention tanks) techniques.
  - The most current climate science should be considered when siting, designing, developing, or renovating municipal infrastructure to mitigate the effects of sea level rise and storm surge.

- Waste pump-out facilities for boats should be properly identified at marinas and accessible to all boats containing toilets. These services are currently free of charge to boat operators.
  - Adopt best practices to increase municipal recycling rates, cut supply costs and reduce overall municipal waste generation, including introducing recycling bins at public locations, creating a uniform recycling collection program and system, targeting educational efforts and enhancing enforcement activities.
  - Encourage backyard composting of organic materials through enhanced public education about composting methods, options, and benefits.
2. Stormwater Management
- The quality and quantity of stormwater can be improved through the introduction of Stormwater Best Management Practices (BMP's). Some of these practices include the development of a Green Infrastructure Program that encourages implementation of bioswales, rain gardens, green roofs, and permeable pavements and pavers.
  - Establish at least 5 acres of rain gardens community-wide, including at least 50 locations on appropriate municipal property, including parks, traffic islands, and medians.
  - Reduce the incidence and severity of local flooding by controlling storm water run-off, expanding permeable surface coverage, repairing existing infrastructure, and utilizing new green infrastructure models.
  - Create an implementation plan for a municipal rain garden demonstration project and engage an expert to identify the most appropriate location.
3. Water supply
- The City may implement a series of strategies to create more water efficient infrastructure as well as conserve water use. These efforts can supplement water conservation efforts within individual properties.
  - Reduce stress on wastewater treatment facilities by encouraging water conservation, controlling infiltration, and expanding options for cost-effective infrastructure repair and improvement.
  - Advocate that the New York State building code remove barriers to the use of graywater for interior and exterior use.
4. Energy
- Promote Local Renewable Energy Generation
  - The City has encouraged smaller scale green energy sources by individual private property owners. Additional strategies may allow easier access to green energy sources.
  - Identify opportunities for the use of district energy systems/community energy districts within the City and authorize their use in appropriate City zoning districts.
  - Explore opportunities for renewable energy production on publicly-owned sites and infrastructure.
5. Asset Management
- Select a platform for the new GIS program, obtain and input data, and establish a management team to maintain a current data and planimetric base.

## Chapter 8: Transportation

### Key Concept: Improve safety for pedestrians, bicyclists and motorists

#### Recommendations:

1. Improve design and traffic control of intersections with high crash rates. This may include the addition or upgrade of traffic lights, conversions to roundabouts, or the redesign of certain intersections.
2. Speed reduction through traffic calming for streets and corridors with high crash rates
3. Implement complete street treatments for key corridors. All arterials and collectors should be viewed as candidates for complete street treatments and conversions.

### Key Concept: Reduce Congestion and Improve Accessibility

#### Recommendations:

4. Implement circulation improvements around congested areas:
  - Two-way system on Huguenot and Main Streets
  - New traffic pattern around Transit Center
  - New traffic pattern around Cedar Street at I-95 Exit 16 Interchange
5. Improve access to the New Rochelle waterfront, an underused asset of the City.
6. Improve access to major employment generators such as Montefiore New Rochelle Hospital, Downtown, colleges, and neighborhood commercial corridors
7. Create additional commercial loading zones and times to reduce double parking in Downtown
8. Facilitate transportation options that prioritize accessibility for users with disabilities.

### Key Concept: Improve Pedestrian Friendliness

#### Recommendations:

1. Improve pedestrian connections across infrastructure barriers by adding sidewalks, paths, and crossings
  - Memorial Highway Circle
  - I-95 Exit 16 Interchange
  - Pedestrian route between Train Station and Hospital
2. Design pedestrian crossings to safely accommodate all users by insuring they are visible, have short crossing distances, and ADA compliant. All signalized intersections with pedestrian crossings should have pedestrian signal heads.
3. Encourage walking by upgrading streetscape along key corridors
4. Create a master plan for walking routes within New Rochelle, including walking guides with suggested routes, planning and engineering standards to promote pedestrian mobility and necessary capital improvements to designated walking routes.
5. Identify neighborhoods lacking sidewalks or with sidewalks in disrepair and make strategic infrastructure investments in their improvement.

### Key Concept: Increase Bicycle Infrastructure

#### Recommendations:

1. Add bike lanes or shared lane (“sharrow”) markings
2. Implement complete streets treatments to encourage bicycling.

3. Eliminate existing bike parking in lieu payment; require that bike parking be provided on site in new large scale developments.
4. Advocate for East Coast Greenway and other regional bikeway projects

Key Concept: Encourage use of local and regional public transit services

**Recommendations:**

1. Improve transit access to train station and city-wide transit services
2. Improve transit service efficiencies and reliability
3. Study and implement MobileNR shuttle system in the Downtown
4. Improve bus stop amenities outside of Downtown
5. Advocate for cross-county bus service, modeled after MTA's Select Bus Service, linking New Rochelle to Yonkers

Key Concept: Improve parking conditions and efficiencies

**Recommendations:**

1. Satisfy future parking demands by encouraging more off-site and shared parking
2. Increase parking efficiencies by better utilizing existing parking supplies
3. Encourage park and walk behavior
4. Make parking more user friendly by improving wayfinding signage and upgrading the condition of lots.
5. Increase supply of scooter and motorcycle parking

Key Concept: Encourage Sustainable Transportation

**Recommendations:**

1. Explore strategic infrastructure investments to support new technologies for sustainable transportation, such as electric vehicle charging stations, hydrogen powered buses and other alternative-fuel vehicles.
2. Create financial incentives to discourage single-occupancy vehicle commuting by municipal employees, while also encouraging the adoption of similar policies by major local employers.

## Chapter 9: Parks, Open Space and Natural Resources

Key Concept: Develop strategies that improve operational efficiencies, promote partnerships, and support revenue generation for public parks, open space, and conservation efforts

1. Highlight the public parks facilities available for rental that can accommodate organized events.
2. Establish a simple fee structure that reduces barriers for the public to access existing public open space particularly along the waterfront.
3. Encourage continued private support for existing public facilities through projects that will have immediate impacts and results.

Key Concept: Expand the open space available to the public

1. Identify strategies to ensure all residents have high quality public parks within a reasonable walking distance of their front door.
2. Develop an opportunity for walkway and bike connections between public open spaces that develop a greenway network.

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3. Encourage residents to utilize public open space for socialization and physical fitness activities.
4. Develop linear park along Lincoln Avenue (Lincoln Loop)
5. Establish a payment in lieu fund for public waterfront open space/access
6. Improve and expand access to Long Island Sound by reclaiming contaminated land for public use including at least one additional mile of shoreline, establishing better links among waterfront parks, and enhancing recreation and tourism opportunities.

## Key Concept: Promote New Rochelle's waterfront as a recreational destination

1. Waterfront parks and open space should be the focus of a coordinated economic development plan which focuses on connectivity between waterfront amenities.
2. Activate Hudson Park through new design features, outdoor performance facilities, food concessions, or other amenities.
3. Incorporate resiliency measures into capital projects located along the waterfront.

## Key Concept: Incorporate sustainability measure into future open space planning efforts

1. Utilize diverse land use tools to protect and preserve New Rochelle's remaining natural habitats.
2. Increase community-wide permeable surface encouraged by municipal lead efforts.
3. Reduce stormwater run-off from all municipal owned grounds and structures.
4. Achieve a net increase of 10,000 trees on public property and rights-of-way over by the year 2040.
5. Undertake comprehensive capital improvements and encourage best practices to improve the Long Island Sound ecosystem and tributaries.
6. Undertake comprehensive capital improvements and encourage best practices to improve the Long Island Sound ecosystem and restore the health, beauty, retention capacity and recreational value of local inland water bodies.

## Chapter 10: Historic and Cultural Resources

### Key Concept: Preserve and promote New Rochelle's Cultural and Historic Resources

#### Recommendations

1. Establish a Cultural District and implement recommendations from the Cultural Resources Study by Civic Moxie
2. Promote the City's new branding effort
3. Create a Preservation Plan which includes a strategy to delay demolition of historic structures