



# Comprehensive Planning on a Sustainable Foundation in New Rochelle

Kevin A. Kain, PP, AICP,  
Director of Planning & Sustainability  
City of New Rochelle



# Laying the Foundation

- Sustainable planning foundation created on rebound of economic downturn.
- “Ten Big Goals for 2030” build at least 95% of new housing near mass transit & 65% within a ½ mile of Transit Center.
- Peripheral Node Planning Standards: Update Comp Plan to better define optimum scale, land use patterns, density & architectural design for peripheral commercial & mixed-use hubs & corridors, with an emphasis on contextual design.



greeNR

The New Rochelle  
Sustainability Plan  
2010 - 2030



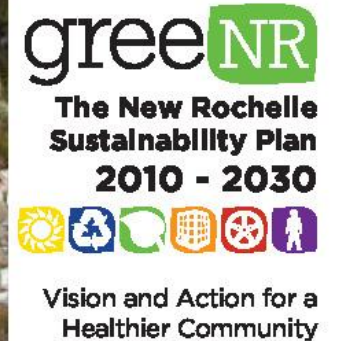
Vision and Action for a  
Healthier Community





# Laying the Foundation

- Peripheral Node Planning Standards go on to note:  
*“New Rochelle’s Comprehensive Plan is more than ten years old and does not address all of the geographic areas referenced above. In the absence of a clearly articulated vision for these areas, new development often generates conflict and controversy and does not always enhance its surroundings. The interplay between the central business district and peripheral commercial and mixed-use hubs is not considered with consistency in the review and approval of development plans.”*
- Medium-term goal (by year 2020): recommended edits to the Comp plan be adopted.



# EnvisionNR - 2011

- In-house effort began in 2011.
- Significant public outreach effort with outside assistance.
- Due to massive undertaking, without substantial resources, the effort was put on hold.

Politics & Government

## Use Web to Comment on New Rochelle Planning

An interactive Web site allows New Rochelle residents to comment on issues that should be included in the comprehensive plan revision.

By Michael Woyton, Patch Staff | Jul 16, 2012 8:25 pm ET | Updated Jul 16, 2012 8:26 pm ET

Like 0 Share

The screenshot shows the EnvisionNR website. At the top, there's a navigation bar with "See How It Works.", a Facebook "Connect" button, and a "SIGN IN" button. The main header features the "ENVISIONNR" logo in large, bold letters. Below the logo, a paragraph welcomes users to the "MindMixer" site, explaining it's for commenting on the 1995 Comprehensive Plan update. Social media sharing buttons for Like, Send, Tweet, Share, and email are visible. On the right, a "RECENT COMMENTS" section shows three comments from users. Below this is a "SIGN UP NOW!" button with the text "Share your ideas today!". The bottom section is titled "FEATURED INSTANT POLL" and focuses on "Economic Development" with the question: "How important is grass roots community support in partnering with the government and private sectors to make gains in a dynamic commercial environment?". It includes a "Take the poll!" link, a "Submit Your Vote" button, and a timer showing "76 Days Remaining" and "0 Votes". The left side of the bottom section features two images: an aerial view of a waterfront area and a street-level view of a town square.

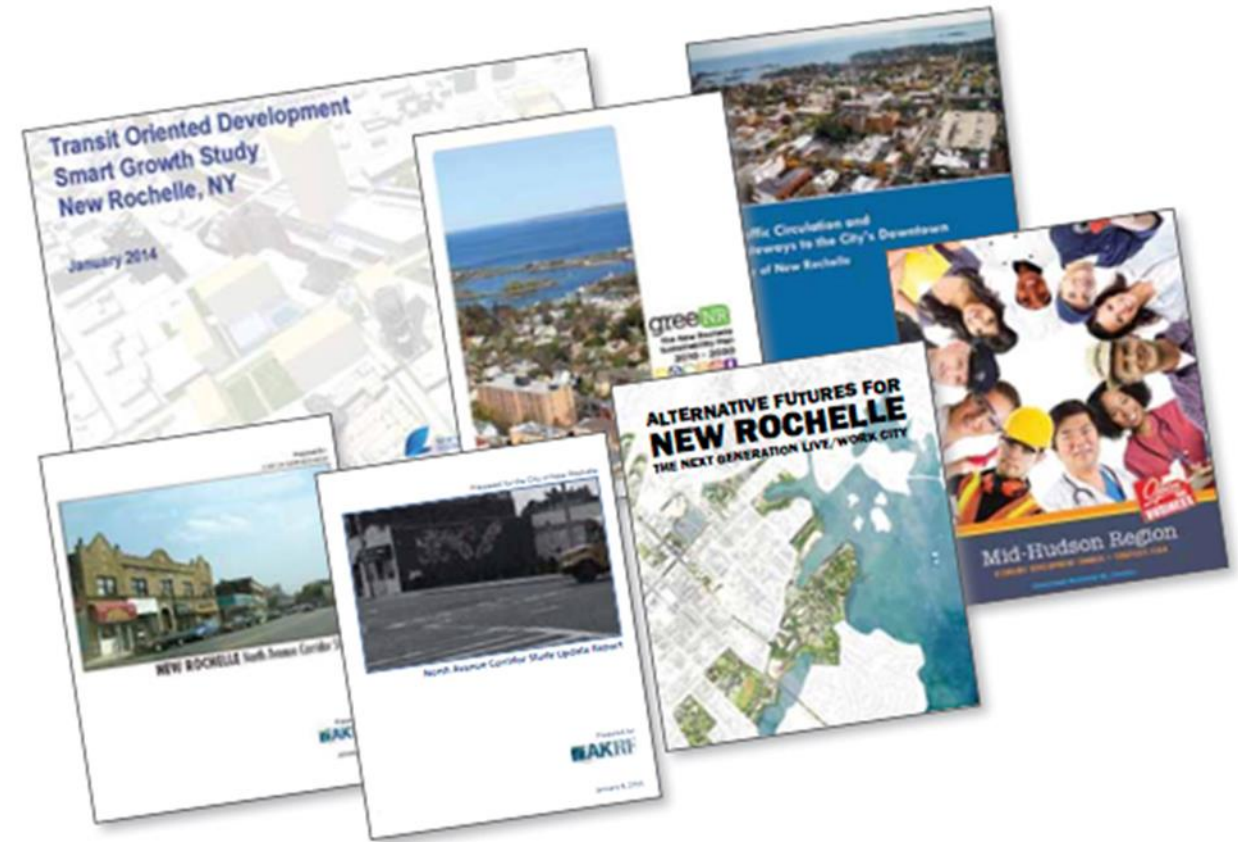
ranked

#1



# In the Meantime...

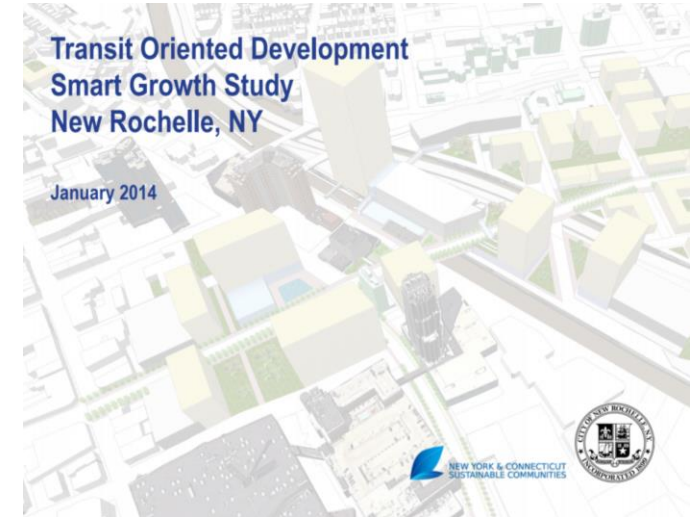
- Many other planning studies prepared
- Some specific & hyperlocal
- Others more broad & regional





# TOD/Smart Growth Study

- Goal: Promote sustainable mixed-use development
- Recommended zoning changes to allow TOD
- Mentions isolated city-owned parcels considered for 3P's to redevelop
- Recommendations: ITC as core, 40 stories
- Zoning recommendations geared toward TOD, but based on traditional zoning methods
- Recommended initiating Master Plan Development Process for subdistricts with zoning changes
- Master Plan Design would be based on TOD report, Columbia University Study & Nelson Nygaard study
- Simultaneously the City should update Comp Plan



# RAP & DOZ

- RFQ issued May 2014
  - ID's development clusters
  - Notes city willing to amend zoning
  - City selects RXR in December 2014
- Recommended Action Plan (RAP) August 2015
  - CSPM
  - Background, data, analysis
  - Expands upon clusters to propose DOZ
  - Lays foundation for form based code
- Downtown Overlay Zone (DOZ)
  - GEIS
  - Adopted December 2015
  - Largely based on RAP



28



EXECUTIVE SUMMARY // Section 5 29





# The Comprehensive Plan

- In addition to recommendations of several prior documents, there was no doubt that the conditions that formed the basis of the prior comp plan had greatly changed
- One exception is the divide between the downtown and the lower density, single-family neighborhoods.
- NYSERDA Grant
- Team included CNR, Pace LULC, BFJ
- Adopted November 2016
- GreeNR woven into document
- Initial outreach from 2012 included
- RAP/DOZ incorporated



## The New Rochelle Comprehensive Plan

Adopted: November 15, 2016



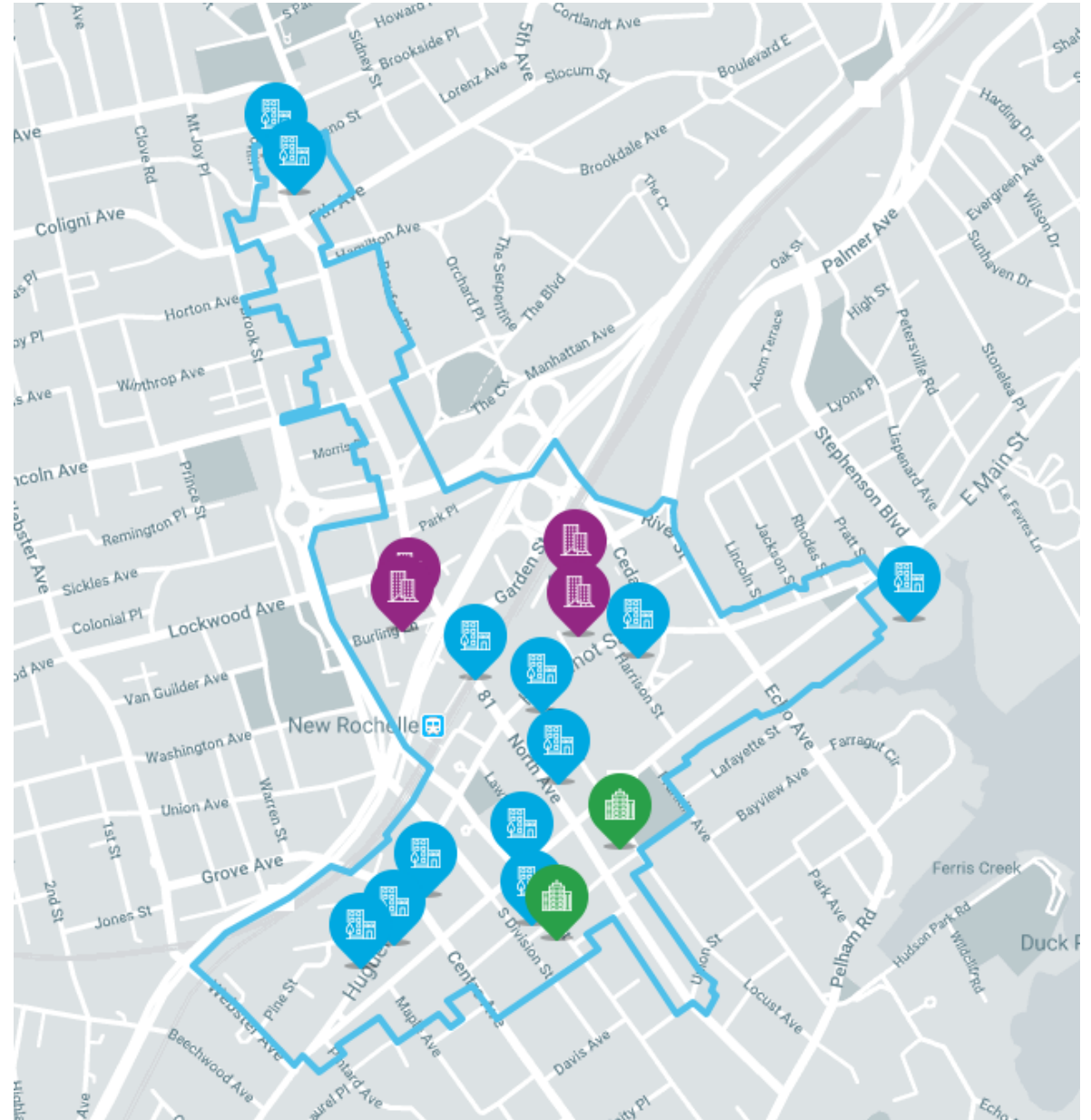
ENVISION





# Implementation

- DOZ
- Complete Streets
- MobileNR
- DRI



# Implementation

- DOZ
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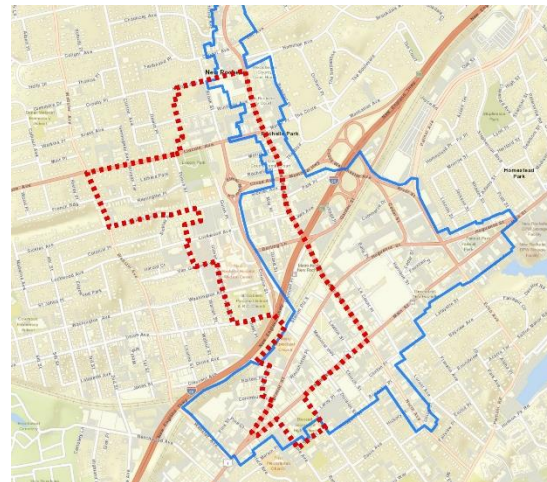
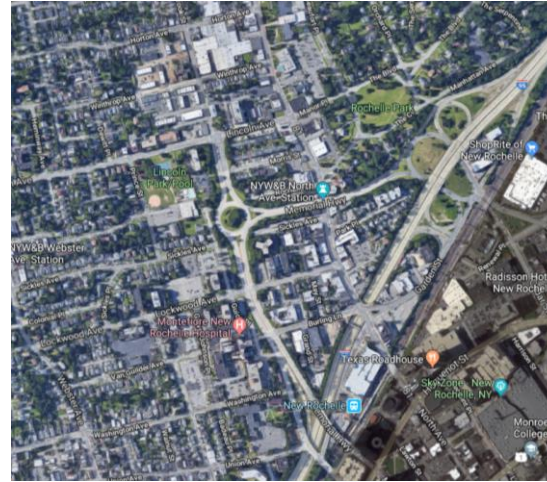
- DOZ
- Complete Streets
- **MobileNR**
- DRI





# Implementation

- DOZ
- Complete Streets
- MobileNR
- DRI
- “Consider potential land use changes-based on community input-in the Lincoln Avenue Corridor which may include reconstruction of the Boys & Girls Club, redevelopment at greater densities, and improvements to the pedestrian environment.”
- “consider redesigning the Memorial Highway roadway segments by eliminating those lanes that are not needed, narrowing the travel paths, and slowing down traffic.”



# Takeaways

- For New Rochelle, our plan pulled together many different efforts, organized them into a cohesive whole & leveraged them
- Utilize resources such as the community, grants, consultants, and other partners like the County, Pace LULC, et al
- Our comp plan took the points above and pulled together all the pieces, connected the dots

