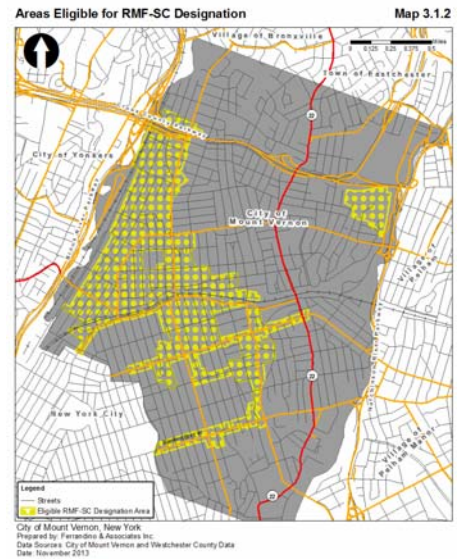


# CITY OF MOUNT VERNON

## New York

- F&A assisted the City of Mount Vernon in preparing and adopting the **Multifamily Senior Citizen Floating Overlay Zone (RMF-SC)**. The ordinance was created to foster the orderly development of senior housing within the City. Environmental analysis of the RMF-SC Overlay Zone, prepared by F&A, looked at four prototypical senior housing sites close to mass transportation, shopping and other senior services, where senior housing could be constructed provided it is compatible with the City's proposed comprehensive plan. The ordinance, which won a planner's award from the Westchester Municipal Planning Federation, further ensures that any senior housing built preserves neighborhood scale and character and allows for enhanced building design while encouraging commercial development along the City's existing commercial corridors. Following the adoption of the new ordinance in December 2013, F&A prepared a site specific EIS for the rezoning of the *Grace Terrace* senior housing development site to the RMF-SC Overlay Zone, which was approved by the City Council in March 2014.



- F&A prepared an **Urban Renewal Plan** on the south side of Mount Vernon for a partnership between the City and a private developer. The Plan includes a new Urban Renewal Planned Unit Development Overlay Zone and urban design guidelines to accommodate mixed use development and public parking in a heretofore blighted area. The environmental documentation prepared by F&A examined the impacts of the full build-out of the Urban Renewal Area under the proposed overlay zone, including neighborhood and community character analysis, shadow analysis, fiscal and socio-economic, traffic, impacts on City services, and analysis of alternative redevelopment scenarios. The Plan builds upon a **Blight Determination Study**, prepared by F&A, that was adopted by the City in October 2012 for an approximately ten acre area consisting of 64 parcels.

