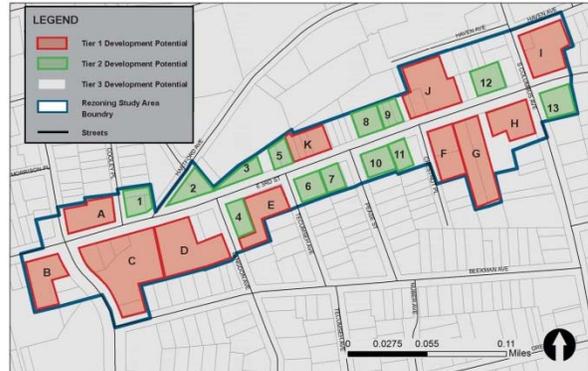


CITY OF MOUNT VERNON

New York

- In coordination with the City of Mount Vernon, F&A is developing a hybrid form-based code for a mixed-use Commercial Corridor District (**MX-1 District**), rezoning a 20 acre area along the East Third Street corridor, which promotes high-density mixed use. The MX-1 district includes graduated building envelope maximums and minimums based upon lot size and frontage, density bonus incentives, and design and green building requirements. The proposed zoning is being vetted under SEQR through a Generic Environmental Impact Statement (GEIS). The GEIS examines the impacts of the full build-out of the Rezoning Area under the proposed mixed-use zone, including neighborhood and community character analysis, shadow analysis, fiscal and socio-economic, traffic, impacts on City services, and analysis of alternative redevelopment scenarios. A draft GEIS will be submitted to the City Council for review in early 2016.



Potential build-out under proposed MX-1 District

- F&A prepared a for an **Urban Renewal Plan** on the south side of Mount Vernon, approved by the City Council in December 2014. The Plan, prepared by F&A as a part of a partnership between the City and a private developer, 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 GEIS 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 Urban Renewal Plan was adopted by the City Council in 2015 and site specific development in the area is underway.



Conceptual rendering of Proposed Redevelopment on South Fourth Avenue and East Third Street.

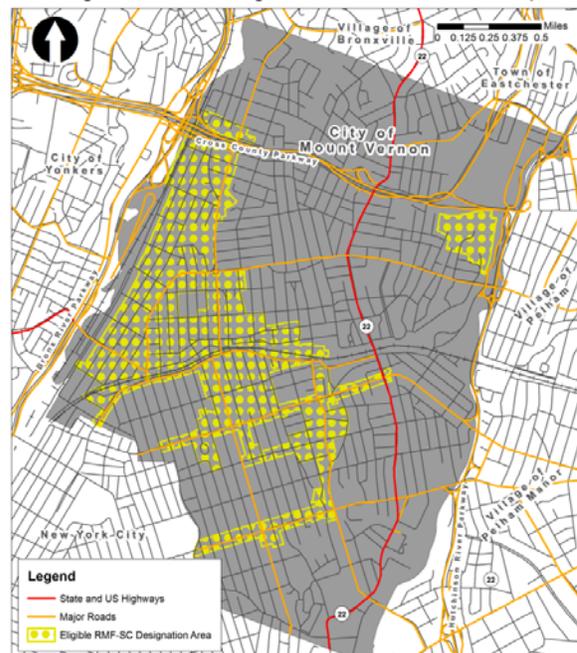
PUBLIC SECTOR CLIENTS

- F&A reviewed a Long-form EAF and Addenda under SEQR, on behalf of the City Council, for Special Permit and Site Plan Approvals for the **42 West Broad** mixed use project in the Fleetwood business district. The project consisted of an 18-story, 268,750 square foot mixed-use market-rate residential (249 units) and retail (12,330± SF) building and the renovation of an existing 4-story on-site parking garage reconfigured to accommodate up to 533 spaces. The project was approved by the City Council via a Negative Declaration and subsequently challenged in court via an Article 78 proceeding. F&A served as expert witness on the City's behalf in defense of the lawsuit which was thrown out by the Court. The project was approved by the Planning Board and broke ground in December 2015.



Conceptual rendering of proposed 42 West Broad development

- F&A prepared a GEIS addressing the impacts of the **Multifamily Senior Citizen Floating Overlay Zone (RMF-SC)**, which was created to foster the orderly development of senior housing within the City. Environmental analysis of the RMF-SC District looked at four prototypical senior housing sites where senior housing could be constructed provided it is compatible with the City's proposed comprehensive plan. Following the adoption of the new ordinance in December 2013, F&A prepared a site specific EIS, which was approved by the City Council in March 2014. This innovative floating overlay zone was subsequently the recipient of an award from the Westchester Municipal Planning Federation.



Areas eligible for the RMF-SC Senior Citizen Floating Overlay Zone