



Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

Attention:

Robert Yamuder, Village Manager

Daniel Sarnoff, Asst. Village Manager

Gregory Cutler, Planner

123 Mamaroneck Avenue

Mamaroneck, NY 10543

Phone: 914-777-7703

Fax: 914-777-7760

For detailed questions please contact Greg Cutler at the Planning Department, gcutler@vomny.org

RESPONSES DUE:

August 11, 2017 before 4:30 PM

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

Table of Contents:

Section	Page No.
I. General Information and Context	3-5
II. Scope of Services	6-7
III. Evaluation and Award	7 - 8
IV. Proposals	8
V. Alternatives and Exceptions	9
VI. Additional Information and Revisions to Proposals	9
VII. General Information and Instructions.....	10-13

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

I. GENERAL INFORMATION & CONTEXT

The Village of Mamaroneck, New York is seeking proposals from qualified firms to provide planning services to the Village's Board of Trustees in connection with the preparation and implementation of zoning amendments for the Village's MAKER Zone vision and concept including the anticipated Generic Environmental Impact Statement (GEIS) in accordance with the State Environmental Quality Review Act.

The industrial area encompasses approximately 70 acres and is bounded by I-95 and Metro-North railroad tracks to the west and east, and Rockland Avenue and the Sheldrake River to the south and north. At present there are around 150 diverse businesses that employ close to 1,500 employees. The area is primarily comprised of light industrial businesses but also hosts a number office uses and a limited number of existing non-conforming residential homes and buildings.

Over the past 15 years the level of employment has declined by roughly 500 employees as industrial businesses have shuttered. Several large, formerly industrial buildings have been razed during that same 15 year period only to be replaced by parking lots. In response to this decline the Village formed the Industrial Area Steering Committee to work with Village Staff and selected consultants on the Real Estate Market Analysis and Redevelopment Plan of the Industrial Area, which was completed in 2016 by replace Urban Studio. The plan includes design concepts and an implementation matrix.

The Village of Mamaroneck and the Industrial Area Committee (IAC) have compiled a list of zoning recommendations that are the culmination of two years of meticulous research with interactive participation and guidance from the public through workshops, presentations, and a combined meeting featuring members of various land use boards. The recommendations are summarized below, but are also featured in greater detail in the attached memo from the IAC to the Village Board of Trustees dated February 17, 2017.

The IAC arrived at the vision and concept of the Mamaroneck MAKER Zone, representing Manufacturing, Artisanal Foods & Arts, Knowledge Economy, Environmental Buffers, and Recreation. The mission statement for the MAKER Zone is:

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

“A coordinated effort to preserve existing uses and incentivize the growth of the “maker” economy in Mamaroneck as an economic engine for jobs, tax revenue, environmentally-sensitive redevelopment, neighborhood and eco-friendly buffering, flood mitigation, and new recreational activities all aimed at the revitalization and sustainability of the manufacturing district in Mamaroneck.”

On April 27, 2017, the Industrial Area Committee met with all Village of Mamaroneck land use boards at which point there was a consensus that a GEIS should be performed to assess the generic impacts of the proposed zoning changes. It is anticipated that a positive declaration will be made and a GEIS will be performed.

Use Recommendations:

Establish the “MAKER” zone which will be comprised of two new overlay zones and buffer zones:

Retail overlay zone permitted/encouraged uses:

- Indoor recreational facilities
- Micro-alcohol establishments
- Theatres
- Higher education uses
- Art and film studios and dance and music instruction
- Boutique hotels (limited-size hotels)

Mixed-use (retail/office) zone permitted/encouraged uses:

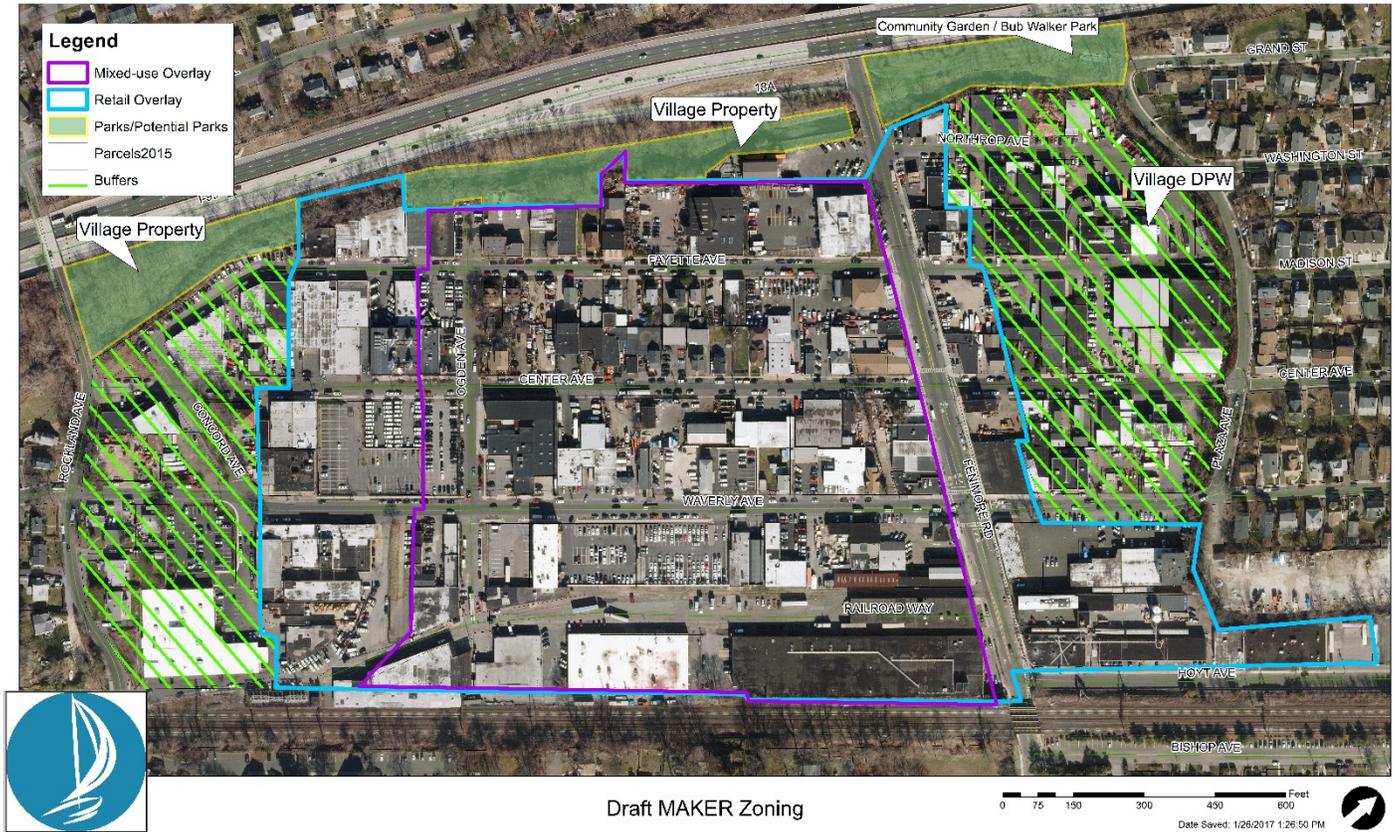
- All uses outlined above plus mixed-use with retail on ground floor and office or manufacturing above.
- Live-work units.

Buffer zones:

- Areas that are adjacent to residential neighborhoods where the existing zoning is to remain untouched excepting the 15 foot vegetative screening requirement. The buffers include the area to the northeast of Fenimore Road to the Sheldrake River and the area southwest of Concord to Rockland Avenue.

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

Village of Mamaroneck



Dimensional Recommendations:

- Measure height from base flood elevations with flood zones
- Eliminate stories requirements
- Require 15 feet of vegetative screening on properties that are located adjacent to residential areas.
- Increase coverage from 50% to 100% in exchange for green infrastructure practices.
- Require a *maximum* setback of 5 feet on Waverly Avenue within the mixed-use overlay zone.

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

Challenges:

As a result of the Industrial Area Committee meeting with all Village of Mamaroneck land use boards on April 27, 2017, as well as public input on MAKER Zone vision and concept, several “challenges” need to be addressed by the selected planning consultant in the process of drafting of the local law and the GEIS for the rezoning of the Industrial Area, as follows:

Parking

- Current parking constraints
- Demand and requirements for new uses
- Parking management and regulations
- Options and tools for shared arrangements

Mobility issues

- Traffic
- Biking paths
- Pedestrian lanes to/from other village areas
- Riverwalk along the Sheldrake

Flooding:

- Flooding prevention, mitigation
- Storm water management
- Green infrastructure requirements

Other issues:

- Further clarification and elaboration of the “buffer zone” areas
- Further clarification and elaboration of the “live work” spaces
- Retail use limitations, dimensional, intensity, and impacts
- Possibility of other zoning techniques such as floating zones

II. SCOPE OF SERVICES

1. Phase I - Preparation of conceptual design of zoning amendments for the Industrial Area based on the MAKER Zone vision, as outlined in the February 17th memo to the Board of Trustees and the challenges identified at the Industrial Area Committee meeting with all Village of Mamaroneck land use boards on April 27, 2017.

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

2. Phase II - Working in collaboration with the Village Attorney, prepare proposed local law(s) relating to the rezoning of the Industrial Area
3. Phase III - Preparation of Generic Environmental Impact Statement to include the following:
 - a. Scoping Session with Board of Trustees
 - b. Executive Summary
 - c. Proposed Action (including soft site identification)
 - d. Land Use, Zoning and Public Policy
 - e. Historic, Cultural, and Visual Resources
 - f. Land and Water Resources (include a review of flood impacts and impacts to groundwater including aquifers)
 - g. Traffic and Transportation including parking
 - h. Air Quality and Noise
 - i. Community Facilities, Services, and Utilities
 - j. Socioeconomics
 - k. Other elements as identified in the scoping session and other environmental impacts.
 - l. Analysis of Alternatives
 - m. Future Actions

Each item within the scope of services should be budgeted as a separate line item in the proposal.

III. EVALUATION & AWARD

A. Selection Criteria

The Village of Mamaroneck will select the most highly qualified firm according to the following criteria, listed in order of decreasing importance:

Understanding of work to be done	25%
Experience with similar projects or work including sustainable practices	25%
Quality of staff for work to be done	10%
Familiarity with Federal and State requirements	10%
Financial responsibility	10%
Logistics and familiarity with the project area	10%
Costs of services	10%

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

B. *Selection Procedure*

The Village Manager reserves the right to reject any or all proposals or parts thereof for any reason, to negotiate changes to proposal terms and to waive minor inconsistencies with the RFP. The Village Manager reserves the right to make a selection and recommendation to the Village Board on the basis of qualifications, experience of the respondent in providing similar services elsewhere and the respondent's responsiveness to the requirements of the RFP.

A Selection Committee may assist the Village Manager in preparing his/her recommendation to the Village board for contract approval. It is anticipated that the Selection Committee will make the initial screening and invite at last three (3) respondents that best respond to the RFP for an interview prior to final recommendation for contract award. The interviews are expected occur sometime in early September 2017.

The Village of Mamaroneck intends to negotiate and enter into a contract with the most responsible respondent that submits a cost competitive, comprehensive and cogent proposal that is determined to best meet its qualifications and be in the overall best interest of the Village.

IV. PROPOSALS

The Village shall not be liable for costs incurred in the preparation of a response to this RFP or in connection with any presentation before the Selection Committee. Proposals submitted must be typed, bound, paginated, indexed and numbered consecutively. All materials developed under this RFP will be the property of the Village. Unless authorized by the Village, the consultant may not release, or use for its own purpose, any information developed under this RFP.

Organization & Content. Respondents shall submit a proposal that includes the following sections and information:

All responses shall be formatted as follows:

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

1. Letter of Interest: The letter of interest is to indicate why the respondent and its sub-consultants are the best selection for the project. The letter of interest is to be signed by an officer, partner or principal in the company. The letter shall also identify an individual to be the contact person for the respondent for the RFP process. All correspondence, notifications, emails, etc. from the Village to the respondent regarding the RFP process will be sent to the identified contact person. The respondent shall provide the following information for the identified contact person:

Name;

Title;

Company/Firm;

Mailing address;

Phone;

Fax;

Email.

2. Narrative of Project Understanding: A brief discussion, not to exceed three (3) pages, in whatever detail is necessary to demonstrate an understanding of this project and the respondent's design approach and philosophy to the project.

3. Experience: A detailed summary of the respondent's experience with similar projects, including samples of completed work.

4. A detailed description of the firms experience in sustainability and resiliency planning.

5. Staff Plan: An identification of staff who will be assigned to this project, their backgrounds and experience and their areas and levels of responsibility. Resumes of all proposed project personnel should be included.

6. Service Plan: Detailed, itemized plan of proposed services.

7. References: Respondents must provide a minimum of three (3) letters of reference sufficiently detailed to include names, titles, addresses and telephone numbers as to allow the Village to contact these references. Please request that all Letters are

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

sufficiently detailed to indicate the type of work undertaken, the work product developed and the services provided. References should be from recent recipients of the respondent's services (within the past three [3] years).

8. Project Schedule: A proposed project schedule must be provided for completion of the work, identifying benchmarks and interim progress reports.

Cost Proposal. Respondents shall provide one cost proposal for phases I & II and a separate cost proposal for phase III planning services as identified in Section II above. Supporting documentation detailing the estimate of how the fees were calculated is to be provided for informational purposes indicating the number of hours and hourly costs for all personnel involved to provide the services described in the Scope of Services Section. The Village reserves the right to negotiate fees and payment schedules with the selected respondent.

The preparation of a Generic Environmental Impact Statement is predicated on a positive declaration of the Village Board of Trustees. As such, the Village will not proceed to Phase III planning services, nor be liable for any costs associated thereto, unless and until a positive declaration is made.

V. ALTERNATIVES & EXCEPTIONS

The Village of Mamaroneck may accept proposals which take exception to any requirements in this RFP, or which offer any alternative to a requirement herein. Any exception or alternative must be clearly delineated and cannot materially affect the substance of this RFP.

VI. ADDITIONAL INFORMATION & REVISIONS TO PROPOSALS

Additional information may be provided to potential respondents for the purpose of clarification to assure full understanding of, and responsiveness to RFP requirements. Prospective respondents shall be afforded fair and equal treatment with respect to access to additional information and revision of proposals.

VII. GENERAL INFORMATION AND INSTRUCTIONS

1. RFP Process

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

The RFP is not a bid. The Village reserves the right, in its sole discretion to reject all submissions, reissue a subsequent RFP, terminate, restructure or amend this procurement process at any time. The final selection and contract negotiation rests solely with the Village. **NO DIRECT OR INDIRECT CONTACT WITH ELECTED OFFICIALS IS ALLOWED DURING THE BID PROCESS. IF SUCH CONTACT IS MADE, THE VILLAGE RESERVES THE RIGHT TO REJECT ANY PROPOSAL.**

2. Questions

Any questions concerning the scope of this project or request for additional information should be directed to Greg Cutler, Planner. All questions must be submitted via email to gcutler@vomny.org with the subject line “RFP – Industrial Area Implementation” and all questions must be submitted no later than **(4:30 p.m., July 28, 2017)**. No interpretation shall be binding unless in writing from the Village of Mamaroneck.

3. Adherence to RFP

Any proposals that do not conform to the essential requirements of the RFP shall be rejected. The Village reserves the right to waive informalities and minor irregularities in submittals and reserves the sole right to determine what constitutes informalities and minor irregularities. The Village is not obligated to enter into any contract on the basis of any submittal in response to this RFP. The Village reserves the right to request additional information from any firm submitting under this RFP if the Village deems such information necessary to further evaluate the firm's qualifications

4. Confidentiality

All information, materials or other documents submitted by a respondent shall not be released or made otherwise available to any person or entity except Village representatives assisting in this process, until public opening of the proposals, unless required by law. Unless required by law, proprietary or financial information submitted to the Village by a respondent will not be disclosed if respondent visibly marks each part of the proposal which respondent considers as confidential financial or proprietary information with the word “Confidential”.

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

5. Proposal and Presentation Cost

The Village will not be liable in any way for any costs incurred by respondents in the preparation of their proposals in response to the RFP.

6. Submittal of Proposals

All responses to this RFP must be sealed and “clearly marked” proposal for **Industrial Area Implementation and GEIS**. Six (6) bound originals shall be submitted in one package. All RFP’s responses shall be submitted no later than **(4:30 P.M., E.S.T Thursday, August 11, 2017)**, and shall be submitted to the Village of Mamaroneck, ATTN: Robert Yamuder, Village Manager, 123 Mamaroneck Avenue, Mamaroneck, NY 10543. In addition, a copy of the proposal must be submitted on CD in PDF format in which the text is readable. All proposals received after the submission due date will be rejected. The Village is not responsible for late RFP’s caused by mail or any other method of delivery.

7. Withdrawal of Proposal

Proposals may be withdrawn by the Respondent by written request signed by the Respondent, or its duly authorized representative. Such written request must be delivered to the location specified in the Request for Proposals prior to the scheduled closing time for receipt of Proposals. Modifications will not be accepted or acknowledged after the date and time for submission of proposals.

8. Acceptance/Rejection

The Village reserves the right to accept or reject any or all proposals received as a result of this RFP, or to negotiate separately with competing contractors, and to waive any informalities, defects, or irregularities in any proposal, and to accept that proposal or proposals, which in the judgment of the proper officials, is in the best interest of the Owner.

9. Acceptance Period

Any proposal in response to this solicitation shall be valid for no less than sixty (60) calendar days. At the end of this time the proposal may be withdrawn at the written request of the Prospective Contractor if no award has been made.

10. Conflict of Interest

Request for Proposals for Planning Services for Village of Mamaroneck Industrial Area Zoning Implementation and Anticipated Generic Environmental Impact Statement

The Contractor shall promptly notify the Village in writing by certified mail of all potential conflicts of interest for any prospective business association, interest, or other circumstance which may influence or appear to influence the Contractor's judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest, or circumstance, the nature of work that such a person may undertake, and request an opinion of the Owner as to whether the association, interest, or circumstance would, in the opinion of the Owner, constitute a conflict of interest. The Owner shall respond to such notification by certified mail within thirty (30) days. **BY SUBMITTING THIS PROPOSAL, THE CONSULTANT CERTIFIES THAT THEY HAVE NO CONFLICT OF INTEREST WITH ANY EMPLOYEE, AGENT, ELECTED OFFICIAL, OFFICER, NOR ANY OTHER CONFLICT AS MAY BE SET FORTH HEREIN. POTENTIAL BIDDERS ARE REFERRED TO CHAPTER 21 ENTITLED ETHICS OF THE MAMARONECK VILLAGE CODE FOR FURTHER INFORMATION REGARDING CONFLICTS OF INTEREST.**

Memo

To: Mayor and Board of Trustees
From: Andrew Spatz, IAC Chair
cc: Richard Slingerland- Village Manager, Dan Sarnoff- Assistant Village Manager, Bob Galvin- Village Planner, Greg Cutler- Assistant Village Planner
Date: February 17, 2017
Re: Industrial Area Recommendations

Background

At the Industrial Area Committee (IAC) meeting held on Thursday, January 19 2017 the IAC unanimously agreed to forward a list of zoning recommendations to the Board of Trustees for their consideration. The zoning recommendations were informed by the Industrial Area Strategic Plan and prepared by the IAC Land-Use Subcommittee with assistance from the Planning Department. This memo details the zoning recommendations and the implementation recommendations of the IAC to the Board of Trustees. It should be noted that the culmination of these recommendations comes out of two years of meticulous research by the IAC, rePLACE Urban Studios and Village staff, with full participation and guidance from the public through public workshops, presentations, and a combined meeting featuring members of various land use boards.

MAKER Zone

The IAC arrived at the vision and concept of the Mamaroneck MAKER Zone, representing Manufacturing, Artisanal Foods & Arts, Crafts & Design Businesses, Environmental Buffers, and Recreation. The mission statement for the MAKER Zone is:

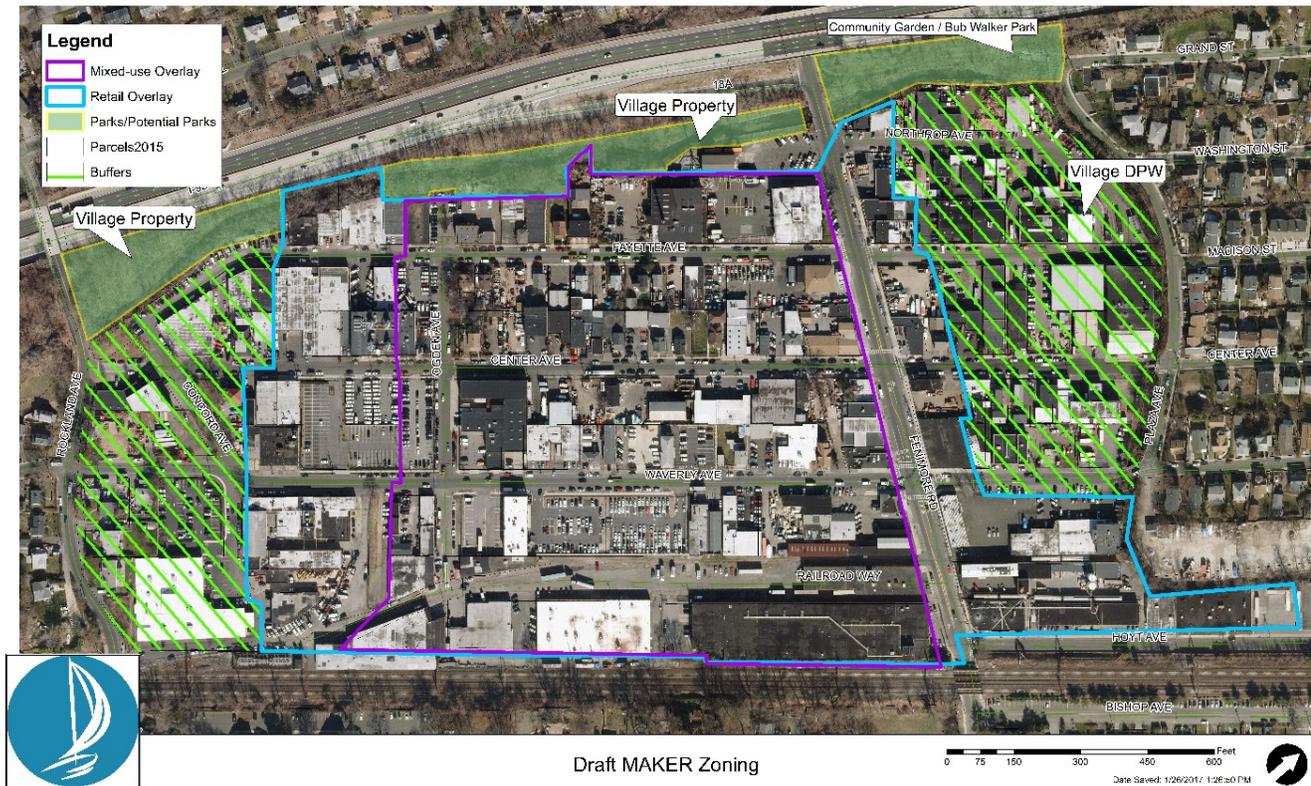
“A coordinated effort to preserve existing uses and incentivize the growth of the “maker” economy in Mamaroneck as an economic engine for jobs, tax revenue, environmentally-sensitive redevelopment, neighborhood and eco-friendly buffering, flood mitigation, and new recreational activities all aimed at the revitalization and sustainability of the manufacturing district in Mamaroneck.”



Zoning Recommendations- Use

Establish the “MAKER” zone which is comprised of two new subzones overlays, the retail overlay zone and the mixed-use (retail/office). Use of overlay zones ensure that all underlying permitted uses such as manufacturing and light industrial remain conforming. This technique is being used in order to maintain the long-standing industrial uses and celebrating their contribution to the vibrancy of the community. Location dependent and vital businesses such as plumbers, electricians, and auto related will not be precluded or amortized.

Village of Mamaroneck



Retail Overlay Zone

A text amendment should be made to allow retail use within the retail overlay zone which is outlined in blue in the map above. As indicated in the strategic report, businesses will have greater flexibility to locate in different parts of the industrial area, and not be restricted to Fenimore Road. This recommendation is based on the Planning Department's experience with businesses looking to locate in the area which is buttressed by the market analysis in the strategic plan. In addition to retail uses the IAC recommends the following uses be permitted within the retail overlay zone:

- **Indoor recreational facilities-** Subject to special permit if greater than 50,000 sf.
 - 50,000 sf was chosen as it reflects the size of soft site properties in the Industrial Area.

- This recommendation comes out of recognition of the naturally occurring cluster of indoor recreational and gym facilities already present in the Industrial Area.
- Indoor recreational facilities under 50,000 sf outside of the retail overlay (within the buffer zones) will remain subject to special permit. This use is permitted by special permit presently anywhere within the industrial area.



- **Micro-alcohol establishments**

- In acknowledgement of the Planning Department being approached on several occasions by businesses interested in locating brewpubs in the industrial area, the IAC recommends amending the zoning to allow brewpubs, which also serve food items in addition to the manufacture of alcohol as well as microbreweries being defined and allowed as a permitted use in the Industrial district.

- **Theatres-** Subject to special permit if greater than 50,000 sf.

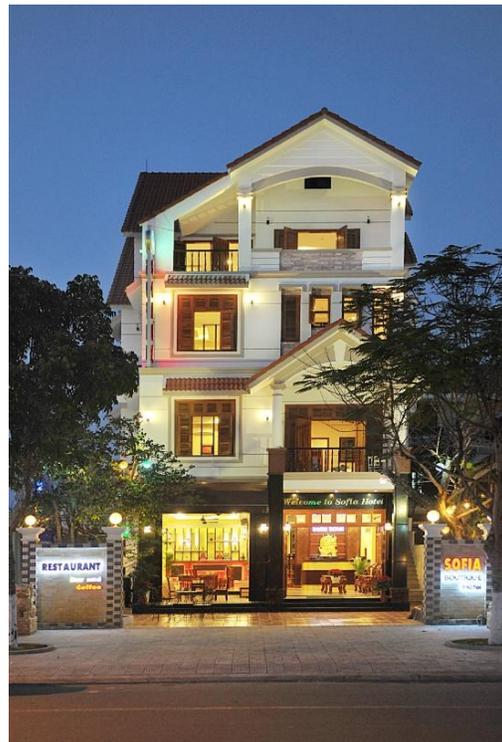
- In light of recent discussions of theatres in the Village of Mamaroneck both the Planning Board and IAC believe the industrial area is an appropriate zone for theatres and performance spaces.

- **Higher education uses** (degree-granting institutions).

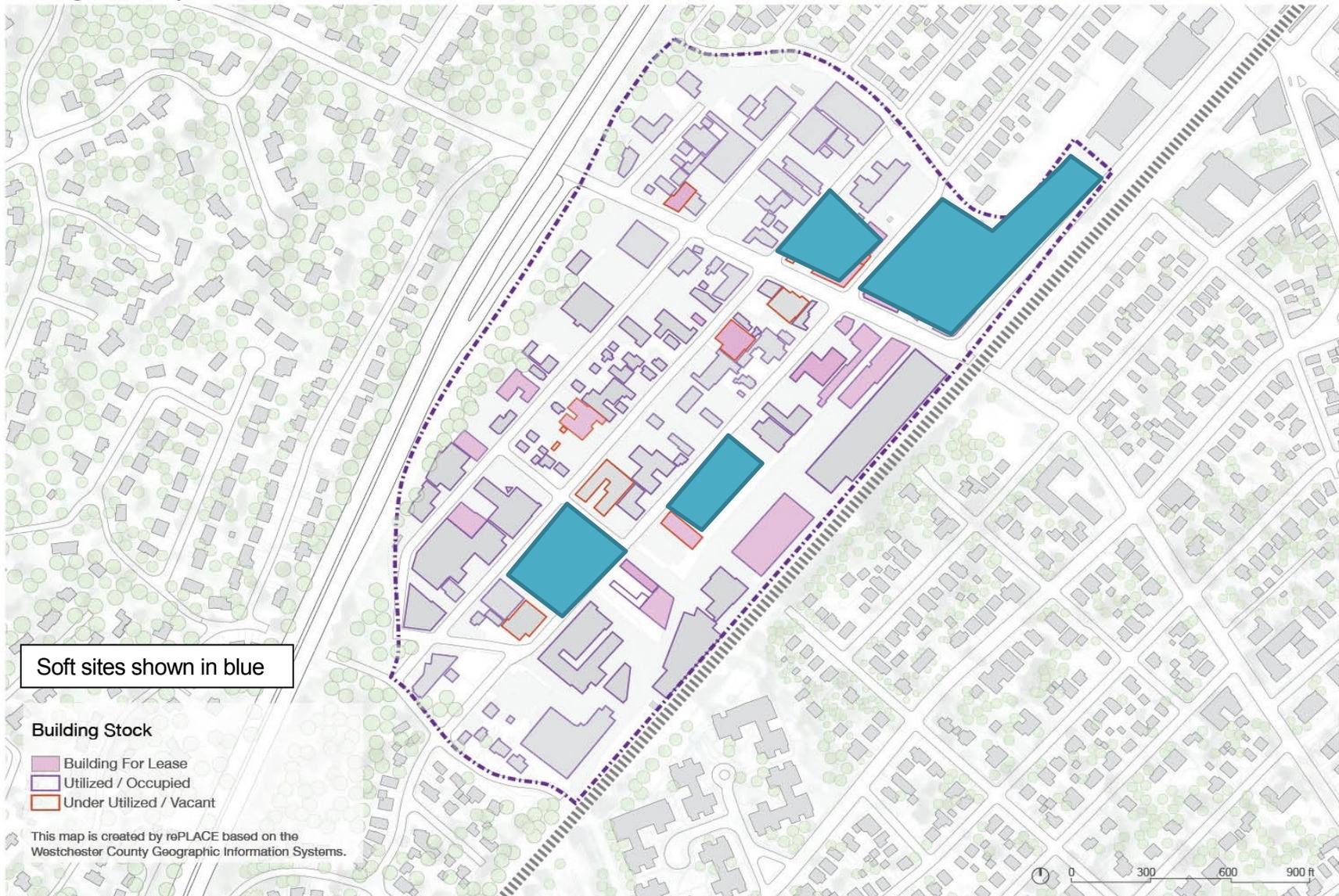
- Higher education uses tend to spur innovation and may create linkages with businesses in the area. The strategic approach to Mamaroneck's industrial area envisions the encouragement of high-tech industries that capitalize on existing

internet infrastructure. Coupling higher education uses with high-tech businesses and incubators fosters economic development in emerging technologies.

- **Art and film studios and dance and music instruction-** Subject to special permit if greater than 50,000 sf.
 - Again, 50,000 sf was chosen as it reflects the size of soft site properties in the Industrial Area.
 - This recommendation comes out of recognition of the growth of the film industry in New York State, which may be an opportunity for the Village of Mamaroneck. The Village of Mamaroneck has seen an increase in film permits over the past several years, and is already a prime filming location. Furthermore the Village has historic ties to the film industry having once been the home of D.W. Griffith's studio at the present site of Flagler Drive in the Orienta neighborhood.
 - Art and film studios and dance and music instruction under 50,000 sf outside of the retail overlay (within the buffer zones) will remain subject to special permit. This use is permitted by special permit presently anywhere within the industrial area.
- **Boutique Hotels**
 - Initially this was not specifically supported by IAC Land-use Subcommittee but is now being recommended in light of the new hotel occupancy tax the Village may levy. This may help offset the tax burden on Village residents. It may also be beneficial as a supporting use for market, office, and research facilities.
 - Special permit procedures are recommended to ensure development fits appropriately into the industrial area and Village at large.



Soft Sites



Mixed-Use Overlay Zone

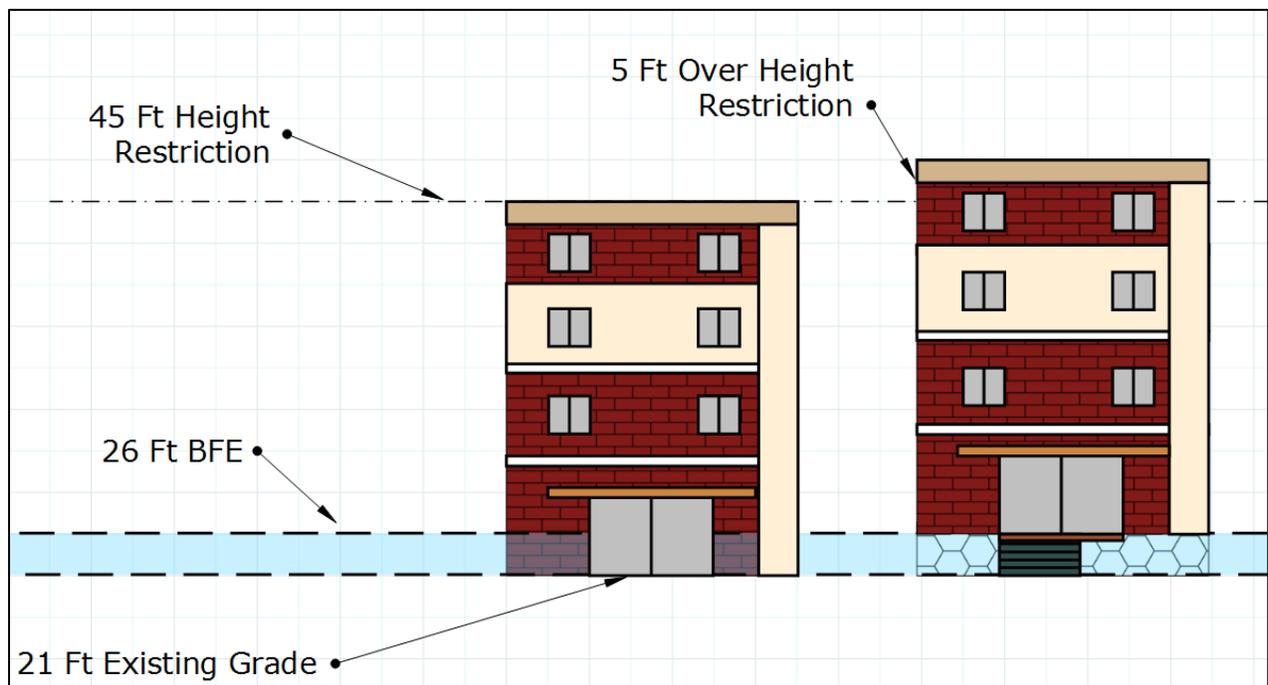
Text amendment to allow mixed-use retail/office buildings within “mixed-use” overlay zone. The strategic plan reviewed the functional massing and use of buildings and ultimately determined that competitive areas tend to have certain design features that attract creative businesses. Design features such as pedestrian orientation, continuous streetwalls and mixed-uses are among those characteristics that innovative and creative businesses seek out. Thus the committee recommends allowing mixed use retail/office spaces within the mixed-use overlay zone. In addition to allowing mixed uses the committee recommends the following:

- Text amendment to allow “live-work” units within the “mixed-use” overlay zone.
 - In an effort to attract creative and arts oriented businesses the Industrial Plan recommends allowing live-work units within the “mixed-use” overlay zone. Live-work units may be subject to more prescriptive typologies, like the live-work townhouse typology in the figures above.



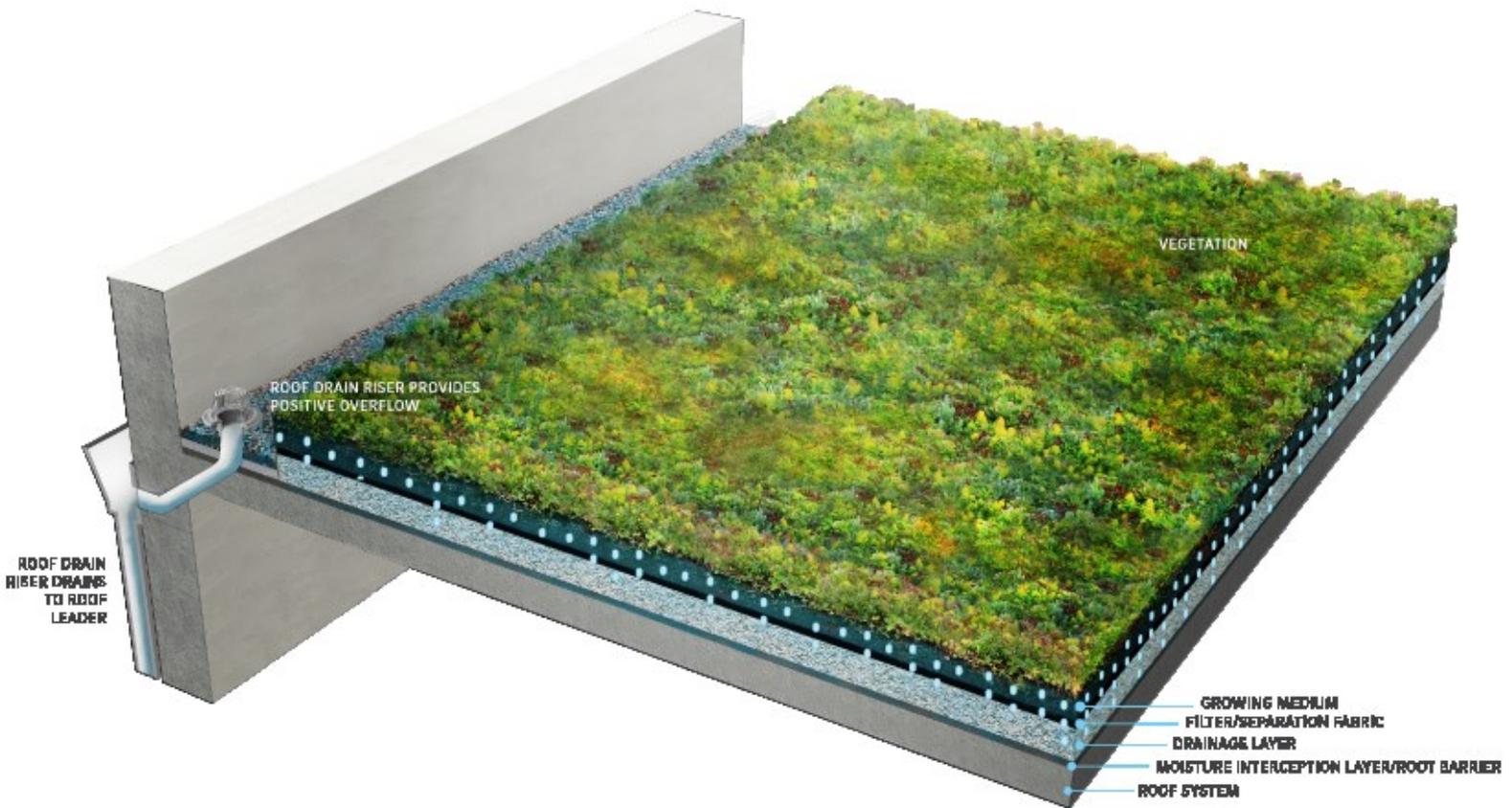
Zoning Recommendations- Dimensional

- Text amendment to measure height from base flood elevation.
 - This recommendation comes out of recognition that approximately 50% of the industrial area is within the special flood hazard area. In an effort to treat floor area and height equally and not penalize properties within the flood zone height should be measured from base flood elevation. The Planning Department found that in practice building height will only increase by 3-5 feet in flood zones, since 2 feet of freeboard is not required for commercial spaces.



- Text amendment to eliminate stories (entire M-1, no height increase).
 - The height requirement is 45 feet, yet only three stories are allowed (as warehousing and manufacturing spaces typically had 15 foot stories). New light manufacturing buildings or other buildings being contemplated do not require 15 foot stories. The visual impact remains the same whether a 45 foot building has three stories or four stories, thus the IAC recommends eliminating the stories requirement within the entire industrial area.
- Screening requirements for properties that are located adjacent the residential areas.

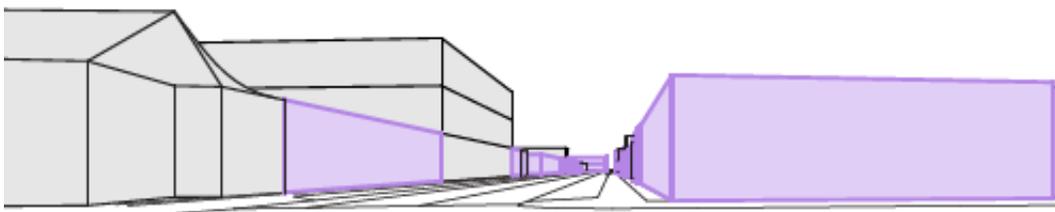
- In recognition of the adjacent residential areas the IAC recommends screening requirements, potentially 15 foot buffers, for properties adjacent to residential areas. This requirement is aimed at reducing conflicts between the light manufacturing uses of the M-1 zone, and adjacent residential neighborhoods.
- Text amendment allowing the increase of coverage from 50% to 100% in exchange for green (stormwater) infrastructure practices and other sustainability practices. Typically industrial areas have 75% coverage requirements.
 - While the M-1 zoning does not have setbacks requirements, the building coverage requirement remains at 50%, essentially nullifying the zero setback requirement. In recognition of the stormwater issues in the industrial area, the IAC recommends coverage be increased only if green stormwater infrastructure practices are in place.



- Leave density the same at 1.0 FAR.
 - There is over 700,000 SF of available floor area, leaving the FAR at 1.0 (see available FAR figure below).



- Require properties to front within 5 feet of Waverly Avenue within the “mixed-use” overlay to encourage pedestrian activity. This creates a “street wall” effect (see below figure), which is a desirable design feature that attracts creative businesses.



Phase II Recommendations

- Targeted recruitment of technology industry- leverage existing fiber-optic network.
- Targeted recruitment of food industry.
- Encourage the development of co-working spaces.
- Invest in transportation improvements:
 - Improve directional flow.
 - Investigate use of parking structure and/or satellite parking. Identify soft sites upfront for a parking structure and/or satellite parking.

- Separate pedestrians from truck traffic.
- Improve the functioning of selected intersections (i.e. Fenimore and Waverly)
- Enhance use of freight line.
- Improve connectivity by installing walkways on long blocks.
- Create publicly accessible riverwalk along the Sheldrake River.
- Activate public spaces through creative design.
- Encourage or directly support EV charging stations, microgrids, commercial solar panels and other sustainable initiatives.
- Additional recommendations outlined in the implementation matrix provided by rePLACE including but not limited to:
 - Recurring street markets- the first Industrial Area Makers Market was a huge success with over 1,000 people estimated in attendance. The event featured six different food trucks, lots of local artisans, and community groups like the Community Resource Center, the Committee for the Environment, and the Flood Mitigation Advisory Committee.



- Branding and wayfinding- Explore expanding wayfinding initiative into industrial area to link the downtown to the industrial area.
- Celebrating the district's historical significance
- Public art
- Pocket parks
- Business incubators

Implementation Recommendations

The IAC recommends the following:

- 1) Move forward with a phased implementation approach starting with zoning amendments.

The IAC recommends that the Board of Trustees refer this recommendation memo to the land use boards for their review and recommendation. The IAC also recommends that a summit meeting of the land use boards be conducted similar to what was recently done for the recent residential zoning laws. Subsequent to the land use board summit meeting and the Board of Trustees review the Planning Department may assist the Village Attorney in drafting legislation based on the outcomes of the initial review process. The Board of Trustees may also consider hiring outside consultants to assist in the environmental review of the proposed zoning changes. The IAC will defer to the Board of Trustees (lead agency) to determine the appropriate course of action with respect to environmental review.

- 2) A traffic study be performed simultaneously while the zoning amendments undergo review to ensure that appropriate parking and circulation measures are in place to accommodate the new zoning.
- 3) That the Comprehensive Plan Update and the Industrial Area Implementation run on a dual track as to not stunt the momentum of the Industrial Area Strategic Plan.
- 4) Lastly, the IAC recommends that the Board of Trustees permit the committee to continue working on phase II in conjunction with Village staff and the Village Attorney until all of the implementation strategies are completed. The IAC believes that by continuing to meet they will be able to make sure that the vision of a vibrant industrial area in Mamaroneck comes to fruition.