

DOWNTOWN OVERLAY ZONES - DGEIS

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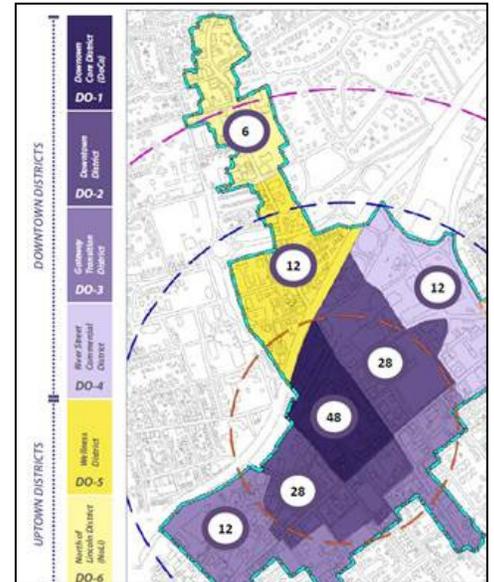
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Above: Sample Illustration of a Significant Corner. Below: Projected improved streetscape & building design in a mixed-use setting.



NP&V worked with Renaissance Downtowns, the Master Developer, and the City of New Rochelle in preparing a Generic Environmental Impact Statement (GEIS) for the proposed adoption of a Downtown Overlay Zone (DOZ) for a 279-acre area of the downtown, centered around the New Rochelle train station. The DOZ is optional, whereby landowners can choose to opt into development under the proposed DOZ requirements. The intent of the Downtown Overlay District is to encourage downtown redevelopment through the creation of an active, mixed-use district with convenient, safe and pleasant access to the train station. The proposed DOZ would standardize uses to encourage the development of economically diverse high quality housing, modern retail, commercial, office, hotel space and civic uses integrated with well-designed pedestrian friendly streetscapes, and appropriately placed open and green spaces. The GEIS evaluated the specific code amendments to establish downtown overlay districts, as well as site specific impact analysis of the development scenario pursuant to the zoning amendments. The development scenario evaluated such key issues including traffic, system wide sewer and water infrastructure improvements, historic resources, community character, shadows, construction phasing, parking, air and noise. NP&V also prepared an economic impact analysis, which identified and quantified economic impacts on output, employment and labor income, as well as tax revenues.

