

City of New Rochelle Comprehensive Plan CSC Memo – July 2023

18 total points. 6 elements plus 5 required.

Requirement	Type	Page Number and Description
<p>Support alternative modes of transportation (including strategies for bicycles, pedestrians, public transit, and electric vehicles)</p>	<p>Required</p>	<p>See recommendations on pg. 97, "Create multimodal opportunities by connecting users to future shuttle line, creating bicycle parking, and creating walkable connections to downtown." And "Create improved pedestrian and bicycle connections to the Transit Center." As well as much of the recommendations in</p> <p>See Chapter 8-Transportation, beginning on pg. 133. including pg 135, "Key Concept: Reduce Congestion, Improve Accessibility", and pg. 137, "Create a Pedestrian Master Plan", "Increase visibility of bicycle routes with pavement markings and signage", "Create a Bicycle Master Plan".</p> <p>See pg. 95, "Key Concept: Transportation, Infrastructure & Connectivity Initiatives", including, "Downtown Transit Connectivity Strategy: Initiate a downtown circulator transit service (MobileNR) to connect downtown destinations, major employers, civic centers, downtown retail and restaurants, the transit center and adjacent neighborhoods.", a "Pedestrian Connectivity Strategy: By promoting stronger pedestrian connections to the transit center, enhanced sidewalks, improved streetscapes, mid-block pedestrian ways, improved crosswalks, better pedestrian oriented street lighting Downtown New Rochelle can reduce its dependence on automobiles and create a more cohesive and desirable destination.", "Energy Conservation Strategy: By building upon the groundbreaking work of the GreenNR Sustainability Plan and applying these sustainability strategies throughout the downtown, the Energy Conservation Strategy can achieve many of the City's greenhouse gas reduction, water reduction, energy</p>

City of New Rochelle Comprehensive Plan CSC Memo – July 2023

		<p>conservation and alternative energy production goals.”</p> <p>See pg. 97 Recommendation 6.10: Train Station as City gateway: (1) Create a vibrant station. (2) Allow retail and services at the station streamlined towards a commuter. (3) Create a marketing campaign that will entice people with other destinations to step out and visit New Rochelle.</p>
<p>Promote smart growth principles in land-use policies</p>	<p>Required</p>	<p>See New Rochelle’s vision statement pt. 1 pg. 16, “Promotes sustainability by emphasizing strategies to reduce energy consumption and CO2 emissions, reduce waste, promote ecological diversity and public health and encourage smart growth.”.</p> <p>See Pt 2. History & Regional Context reviewing New Rochelle’s regionally and transit significant past and opportunity for transit-oriented smart growth.</p> <p>See pg. 26-31 reviewing the Sustainability’s Plan recommendations categorized under the theme of Smart Growth & Economic Prosperity, and other related smart growth planning studies including the 2014 Transit Oriented Development Smart Growth Study, and the Mid-Hudson Regional Sustainability Plan.</p> <p>See pg. 31 Key Concept, “Support implementation of the Downtown Overlay Zone to promote downtown redevelopment”</p> <p>See ch. 3 pg. 33 Population & Housing Recommendations, “Expand the affordable housing priority framework established for the Downtown Overlay Zone to apply citywide, rather than holding an affordable housing lottery, lottery, as follows:</p> <ol style="list-style-type: none"> 1. Eligible members of the workforce of New Rochelle (e.g., uniformed City workers, teachers,

City of New Rochelle Comprehensive Plan CSC Memo – July 2023

		<p>etc.), who are existing residents of New Rochelle,</p> <ol style="list-style-type: none"> 2. Eligible New Rochelle residents; 3. Other eligible members of the workforce of New Rochelle; and Housing. 4. Other eligible individuals” <p>See pg. 44-45 Recommendations, “Upgrade existing affordable housing stock to preserve affordable units” and “Expand opportunities for the creation of new affordable housing”, including to “Allow parking reductions for new residential development in exchange for demand reduction strategies in combination with providing half of required affordable units for households making up to 60% of AMI.”</p> <p>See pg 69, “Key Concept: Implement zoning changes to promote sustainability” including “Develop green site design guidelines that implement Low Impact Development principles.”, “Review for adequacy the City’s Flood Damage Prevention Regulations in light of sea level rise projections.”, “Amend Zoning Code to remove barriers to sustainability”.</p> <p>See pg 71 – 85, reviewing the City’s Smart Growth partnership with Master Developer RDRXR and creation of the Downtown Overlay Zone.</p> <p>See pg. 115-118, Key Concept, “Incorporate Resiliency planning into New Rochelle’s utility Systems”, including Recommendation, “The most current climate science should be considered when siting, designing, developing, or renovating municipal infrastructure to mitigate the effects of sea level rise and storm surge.”, among others.</p>
<p>Conserve natural areas (including strategies to designate open space and protect it from development)</p>	<p>Required</p>	<p>See pg. 16 Vision statement, “Preserves and protects natural resources, the environment and recreational facilities for all the City’s residents.” And “Values its waterfront as a</p>

City of New Rochelle Comprehensive Plan CSC Memo – July 2023

		<p>unique resource that should be fully accessible to all.”</p> <p>See pg 69, “Key Concept: Implement zoning changes to promote sustainability” including, “Utilize diverse land use tools where appropriate to preserve or expand New Rochelle’s remaining natural habitats and to reclaim contaminated properties for public use and benefit.”</p> <p>See pg. 145 beginning Chapter on Parks, Open Space and Natural Resources.</p>
<p>Promote a healthy and safe community</p>	<p>Required</p>	<p>See pg. 31 explaining City’s position on regional transit to provide safer commuting options. See pg. 81-82 reviewing Public Safety budgeting.</p> <p>See pg. 137-139 Recommendations, “Design pedestrian crossings to safely accommodate all users.”, “Create safe walking environments around New Rochelle schools.”, “Improve access to Montefiore Hospital”, “Create a Pedestrian Master Plan”, “Increase visibility of bicycle routes with pavement markings and signage”, “Create a Bicycle Master Plan”.</p> <p>See pg. 133, recommendation, “Adopt a Complete Streets Plan” and “Establish procedures for program management and monitoring that requires an annual report to the City Council. Establish performance measures that are regularly shared with the public such as crash data, speed studies, traffic counts (pedestrian, bicycles, and vehicles), and transit performance on streets with bus routes.”</p>
<p>Foster equity (including strategies for housing, schools, transportation, recreation, food, and environmental exposures)</p>	<p>Required</p>	<p>See pg. 36-41 reviewing New Rochelle’s inequitable housing scenario.</p> <p>See pg. 41-44 reviewing ongoing assistance and affordability programs.</p>

City of New Rochelle Comprehensive Plan CSC Memo – July 2023

		<p>See page 44-45 regarding fostering affordability and expanding housing opportunities.</p> <p>See pg. 85. equitable economic opportunity recommendations e.g., providing workforce training and hiring assistance for local residents and young people, with a focus on low-income residents and recent high school graduates from New Rochelle.</p>
<p>Foster green economic development</p>	<p>3</p>	<p>See pg. 85 Recommendations related to fostering green job growth and attract additional green businesses to New Rochelle, while also enhancing access to training, particularly for under-skilled or under-employed residents.</p> <p>See pg. 180 Recommendations regarding fostering green job growth and attracting green businesses to New Rochelle.</p>
<p>Decrease dependence on fossil fuels and support energy efficiency and renewable energy production</p>	<p>3</p>	<p>See New Rochelle’s vision statement pt. 1 pg. 16, “Promotes sustainability by emphasizing strategies to reduce energy consumption and CO₂ emissions, reduce waste, promote ecological diversity and public health and encourage smart growth.”</p> <p>See pg. 11, 16, 26, 30, 41-5, 95, 112, 115, etc., referencing New Rochelle’s sustainability plan’s priorities to reduce energy consumption and the City’s carbon footprint, incorporating resiliency planning in the city’s utility systems, and incentivizing homeowners to increase energy efficiency.</p> <p>See pg 69, “Key Concept: Implement zoning changes to promote sustainability” including, “Establish LEED Equivalency procedures for new development”</p> <p>See pg. 95 Recommendation, “Energy Conservation Strategy: By building upon the groundbreaking work of the GreenNR</p>

City of New Rochelle Comprehensive Plan CSC Memo – July 2023

		<p>Sustainability Plan and applying these sustainability strategies throughout the downtown, the Energy Conservation Strategy can achieve many of the City’s greenhouse gas reduction, water reduction, energy conservation and alternative energy production.”</p>
<p>Foster the efficient use of natural resources (e.g., water conservation)</p>	<p>3</p>	<p>See pg. 117 Recommendations, “The City may implement a series of strategies to create more water efficient infrastructure as well as conserve water use. These efforts can supplement water conservation efforts within individual properties.”, “Reduce stress on wastewater treatment facilities by encouraging water conservation, controlling infiltration, and expanding options for cost-effective infrastructure repair and improvement.”, “Advocate that the New York State building code remove barriers to the use of graywater for interior and exterior use.”</p> <p>See pg 69, “Key Concept: Implement zoning changes to promote sustainability” including, “Establish LEED Equivalency procedures for new development” and “Develop green site design guidelines that implement Low Impact Development principles.”</p>
<p>Promote the development of (or the conservation of) local food systems</p>	<p>3</p>	<p>See pg. 115 recommendation, “Encourage sustainable garden and lawn care through enhanced community education about leaf mulching, low-water and no-chemical options, and through possible amendment of codes that impede sustainable landscaping. The resident population would be inclined to participate in more sustainable practices if made aware of impacts of current practices and how individuals may contribute to the solution.”</p> <p>Although not explicit, EnvisioNR’s pg. 67-69 recommended inclusion of light-industrial with mixed land uses in the downtown</p>

City of New Rochelle Comprehensive Plan CSC Memo – July 2023

		<p>overlay zone (DOZ) allowed for later DOZ amendments that explicitly permit agricultural and aquacultural activities in the downtown overlay district. See PE6 Action: Policies for Local Food Systems reporting documentation.</p> <p>See pg. 85 Recommendations, "Support small business incubators in light industrial districts and other commercial districts.", Employ various land use, marketing, and incentive methods to attract a larger "creative class" to New Rochelle, stimulate demand for underutilized built space, and realize the economic benefits associated with arts and culture."</p>
<p>Minimize solid waste (including strategies to promote recycling and composting or anaerobic digestion of organic materials)</p>	<p>3</p>	<p>See pg. 116 Recommendations, "Adopt best practices to increase municipal recycling rates, cut supply costs and reduce overall municipal waste generation, including introducing recycling bins at public locations, creating a uniform recycling collection program and system, targeting educational efforts and enhancing enforcement activities.",</p> <p>See pg. 115 recommendation, "To reduce waste, the City may review methods to reduce construction waste and to improve composting of food and vegetation."</p>
<p>Protect drinking water sources from pollution</p>	<p>3</p>	
<p>Promote adaptation to climate change (including strategies related to land use and public education and engagement)</p>	<p>3</p>	<p>See pg. 44-45 Recommendations, "Implement Energize NY, a local loan program to make energy efficiency improvements more affordable by enlisting lenders to provide favorable financing terms, secured by property tax obligations and paid back through energy savings.", "Conduct an informational campaign to reduce energy consumption and waste generation in existing commercial or multi-family and mid-rise and high-rise structures.", "Continue to promote</p>

City of New Rochelle Comprehensive Plan CSC Memo – July 2023

	<p>Energize NY to educate homeowners about strategies to improve the energy efficiency of their homes.”</p> <p>See pg 69, “Key Concept: Implement zoning changes to promote sustainability.”</p> <p>See pg. 117 Recommendations, “Promote Local Renewable Energy Generation”, “Identify opportunities for the use of district energy systems/community energy districts within the City and authorize their use in appropriate City zoning districts.”, “Explore opportunities for renewable energy production on publicly owned sites and infrastructure.”</p> <p>See pg. 117 Recommendations, “Select a platform for the new GIS program, obtain and input data, and establish a management team to maintain a current data and planimetric base.”</p> <p>See pg. 116, “Encourage backyard composting of organic materials through enhanced public education about composting methods, options, and benefits.”</p>
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City of New Rochelle Comprehensive Plan CSC Memo – July 2023

Point Based Elements	POSSIBLE POINTS	EnvisioNR 2016 Page Numbers
Support alternative modes of transportation	Required	95, 97, 133, 135, 126 to 143
Promote smart growth principles in land-use policies	Required	16, 26, 31, 33, 44, 69, 71, 88 to 101, 115
Conserve natural areas	Required	16, 56, 63-64, 67-69. 145-157, 169-172
Promote a healthy and safe community	Required	31, 43-44, 119, 122, 133-142, 179
Foster equity (including strategies for housing, schools, transportation, recreation, food, and environmental exposures)	Required	36-43, 44, 85
Foster green economic development	3	27, 29, 30, 58, 64, 69, 85, 92, 94, 100, 115, 116, 179-188
Decrease dependence on fossil fuels and support energy efficiency and renewable energy Production	3	16, 26, 45, 95, 103, 113, 115, 117, 143, 179, 181, 183, 184
Foster the efficient use of natural resources (e.g., water conservation)	3	16, 26, 45, 95, 103, 113, 115, 117, 143, 179, 181, 183, 184
Promote the development of (or the conservation of) local food systems	3	115, 67, 85, 159, 164
Minimize solid waste (including strategies to promote recycling and composting or anaerobic digestion of organic materials)	3	115, 116, 159, 164
Protect drinking water sources from pollution	3	
Promote adaptation to climate change (including strategies related to land use and public education and engagement)	3	44, 26, 69, 88-91, 116, 117, 183

18 total points

Links:

- <https://www.newrochelleny.com/944/EnvisioNR>
- <https://www.newrochelleny.com/DocumentCenter/View/6016/Adopted-Comprehensive-Plan-1717?bidId=>
- https://www.newrochelleny.com/DocumentCenter/View/6657/New-Rochelle-Comp-Plan-and-Rezoning-FGEIS_Accepted-10_18_16?bidId=