

Village of Mount Kisco Comprehensive Plan

Public Workshop #1

March 1, 2018



Agenda

- 1. Welcome**
- 2. Presentation (7:15 – 7:45)**
- 3. Coffee Break (7:45 – 8:00)**
- 4. Town Hall Discussion (8:00 – 9:00)**

Comprehensive Plan Steering Committee

Gina Picinich

Mayor

Peter Grunthal

Trustee

Doug Hertz

Planning Board

John Bainlardi

Planning Board

Harold Boxer

Zoning Board of Appeals

Barbara Richards

Zoning Board of Appeals

Alex Smoller

Economic Development Council

Meghan Finn

Economic Development Council

John Rhodes

Conservation Advisory Council

Kathy Feeney

Recreation Commission

Edward Brancati

Village Manager

Consultant Team

BFJ Planning

Frank Fish, Principal, AICP

Simon Kates, Associate, AICP, LEED AP

Ariana Branchini, Planner, AICP

Lucia de la Mora, Urban Designer

**METROPOLITAN
URBAN
DESIGN
WORKSHOP**

Shachi Pandey, AICP, LEED AP



BARTON PARTNERS
urban design + architecture + interiors

Urbanomics

Tonight's Objectives

- 1. Introduce the comprehensive planning process.**
- 2. Provide a brief overview of preliminary land use, zoning, and demographic data.**
- 3. Present the Vision and Goals from your 2000 Comprehensive Plan.**
- 4. Town Hall discussion to hear your ideas about what the new plan should achieve.**

What is a Comprehensive Plan...

- An expression of the community's values, aspirations, and shared vision of the future.
- A village-wide framework to define how Mount Kisco's plans, initiatives, and investments fit together.
- A consensus document to guide how the Village manages change.
- The foundation and reference point for the zoning code, capital budget, and general policy.
- A "to do" list for the Village to track implementation of short, medium, and long-term goals.

Why update Mount Kisco's plan now?

The current Mount Kisco Comprehensive Plan was adopted in 2000.

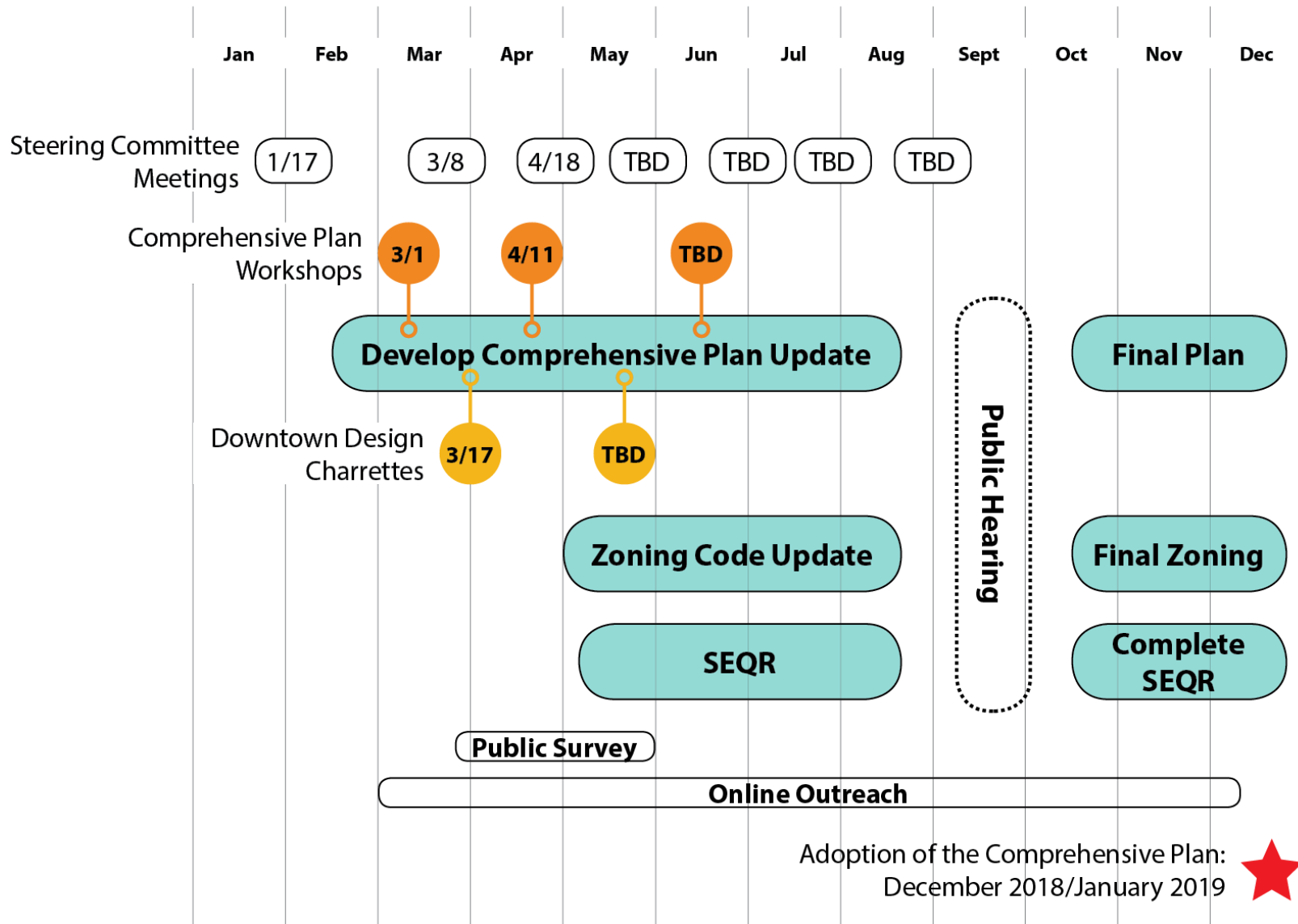
An update of the plan will reflect current demographics, recent plans, and up to date planning principles

Opportunity to help the Village respond to changing regional and economic trends.

Update policies and recommendations that:

- Incorporate principles of sustainability.
- Create a vision for downtown Mount Kisco.

Project Timeline



Mount Kisco Plan Elements/Chapters

- 1. Introduction**
- 2. Vision**
- 3. Land Use and Zoning**
- 4. Population and Housing**
- 5. Downtown**
- 6. Economy**
- 7. Natural and Environmental Resources**
- 8. Neighborhood Character, Cultural, and Historic**
- 9. Transportation**
- 10. Infrastructure**
- 11. Future Land Use Plan**
- 12. Implementation**

Public Outreach Overview

Public Workshops

- March 1, 2018
- April [Date TBD]
- June [Date TBD]

Design Charrettes

- March 17, 2018
- May [Date TBD]

Website

- www.envisionmk.org

Public Survey

- April – May 2018

JOIN US!

Public Workshop #2

Downtown Design Charrette

Village of Mount Kisco

Comprehensive Plan Update

Saturday **Mount Kisco Public Library**
March 17 **100 Main Street**
9:30am - 1:00pm

**Join us for an interactive, design-focused workshop to create
a vision for downtown Mount Kisco!**

**The Mount Kisco Comprehensive Plan Steering Committee needs your
input to create a shared vision for our downtown.**

This is the second of five public workshops. For more information and to learn about
upcoming events, please visit the Mount Kisco Comprehensive Plan website:

www.envisionmk.org



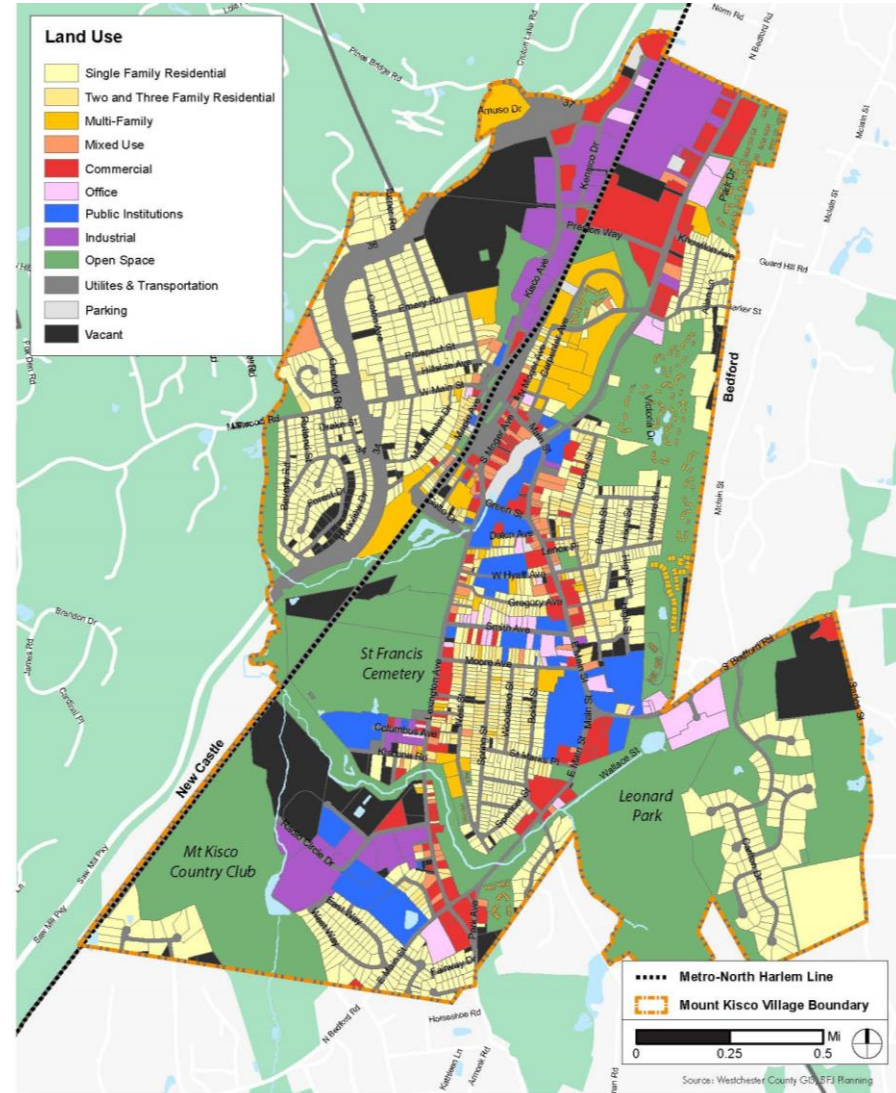
Land use and zoning overview

Areas of Preservation

- Single-family residential neighborhoods.
- Open space.

Areas of Focus

- Downtown (commercial and multi-family areas).
- North Bedford Road/Route 117 (industrial and large commercial districts).
- Radio Circle



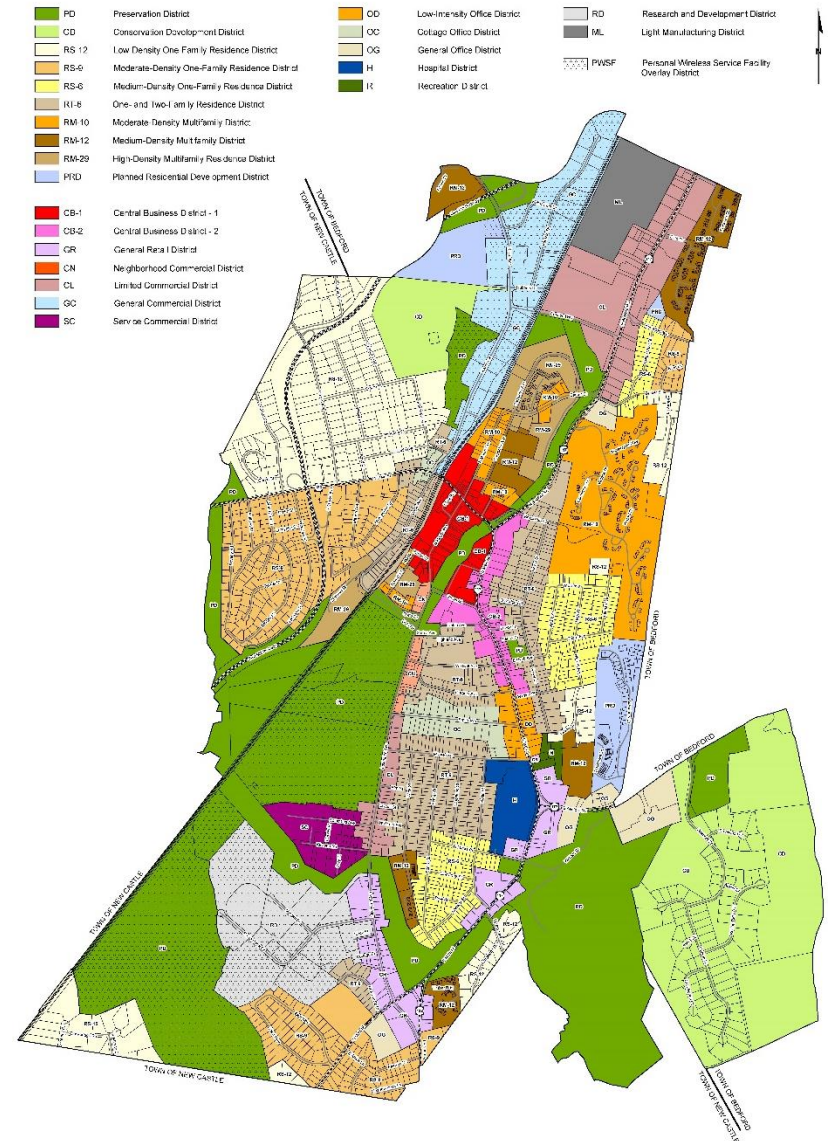
Zoning overview

Focus on downtown

- Focus potential zoning changes and future development in and around downtown.
- Explore form-based code for downtown.

Preservation

- Emphasize preservation of established residential neighborhoods.

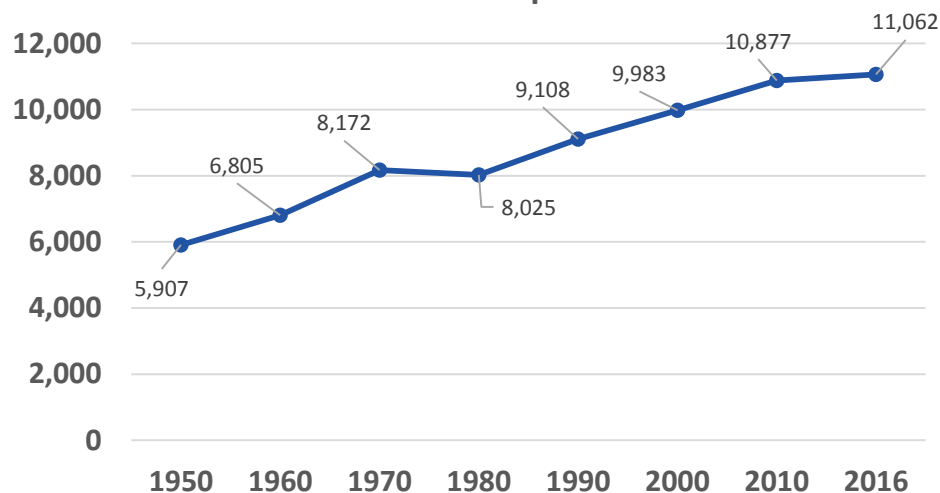


Population overview

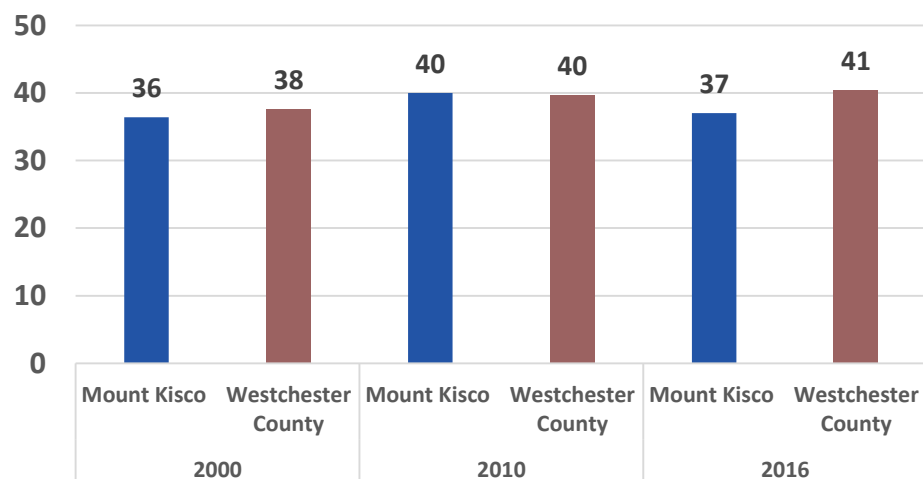
Overall population growth since 1950

- Rapid growth between 1960-1970
 - Slight decline 1970-1980 (- 1.8%)
 - 20% growth between 1990 and 2016
-
- Westchester County is aging
 - Mount Kisco had a lower median age in 2016 than 2010.

Mount Kisco Population



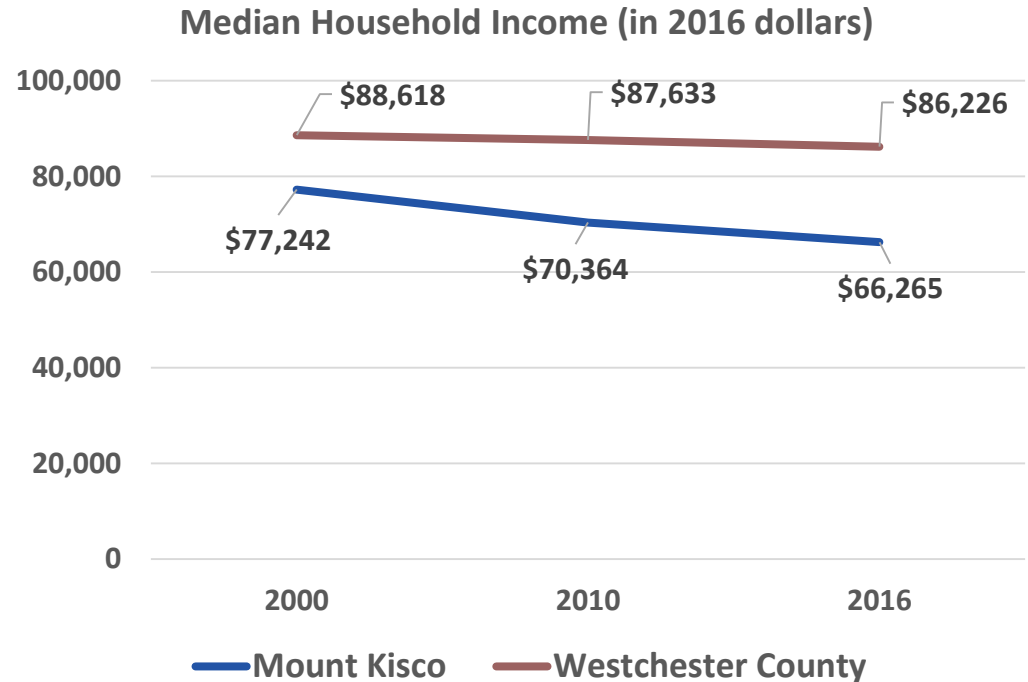
Median Age (2000-2016)



Household overview

Mount Kisco household income characteristics:

- Lower median household income in Mount Kisco than Westchester County
- Slight decline in income 2000-2016, mirroring County trend



Population overview

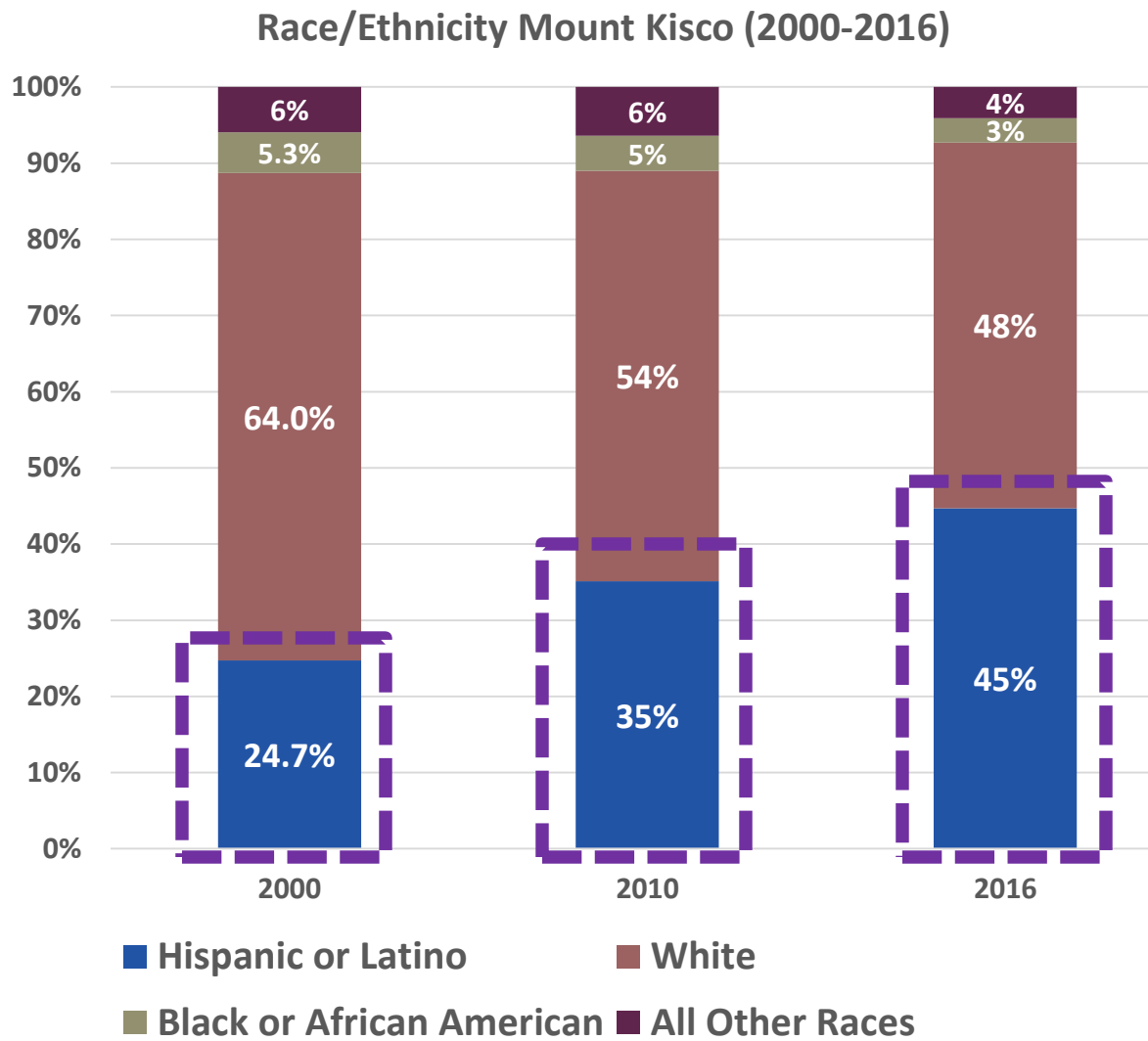
Mount Kisco Population

2000: 9,983

2010: 10,877

2016: 11,062

- Growing Hispanic population
- All other races/ethnicities declining as a share of the total population

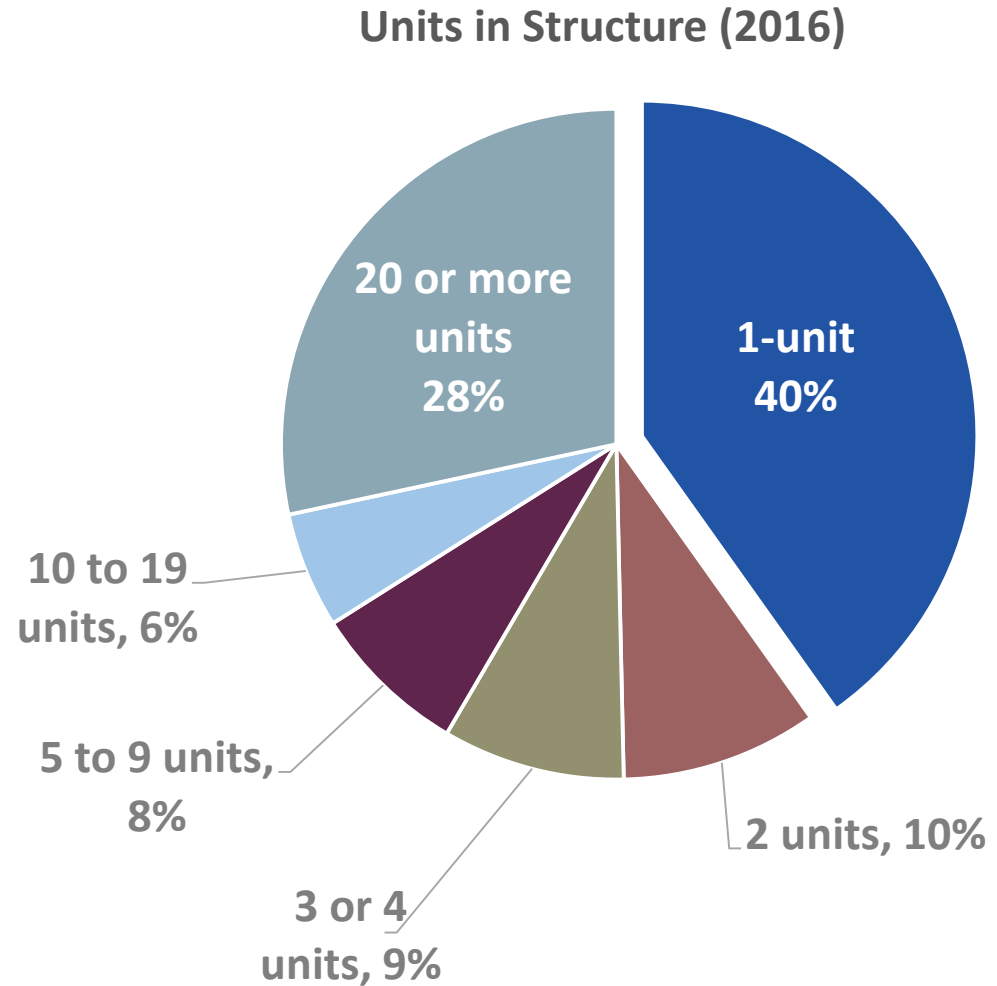


Housing overview

Mount Kisco Housing Characteristics:

2016 Total Units: 4,178

- Units in multi-family structures: 60% of total housing.
- Units in structures with 20 or more units: 28% of total housing.



Housing overview

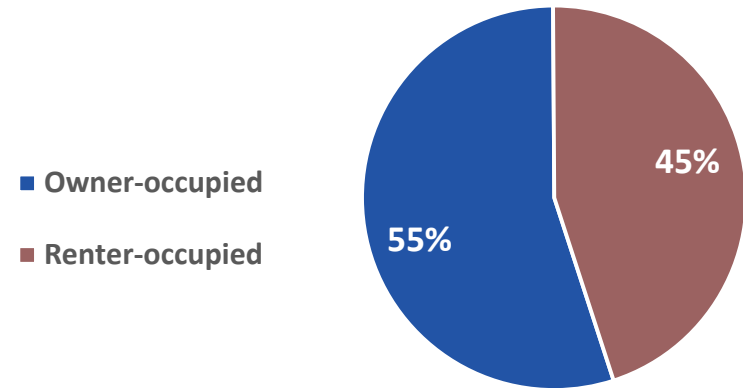
Mount Kisco household characteristics:

Occupancy in 2016:

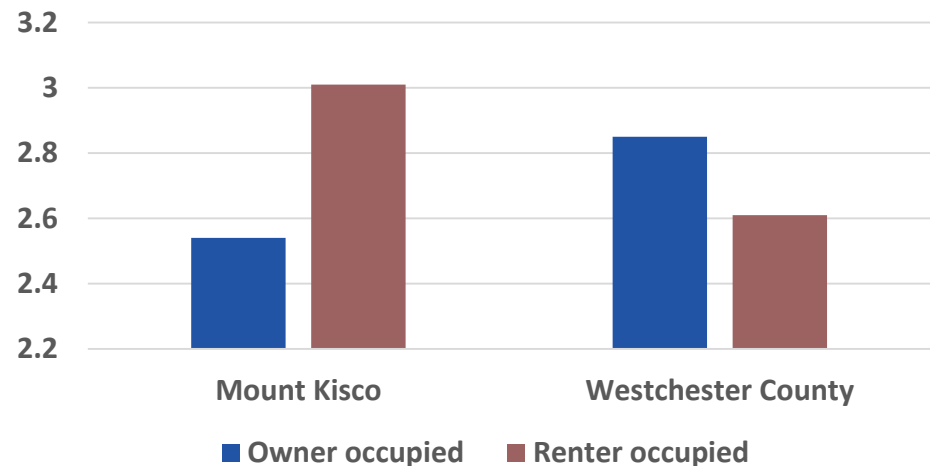
- 55% owner-occupied
- 45% renter-occupied

- Renter-occupied household size is larger than owner-occupied in Mount Kisco, unlike the County

Mount Kisco Housing Occupancy (2016)



Average Household Size by Tenure (2016)



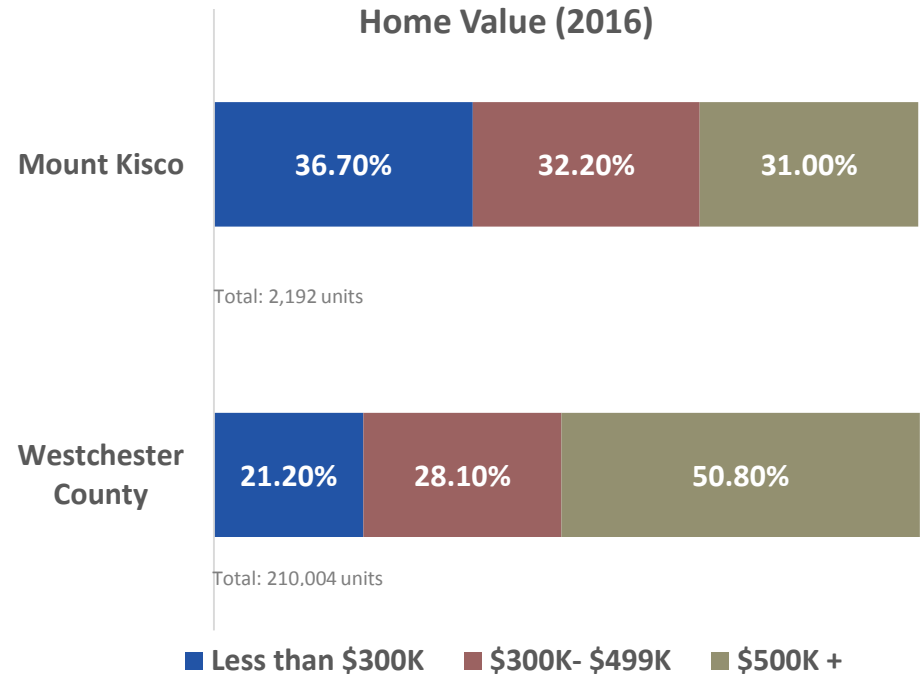
Housing overview

Mount Kisco Home Value:

- Median home value Mount Kisco: \$405,000
- Median home value Westchester County: \$507,000
- Mount Kisco has housing at a variety of price points

Housing Cost Burden:

- The majority (58%) of renters spend 35% or more of household income on rent.



2000 Comprehensive Plan: Vision Statement

Preserve Neighborhood Character	Village character, charm, diversity and social interaction are retained; the quality of neighborhoods is maintained, restored or enhanced.
Maintain Services	Services, cultural and recreational facilities, programs and community events continue to sufficiently meet the needs of the Village.
Protect Natural Resources	Water supply and natural resources are protected and improved, and the integrity of scenic vistas and open spaces are preserved.
Balance vibrant downtown with small-town character	Vibrant downtown business areas, diverse housing opportunities, and the scale, design and intensity of development compatible with the small town character of the community.

2000 Comprehensive Plan: Goals



Protect Environmental Resources



Enhance Community Appearance



Maintain Transportation Network



Provide Community Services and Facilities



Provide Parks and Recreation Resources




Provide Cultural and Historic Resources

What are some new ideas to consider?



Create a Vision for Downtown Mount Kisco



Incorporate Principles of Sustainability

Key questions for discussion:

- Are there any aspects of the Vision Statement that need to be updated?
- Are the Goals still reflective of current priorities in the Village?
- Are there any Goals that are missing that the new Mount Kisco Comprehensive Plan should include?
- Are there any other key issues that the Plan should address?

Vision and Goals Activity

During the coffee break and after the Town Hall:

- Visit the boards placed around the room to give your ideas about the current Vision and Goals.
- The Vision Statement is on a board near the entrance.
- Each station has the six goals from the 2000 Plan alongside a board to write additional ideas.

Guidelines

- Each participant will be given 6 dots.
- Place your dots next to the goal or goals that you think are most important for the 2018 Plan to address.
- Write additional ideas or comments on blank board--we've started filling this in with some ideas that we think are important to consider.

For more information:

Sign in to get on the email list.

Visit us online: www.envisionmk.org.

Let us know if you're interested in joining a focus group meeting.

Attend future public workshops.

Keep an eye on the project website throughout the process for updates and to view draft chapters of the plan.