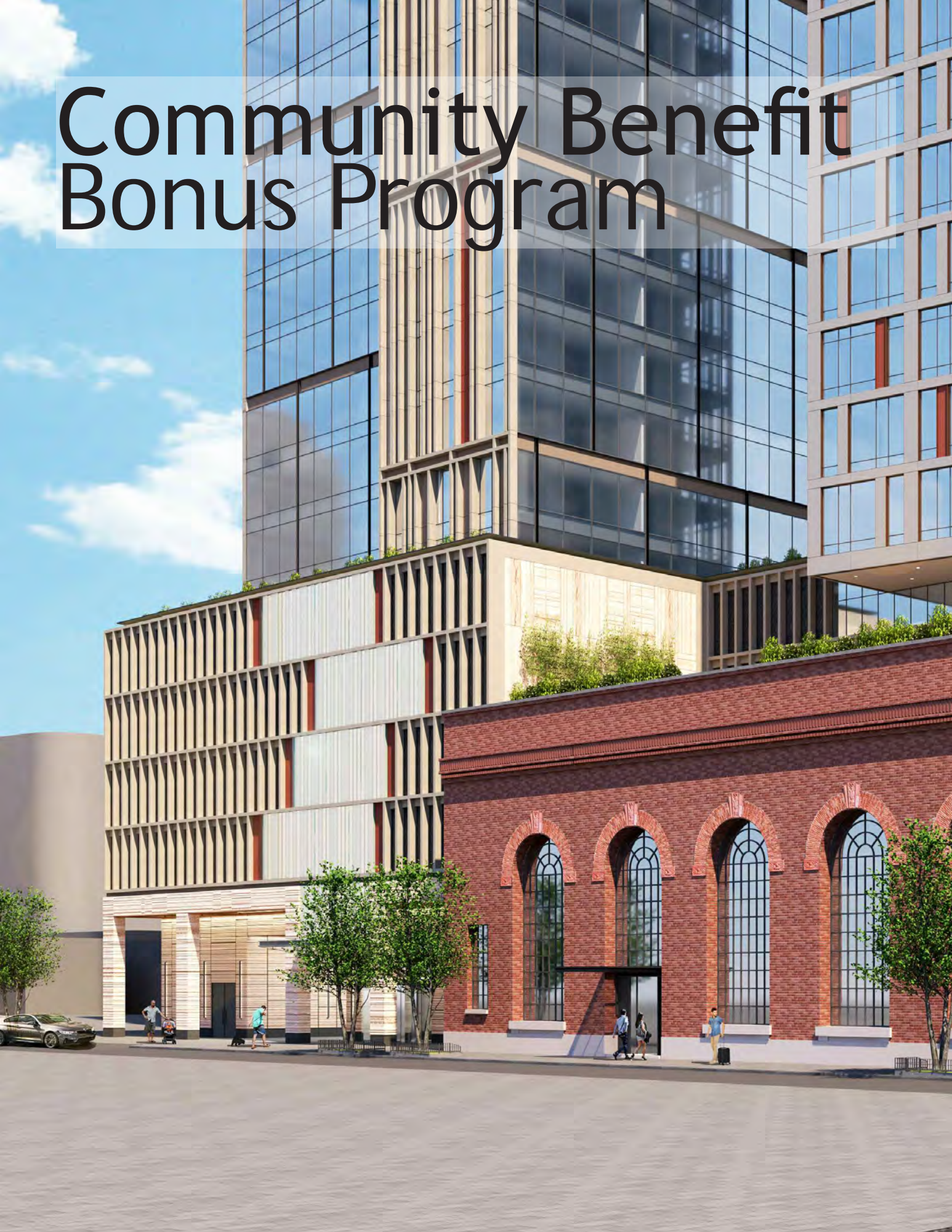


Community Benefit Bonus Program





City of New Rochelle, N.Y.

Introduced On:

Introduced By:

Held:

Adopted:

No. _____

Moved:

(and)

Seconded: _____

Approved As To Form: _____



Corporation Counsel

5.2

Dist	Member	Yeas	Nays	Abstain	Absent
1 st	Trangucci				
2 nd	Tarantino				
3 rd	Rice				
4 th	Hyden				
5 th	Fertel				
6 th	Rackman				
Mayor	Bramson				

SUBJECT
OR
TITLE }

RESOLUTION ADOPTING THE COMMUNITY BENEFITS
BONUSES FUNDS POLICY.

WHEREAS, the City Council has adopted the Downtown Overlay Zone Amendments (“DOZ Amendments”), map changes and related actions intended to establish a Downtown Overlay Zone (“DOZ”) to implement the redevelopment sought in the New Rochelle Recommended Action Plan (“RAP”); and

WHEREAS, the DOZ Amendments create six downtown overlay zones that allow varying uses and densities depending on the walking distance to the New Rochelle Transit Center and will use form-based standards and provide development incentives for property owners to achieve the redevelopment objectives set forth in the RAP; and

WHEREAS, the DOZ Amendments take the form of “opt-in” Overlay Districts, applying to eligible properties; and

WHEREAS, the DOZ Amendments reference (see Zoning Resolution § 186.11C) a Community Benefits Bonus policy to be adopted by the City Council that offers property owners the ability to develop beyond the individual development standards for each district in exchange for investment in public benefits, up to a maximum building height; and

WHEREAS, to ensure the fulfillment of the community benefit goals of the City, this policy may be modified at any time by resolution of the City Council; now, therefore,

BE IT RESOLVED by the City Council of the City of New Rochelle:

Section 1. The Community Benefits Bonus Policy is hereby adopted, as shown on the attached schedule entitled “Community Benefits Bonuses and Funds Policy”.

Section 2. This Policy shall take effect upon adoption.

Authenticated and certified this

____ day of _____ 20____

11/25/15



Mayor

City Clerk

COMMUNITY BENEFITS BONUSES

Bonus Category	Bonus Eligibility	Formula ¹
Historic Preservation	25%, 50%, or 100% of potential bonus, based on significance of preservation, at discretion of Commissioner of Development with approval by Historic Landmarks Review Board	Permanent preservation by developer, on- or off-site (or a combination thereof), of all or a portion of an "historically significant structure" in an "historically appropriate way" (as determined by the Commissioner of Development and approved by the Historic Landmarks Review Board)
Arts and Cultural Space	25%, 50%, or 100% of potential bonus, based on significance of provision, at discretion of Commissioner of Development with approval by Planning Board	Provision by developer, on- or off-site, of a "meaningful space" for an arts and cultural organization at a "substantial discount" for a "substantial period of time" (as determined by the Commissioner of Development and approved by the Planning Board)
Community Facility	25%, 50%, or 100% of potential bonus, based on significance of provision, at discretion of Commissioner of Development with approval by Planning Board	Provision by developer, on- or off-site, of a "meaningful space" for an arts and cultural organization at a "substantial discount" for a "substantial period of time" (as determined by the Commissioner of Development and approved by the Planning Board)
Transit and Parking	Up to 100% of potential bonus, pro rata based on contribution	Permanent provision by developer, on- or off-site, of a "substantial number" of parking spaces open to the public at costs per space consistent with public parking offered by the City, with operating terms and allocation of economics satisfactory to the City (as determined by the Commissioner of Development and approved by the Planning Board)
Green	25%, 50%, or 100% of potential bonus, based on significance of provision, at discretion of the Commissioner of Development with approval by Planning Board	Incorporation of on-site of "meaningful green elements" (e.g., LEED certification, microgrid, etc.) beyond what is required by zoning or other regulation (as determined by the Commissioner of Development and approved by the Planning Board)
Pedestrian Passage	25% or 50% of potential bonus, per Formula. Bonus may be taken on- or off-site and is for permanent provision by developer of public passage (maintained by developer), meeting guidelines and locations set forth immediately following passage of Overlay Zone by Commissioner of Development and approved by Planning Board.	33 LeCount Place ("New Roc City") Passage: 50% of potential bonus for public passage between LeCount Place and Harrison Street
		Master Developer Passages: 50% of potential bonus for public passage between LeCount Place and Memorial Highway
		40 Memorial Highway ("Halstead New Rochelle") Passage: 25% of potential bonus for public passage between Memorial Highway and Division Street
Open Space	25%, 50%, or 100% of potential bonus, based on significance of provision, at discretion of the Commissioner of Development with approval by Planning Board	Permanent provision by developer, on- or off-site, of a "meaningful public open space" (maintained by developer and as determined by the Commissioner of Development and approved by the Planning Board), meeting guidelines set forth immediately following passage of Overlay Zone.
Housing	25%, 50%, or 100% of potential bonus, based on significance of provision, at discretion of the Commissioner of Development with approval by Planning Board	Permanent provision by developer of one of the following: <ul style="list-style-type: none"> - Up to 5% of units @ 60% AMI/5% of units @ 80% AMI - 11%-20% of units @ 80% AMI
Community Benefits Fund	Up to 100% of potential bonus,	Contribution by developer of applicable Community Benefits Fund Amount/gross bonus SF to Community Benefits Fund.

Community Benefit Fund Administration

An applicant also has an option to pay into a Community Benefits Bonus Fund to achieve the additional height bonuses outlined in Section 186.11.C of the proposed DOZ Amendments. The Community Benefits Fund will be allocated to improvements located within the Overlay Zone, pursuant to the community benefit categories: (a) Historic Preservation, (b) Arts and Cultural Uses, (c) Community Facilities, (d) Transit and Parking, and (e) Open Space. The City is committed to developing a program to provide job training, job placement services and residential and business relocation assistance for properties developed under the DOZ. Community Benefit Fund revenues may be used to develop and administer this program. Additionally, the City Council will have the ability to evaluate additional Community Benefit programs or improvements, not previously identified, for their positive impact on the City and use funds from this program to support those efforts.

The fees associated with the Community Benefits Fund are provided below and the allocation of amounts in the Fund among the permitted uses will be proposed, from time to time, by the City Manager and approved by the City Council. The City will create a process for disbursing amounts in the Fund to specific projects. On the fifth anniversary of the adoption of this Policy, the Commissioner of Development will provide the City Council with a detailed analysis of the utilization to such date of the Community Benefit Bonus. Based upon this analysis and in the discretion of City Council, this Policy may be revised.

COMMUNITY BENEFITS FUND

Overlay District	Condition	Amount/SF
DO-1	Development Standard 1	\$30
	Development Standard 2	\$40
	Development Standard 3	\$50
DO-2	Development Standard 1	\$20
	Development Standard 2	\$30
	Development Standard 3	\$40
DO-3	Development Standard 1	\$10
	Development Standard 2	\$20
	Development Standard 3	\$30
DO-4	Development Standard 1	\$10
	Development Standard 2	\$20
	Development Standard 3	North of Huguenot and East of River: \$20
		Anywhere Else in DO-4: \$30
DO-5	Development Standard 1	\$10
	Development Standard 2	\$20
	Development Standard 3	\$30
DO-6	Development Standard 1	\$10
	Development Standard 2	\$20
	Development Standard 3	\$30