| Expedited Review Committee |
| City of Mount Vernon |

Memo

To: Honorable City Council

Members From: Expedited Review

Committee:
- Department of Planning & Community Development Commissioner James Rausse, FAICP, WEDG
- Department of Buildings Commissioner Patrick Holder, R.A.
- Department of Public Works Commissioner Dwayne Jones
- City Engineer Curtis Woods

- CC: Brian Johnson, Corporation Counsel; Malcom Clark, Chief of Staff; Khendra David, Deputy Chief of Staff; Hediye Mamak, DC of Buildings; Lukas Herbert, AC of Planning; Marlon Molina, DC of Planning.

Date: 03/05/2026

Application Number: BLD-25-523

Re: Macquesten Development LCC

In accordance with the Mount Vernon West Transit Oriented Development Form Based Zoning Ordinance, The Expedited Review Committee (ERC) met with the Macquesten development LCC for the second time to review the revised submission for the project. The previous review by the Expedited Review Committee, the project did not comply with Mount Vernon West TOD regulations, which led to the developer making changes to the construction documents. The following zoning information complies with Mount Vernon West TOD §267-19(5)(d) – Tower on Podium requirements. Hence now it is subject to the city council's review.

A. Lot Standards

Standard	Required	Provided	Status
Minimum Lot Area	15,000 sq. ft.	21,970 sq. ft.	Subject to City Council review.
Minimum Lot Width	100 ft.	118 ft.	Subject to City Council review.
Usable Open Space	130 sq. ft. / dwelling unit	130 sq. ft. / dwelling unit	Subject to City Council review.

B. Building Placement

Requirement	Standard	Provided	Status
Common Lot Line Setback	0 ft. or 10 ft. if provided	10 ft.	Subject to City Council review.
Lot Line Abutting RMF	20 ft.	N/A	Subject to City Council review.
Podium – Primary Street	Min. 70% of lot width	70%	Subject to City Council review.
Podium – Side Street	Min. 35% of lot depth	94%	Subject to City Council review.
Parking Setback – Primary Street	30 ft.	30 ft.	Subject to City Council review.
Parking Setback – Side Street	10 ft.	10 ft.	Subject to City Council review.
Surface Parking Location	Behind building	Behind building	Subject to City Council review.
Parking Garage	Same as podium	Same as podium	Subject to City Council review.

C. Height and Mass

Standard	Required	Provided	Status
Building Height	Max. 15 stories / 150 ft.	13 stories / 133 ft.	Subject to City Council review.
Ground Story Height	Min. 11 ft.	11 ft.	Subject to City Council review.
Upper Story Height	Min. 7 ft. 6 in.	9 ft.	Subject to City Council review.
Max. Ground-Floor Wall w/o Offset	75 ft.	75 ft.	Subject to City Council review.
Offset Depth (Ground Floor)	Min. 5 ft.	5 ft.	Subject to City Council review.
Offset Width (Ground Floor)	Min. 10 ft.	10 ft.	Subject to City Council review.
Max. Upper-Floor Wall w/o Offset	45 ft.	31 ft. 1 in.	Subject to City Council review.
Offset Depth (Upper Floor)	Min. 4 ft.	4 ft.	Subject to City Council review.
Offset Width (Upper Floor)	Min. 8 ft.	11 ft. 6 in.	Subject to City Council review.
Parking Garage Storefront Wrap	Required	Provided	Subject to City Council review.

D. Activation

Requirement	Standard	Provided	Status
Ground Story Transparency (Primary Street)	Min. 60%	60%	Subject to City Council review.

Ground Story Transparency (Side Street)	Min. 20%	35.80%	Subject to City Council review.
Blank Wall – Primary Street	Max. 30 ft.	14 ft. 2 in.	Subject to City Council review.
Blank Wall – Side Street	Max. 40 ft.	15 ft. 7 in.	Subject to City Council review.
Functional Entries – Min. Length	90 ft.	90 ft.	Subject to City Council review.
Garage/Service Bay Openings	Max. 20%	20%	Subject to City Council review.
Permitted Building Elements	Porch, Stoop, Balcony, Gallery, Awning/Canopy, Forecourt	All Provided	Subject to City Council review.

Required Additional Documents and Actions

1. **Local Benefits Analysis**

   An analysis demonstrating the local economic and community benefits of the project must be provided.

2. **Vehicle and Pedestrian Circulation Review**

   The design team shall further evaluate vehicle and pedestrian circulation, with particular attention to conflicts involving transit users accessing MTA facilities. Consideration should be given to shifting retail parking access from Mount Vernon Avenue to South West Street to minimize conflicts, including those involving taxi pick-up areas.

3. **Advertising and Outreach Plan**

   An advertising and outreach budget should be designated to support application access, including partnerships with local nonprofit organizations to assist senior residents.

Overall Determination

The project qualifies for expedited review pursuant to Mount Vernon Zoning Code §267-19(B)(10)(b)(III)(B) and is generally consistent with Mount Vernon West TOD §267-19(5)(d) – Tower on Podium requirements.

Required Approvals

1. *City Council Review and Approval*
   The application is subject to review and approval by the City of Mount Vernon City Council.

2. *Certificate of Appropriateness – Architectural Review Board (§10-5 D.1)* The Architectural Review Board (ARB) must issue a Certificate of Appropriateness prior to the issuance of a building permit for all new construction, exterior alterations, or site landscaping. This includes changes to exterior materials, windows, doors, fences, retaining walls, freestanding walls, ramps, and other architectural or design elements affecting the building's appearance, height, or mass.

Please feel free to contact the Expedited Review Committee should additional clarification or documentation be required.
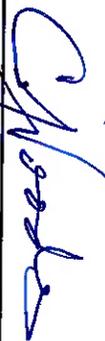
Respectfully submitted,
Expedited Review Committee

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