

2SM PCIDA UTEP Appendix B Exercise - DRAFT



Appendix B Categories		Appendix B Metrics (2 points each or -1 point each)	Staff Scoring	NARRATIVE
1 LEVEL OF DIRECT SUPPORT FOR PC BUSINESSES & RESIDENTS	Permanent Job creation recaptures lost jobs		0	no Jobs retained
	Permanent Job creation exceeds lost jobs or results in a gross gain		2	9 additional permanent jobs created
	Permanent Job salaries are at a living wage & includes recruitment efforts for PC residents		2	The vast majority of new jobs are at or above a living and there is a commitment to seeking to employ local residents
	Successful outreach results in purchase of local goods and services		1	They plan to explore opportunities for local purchases and sub-contractors, and are meeting with all the local trades.
	Successful Displacement Efforts resulting in displaced residents relocating within the PC		2	They engaged all 6 tenants with a coordinated move-out and transition plan which included financial assistance. In Exhibit B of thier application outlined displacement activities. As reported services provided: (i) provided brokerage assistance to help in identifying new spaces, (ii) provided financial assistance in moving, (iii) assisted in identifying moving companies, (iv) forgiven all rent and helped tenants find new spaces, and (v) in some cases provided a financial stipend to help with rent at the tenants new spaces.
	Subtotal		7	
2 FIRE PREVENTION AND SAFETY MEASURES	Fire Safety Protections exceed minimum code requirements		2	Undergrounding of Overhead wires
	Fire Safety Protections include successful pre-planning with PC departments		2	Occurred as part of DRC process
	Fire Safety Expenses commensurate with enhanced protections		2	Undergrounding of Overhead wires, Construction type
	Fire Safety Enhancements are able to be quantified as offsets to other soft costs		1	Yes
	Fire Prevention & Safety Measures include enhancements for EMS response		2	For EMS an appropriately sized service elevator for emergency response needs, stairwells with areas of refuge and additional NYS required assistance measures needed during emergency evacuations.
	Subtotal		9	
3 ADDITIONAL AFFORDABLE HOUSING ABOVE MINIMUM IN FORM BASED CODE	New Affordable Housing recaptures lost affordable housing		2	Yes
	New Affordable Housing exceeds the minimum code requirements		0	As required by code
	New Affordable Housing is a gross gain		2	33 units
	New Affordable Housing is of above average character as far as fixtures, amenities, etc.		1	Finish Package for Market rate and affordable will be the same or similar (amenities are available to all residents)
	Regulatory agreements or Restrictive Covenants governing affordability are in place		2	Required by Code and approval conditioned upon same. Planning Dept. not aware of site specific regulatory agreements or restrictive covenants <i>in place</i> at this time
	Subtotal		7	
4 MOBILITY IMPROVEMENTS	Mobility improvements that further enhance the pedestrian realm beyond code and SEQRA requirements		2	Widening of sidewalks, outdoor bike racks, street and sidewalklighting, street planting and planters
	Mobility improvements that further enhance the vehicular realm beyond code and SEQRA requirements		2	134 Indoor bicycle parking spaces
	Ride Share infrastructure beyond code and SEQRA requirements per PC Parking and Mobility Study		0	No
	Mobility infrastructure expenses are identifiable commensurate with enhanced mobility methodologies per PC Parking and Mobility Study		1	Yes
	Mobility enhancements are able to be identified as accommodations to the public per PC Parking and Mobility Study		1	Yes
	Subtotal		6	

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5 PUBLIC PARKING	Parking infrastructure beyond code and SEQRA requirements	2	332 spaces being provided, only 325 required
	Shared parking methodologies beyond code and SEQRA requirements	1	The current site plan anticipates availability of some number of pay parking spaces for the public to access the retail uses at the site on a discretionary basis. These spaces are likely to overlap together with the spaces reserved for residential tenants. There will be additional pay spaces available to the public on a discretionary basis. We will be in a position to provide specifics once the construction and operational plans are finalized
	Parking infrastructure expenses identifiable as commensurate with enhanced parking methodologies	2	Yes
	Parking enhancements are able to be identified as accommodations to the public	1	Commercial parking contained inside the project
	Parking maintenance expenses are associated with identified accommodations to the public	1	Commercial parking contained inside the project
	Subtotal	7	
6 PUBLIC & GREEN INFRASTRUCTURE	Public & Green Infrastructure methodologies that are beyond code and SEQRA requirements	2	Undergrounding of overhead wires
	Positive Public & Green Infrastructure impacts are measurable	2	Yes
	Public and/or Green Infrastructure includes public right of ways	2	Undergrounding of overhead wires, watermain improvements, sidewalk and intersection improvements
	Public and/or Green Infrastructure enhancements are as suggested by the BOT, Planning Commission, and/or the PC Green Infrastructure Manual	1	Green Roof, bicycle parking
	Public and/or Green Infrastructure maintenance expenses are able to be identified as suggested by the PC Green Infrastructure Manual	1	Green Roof, bicycle parking
	Subtotal	8	
7 PUBLIC AMENITIES & RESPONSIVENESS TO COMMUNITY INPUT	Public amenities are implemented due input from the PC community	2	Widening of sidewalks, Bike racks, street trees and planters, street and sidewalk lighting, outdoor seating, crosswalk painting, trash receptacles, and new way finding signage
	Public amenity expenses are identifiable as potential forgone revenue due to documented changes to respond to public input	2	Yes
	Public amenities are able to be identified as accommodations to the public	2	Yes
	Public amenity expenses are associated with identified accommodations to the public	2	Yes
	On going public amenity expenses are associated with identified accommodations to the public	1	Yes
	Subtotal	9	
Items 1-5: (up to 2: points each or -1 point each); Item 6: (up to 4 points or -2 points); Item 7: (up to: 6 points or -3 points)			
8 ECONOMIC IMPACTS	The project revitalizes vacant property	2	Mostly Vacant Dilapidated Structures
	The project revitalizes under-invested property	2	Creates opportunities for new residential units targeting singles, young professionals and empty nesters, including mixed-use and transit-oriented development.
	The project catalyzes additional economic activity in the vicinity of the investment	2	Offsets future development pressures in the Village's lower density residential neighborhoods. Encourages a balanced range of housing types and densities in the Village that also considers the associated costs of serving future density.
	The benefits are not necessarily reflected in the project financial projections	2	Yes
	The projects economic impact analysis documents the potential value of these anticipated benefits	2	Description in application
	Longterm usable life of proposed project (industrial, commercial, housing, type of construction, adaptability)	3	Concrete and steel, adaptability to condos, other commercial space, 27-30 yrs depreciable.
	% of increase in assessed value (times: 5, 10, 15, or more)	5	Current AV \$5,744,500; Proposed AV \$70,255,500 (12.3 times)
	Subtotal	18	

RATINGS

TOTAL

71