

WC Appx B Scoring Evaluation

| Project Name: Westchester Crossing (Boston Post Road Owner) | | | |
|--|---|---------------|--|
| Appendix B Categories | Appendix B Metrics Categories 1-5 (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 | 2 | 75 Full-Time Jobs, 132 Part-Time Jobs, Approximately 1.075 Construction Jobs |
| | Permanent Job creation exceeds lost jobs or results in a gross gain | 2 | 75 Full-Time Jobs, 132 Part-Time Jobs, Approximately 1.075 Construction Jobs |
| | Permanent Job salaries are at a living wage & includes recruitment efforts for PC residents | 2 | Commitment to hire locally, wages are at or above a living wage |
| | Successful outreach results in purchase of local goods and services | 2 | Ongoing commitment to same |
| | Successful Displacement Efforts resulting in displaced residents relocating within the PC | 1 | Prior Ownership Relocated remaining residents |
| | Subtotal | 9 | |
| 2 FIRE PREVENTION AND SAFETY MEASURES | Fire Safety Protections exceed minimum code requirements | 0 | None |
| | Fire Safety Protections include successful pre-planning with PC departments | 2 | Reviewed with Village Departments |
| | Fire Safety Expenses commensurate with enhanced protections | 1 | Yes |
| | Fire Safety Enhancements are able to be quantified as offsets to other soft costs | 0 | No |
| | Fire Prevention & Safety Measures include enhancements for EMS response | 2 | Reviewed with EMS, all elevators EMS accessible |
| | Subtotal | 5 | |
| 3 ADDITIONAL AFFORDABLE HOUSING ABOVE MINIMUM IN FORM BASED CODE | New Affordable Housing recaptures lost affordable housing | 2 | Yes, 87 Affordable Units |
| | New Affordable Housing exceeds the minimum code requirements | 1 | The evolution of this project occurred in concurrence with the new zoning coe, initially no affordable housing was contemplated yet through cooperation with the village these units were included by agreement. |
| | New Affordable Housing is a gross gain | 2 | Yes |
| | New Affordable Housing is of above average character as far as fixtures, amenities, etc. | 2 | Yes |
| | Regulatory agreements or Restrictive Covenants governing affordability are in place | 2 | Yes |
| | Subtotal | 9 | |
| 4 MOBILITY IMPROVEMENTS | Mobility improvements that further enhance the pedestrian realm beyond code and SEQRA requirements | 2 | Pedestrian improvements, Traffic improvements, sidewalk improvements, ADA improvements |
| | Mobility improvements that further enhance the vehicular realm beyond code and SEQRA requirements | 2 | Traffic signalization, City of Rye contributions, I-287 Ramp improvements, |
| | Ride Share infrastructure beyond code and SEQRA requirements per PC Parking and Mobility Study | 1 | 4 ride share parking spaces |
| | Mobility infrastructure expenses are identifiable commensurate with enhanced mobility methodologies per PC Parking and Mobility Study | 2 | Yes |
| | Mobility enhancements are able to be identified as accommodations to the public per PC Parking and Mobility Study | 2 | Yes |
| | Subtotal | 9 | |
| 5 PUBLIC PARKING | Parking infrastructure beyond code and SEQRA requirements | 1 | Yes |
| | Shared parking methodologies beyond code and SEQRA requirements | 1 | Shared Parking methodology employed |
| | Parking infrastructure expenses identifiable as commensurate with enhanced parking methodologies | 2 | Yes |
| | Parking enhancements are able to be identified as accommodations to the public | 2 | Yes |
| | Parking maintenance expenses are associated with identified accomodations to the public | 2 | Yes |
| | Subtotal | 8 | |
| Appendix B Metrics Categorie 6 Items 1-2: (up to 2: points each or -1 point each); Items 3-5: (up to 3 points or -2 points) | | | |
| 6 PUBLIC & GREEN INFRASTRUCTURE | (1) Public & Green Infrastructure methodologies that are beyond code and SEQRA requirements | 2 | Significant Investment is made in Public Stormwater and Sanitary Sewer Systems, 30-40% of Parking spaces are EV |
| | (2) Positive Public & Green Infrastructure impacts are measurable | 2 | Yes |
| | (3) Public and/or Green Infrastructure includes public right of ways | 3 | Yes |
| | (4) Public and/or Green Infrastructure enhancements are as suggested by the BOT, Planning Commission, and/or the PC Green Infrastructure Manual | 3 | Yes |
| | (5) Public and/or Green Infrastructure maintenance expenses are able to be identified as suggested by the PC Green Infrastructure Manual | 3 | Open Spaces maintained by Developpoer |
| | Subtotal | 13 | |

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| Appendix B Categories | | Staff Scoring | NARRATIVE |
|--|--|---------------|---|
| | Appendix B Metrics Categorie 7 (2 points each or -1 point each) | | |
| 7 PUBLIC AMENITIES & RESPONSIVENESS TO COMMUNITY INPUT | Public amenities are implemented due input from the PC community | 2 | Yes, open space and connections to Abendroth Park (there was a great deal of interaction with the Village on this project) |
| | 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 accomodations to the public | 2 | Yes |
| | On going public amenity expenses are associated with identified accomodations to the public | 2 | Open Spaces maintained by Developoer, Post installation Study Required |
| | Subtotal | 10 | |
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| | Appendix B Metrics Categorie 8: Items 1-5: (up to 2: points each or -1 point each); Item 6: (up to 3 points or -1 points); Item 7: (up to: 4 points or -2 points) | | |
| 8 ECONOMIC IMPACTS | (1) The project revitalizes vacant property | 2 | Yes |
| | (2) The project revitalizes under-invested property | 2 | Yes |
| | (3) The project catalyzes additional economic activity in the vicinity of the investment | 2 | Yes |
| | (4) The benefits are not necessarily reflected in the project financial projections | 2 | Correct |
| | (5) The projects economic impact analysis documents the potential value of these anticipated benefits | 2 | Yes |
| | (6) % of increase in assesseed value (5 times or more) | 3 | Approximately \$12.5 Million to Approximately \$265 Million (over 20 times) |
| | (7) Longterm usable life of proposed project (industrial, commercial, housing) | 3 | Typical for construction type |
| | Subtotal | 16 | |

RATINGS

- 10 = **Excellent** (Exceeds the base standard)
- 6-9 = **Above Average** (generally exceeds the base standard)
- 4-6 = **Average** (generally meets the base standard)
- 0 to 3 = **Below Average** (usually does not meet the base standard)
- Up to -5 = **Poor** (rarely meets the base standard)

TOTAL 79