

# 140-150 Westchester Ave PCIDA UTEP Appendix B Exercise



Appendix B Categories		Appendix B Metrics (2 points each or -1 point each)	Staff Scoring	NARRATIVE
<b>Project Name: Port Chester OZ Fund III QOZB, LLC</b>				
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	20 additional permanent jobs created (11 FTEs) (9 PT)	
	Permanent Job salaries are at a living wage & includes recruitment efforts for PC residents	1	The average salary of new jobs are at or above a living wage, and there is a commitment to seeking to employ local residents	
	Successful outreach results in purchase of local goods and services	2	Used local realtor for service, 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 tenants with a coordinated move-out and transition plan which included financial assistance. Residential tenants were relocated to other housing as well.	
	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 development review process	
	Fire Safety Expenses commensurate with enhanced protections	2	Yes	
	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	Undergrounding of Overhead wires, fully accessible entryway.	
	Subtotal	9		
3 ADDITIONAL AFFORDABLE HOUSING ABOVE MINIMUM IN FORM BASED CODE	New Affordable Housing recaptures lost affordable housing	2	Yes (23 units)	
	New Affordable Housing exceeds the minimum code requirements	0	As required by code	
	New Affordable Housing is a gross gain	2	Yes	
	New Affordable Housing is of above average character as far as fixtures, amenities, etc.	2	Finish Package for Market rate and affordable will be the same (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	8		
4 MOBILITY IMPROVEMENTS	Mobility improvements that further enhance the pedestrian realm beyond code and SEQRA requirements	2	Indoor bike racks, street and sidewalklighting, street planting, trees, and planters	
	Mobility improvements that further enhance the vehicular realm beyond code and SEQRA requirements	2	Signalization enhancements, bicycle parking	
	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		
5 PUBLIC PARKING	Parking infrastructure beyond code and SEQRA requirements	0	No	
	Shared parking methodologies beyond code and SEQRA requirements	0	No	
	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	4		

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6 PUBLIC & GREEN INFRASTRUCTURE	Public & Green Infrastructure methodologies that are beyond code and SEQRA requirements	2	Green roof, Hydrodynamic Separator for water quality, EV charging stations
	Positive Public & Green Infrastructure impacts are measurable	2	Yes
	Public and/or Green Infrastructure includes public right of ways	2	Replacing 12 inch storm drain with 15 inch (92 linear feet)
	Public and/or Green Infrastructure enhancements are as suggested by the BOT, Planning Commission, and/or the PC Green Infrastructure Manual	2	Storm drain enhancement, hydrodynamic separator, bicycle parking, EV charging stations
	Public and/or Green Infrastructure maintenance expenses are able to be identified as suggested by the PC Green Infrastructure Manual	2	Yes
Subtotal		10	
7 PUBLIC AMENITIES & RESPONSIVENESS TO COMMUNITY INPUT	Public amenities are implemented due input from the PC community	1	Bike racks, street trees and planters, street and sidewalk lighting
	Public amenity expenses are identifiable as potential forgone revenue due to documented changes to respond to public input	1	Yes
	Public amenities are able to be identified as accommodations to the public	1	Yes
	Public amenity expenses are associated with identified accommodations to the public	1	Yes
	On going public amenity expenses are associated with identified accommodations to the public	1	Yes
Subtotal		5	
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	Parking lot
	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)	6	Current AV \$1,359,600; Proposed AV \$46,700,000 (34.3times)
Subtotal		19	

## 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

68