

67 New Broad Appendix B Scoring

Project Name: Station Lofts; 67 New Broad Street			
Appendix B Categories	Appendix B Metrics (2 points each or -1 point each)	Staff Scoring	NARRATIVE
1 LEVEL OF DIRECT SUPORT FOR PC BUSINESSES & RESIDENTS	Permanent Job creation recaptures lost jobs	0	No existing jobs
	Permanent Job creation exceeds lost jobs or results in a gross gain	2	4 new permanent jobs created
	Permanent Job salaries are at a living wage & includes recruitment efforts for PC residents	2	The majority of new jobs are at or above a living wage and they are willing to commit to work to employ local residents
	Successful outreach results in purchase of local goods and services	2	Will provide additional business to local contractors, landscapers, cleaners, service managers, technicians etc..
	Successful Displacement Efforts resulting in displaced residents relocating within the PC	0	No displacement is occurring, Vacant parcel
	Subtotal	6	
2 FIRE PREVENTION AND SAFETY MEASURES	Fire Safety Protections exceed minimum code requirements	2	Undergrounding of Utilitie
	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 Utilities
	Fire Safety Enhancements are able to be quantified as offsets to other soft costs	2	Yes, general contractor to comply with NFPA 241 in fire safety planning in a project -specific manner
	Fire Prevention & Safety Measures include enhancements for EMS response	2	Yes, worked with EMS on acessibility
	Subtotal	10	
3 ADDITIONAL AFFORDABLE HOUSING ABOVE MINIMUM IN FORM BASED CODE	New Affordable Housing recaptures lost affordable housing	0	No
	New Affordable Housing exceeds the minimum code requirements	0	Pre-Form based code
	New Affordable Housing is a gross gain	0	N/A
	New Affordable Housing is of above average character as far as fixtures, amenities, etc.	0	N/A
	Regulatory agreements or Restrictive Covenants governing affordability are in place	0	N/A
	Subtotal	0	
4 MOBILITY IMPROVEMENTS	Mobility improvements that further enhance the pedestrian realm beyond code and SEQRA requirements	2	Signal and crosswalk upgrades
	Mobility improvements that further enhance the vehicular realm beyond code and SEQRA requirements	2	Bike Storage, signage off site, sharrows
	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	2	Yes
	Mobility enhancements are able to be identified as accommodations to the public per PC Parking and Mobility Study	2	Yes
	Subtotal	8	
5 PUBLIC PARKING	Parking infrastructure beyond code and SEQRA requirements	1	174 spaces being provided
	Shared parking methodologies beyond code and SEQRA requirements	2	Yes, 50 additional parking spaces open to the public
	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	9	

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6 PUBLIC & GREEN INFRASTRUCTURE	Public & Green Infrastructure methodologies that are beyond code and SEQRA requirements	2	Green Roof, EV Charging Stations, fully electric building
	Positive Public & Green Infrastructure impacts are measurable	2	Yes
	Public and/or Green Infrastructure includes public right of ways	2	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 storage, sidewalk improvements, EV Charging Stations
	Public and/or Green Infrastructure maintenance expenses are able to be identified as suggested by the PC Green Infrastructure Manual	1	Green Roof, bicycle storage
	Subtotal	8	
7 PUBLIC AMENITIES & RESPONSIVENESS TO COMMUNITY INPUT	Public amenities are implemented due input from the PC community	2	Yes: sidewalk and cross walk improvements, pedestrian ramp, bicycle 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	(1) The project revitalizes vacant property	2	Vacant Parcel
	(2) The project revitalizes under-invested property	2	Improve the condition and appearance of Port Chester's commercial areas, including the Downtown Business District, to encourage new investment and create more attractive locations for visitors and businesses
	(3) The project catalyzes additional economic activity in the vicinity of the investment	2	Strengthen and expand economic opportunity and the Village's tax base by focusing efforts on retaining and expanding existing businesses & attracting new businesses.
	(4) The benefits are not necessarily reflected in the project financial projections	2	Yes
	(5) The projects economic impact analysis documents the potential value of these anticipated benefits	2	Yes
	(6) % of increase in assessed value (5 times or more)	4	Current AV \$910,600; Proposed AV \$44,900,000
	(7) Longterm usable life of proposed project (industrial, commercial, housing)	3	Concrete podium, stick built above 27-30 yrs depreciable.
	Subtotal	17	

RATINGS

TOTAL **67**

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)