

January 4, 2024

Gregory Cutler, AICP, Director of Planning and Development
Village of Mamaroneck
169 Mount Pleasant Avenue
Mamaroneck, NY 10543

Re: Proposal to Review Proposals for the Hunter Tier Parking Structure

Dear Greg,

To follow up on our discussions, we are pleased to submit a proposal to review two developer proposals for affordable housing development on the site of the Hunter Tier parking municipal structure. We understand that the Village seeks a third-party review of the proposals to determine their relative impacts, in terms of school children, economics, traffic and parking, and community services.

BFJ is quite familiar with this type of work within Mamaroneck, having analyzed the impacts of potential zoning changes around the train station, and we believe our substantial body of work for the Village will allow us to hit the ground running in reviewing the two proposals. We have also assisted the Villages of Scarsdale and Mount Kisco and the Town of Islip in preparation of RFPs for development of key downtown sites in each community, and subsequent vetting and review of the received proposals. In addition, we worked with the City of Peekskill on assessing the market potential and potential impacts of redeveloping a City-owned parcel, and prepared alternative concept plans and zoning revisions on behalf of the Village of Pelham to facilitate redevelopment of a municipally owned site.

I would act as Principal-in-Charge, with Suzanne Goldberg as project planner. As you know, I have decades of planning experience in Mamaroneck, while Ms. Goldberg is working on a zoning study in Scarsdale, giving familiarity with the local context. BFJ Principal Georges Jacquemart would cover traffic and parking impacts, while our affiliate, Urbanomics, would assess the economic and schools impacts.

We propose to complete the developer reviews for a fixed fee of \$15,000, billed on a time and expense basis against the attached 2023 public billing rates. We look forward to the opportunity to work with you again. If you have any questions, please email me at f.fish@bfjplanning.com.

Sincerely,



Frank Fish, FAICP
Principal

CHARLOTTE, NC
CHATHAM, NJ
CHICAGO, IL
NEW YORK, NY
PITTSBURGH, PA
STAMFORD, CT
WASHINGTON, DC

PAUL BUCKHURST ARIBA
FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP
SARAH K. YACKEL AICP
SUSAN FAVATE AICP, PP

BUCKHURST FISH
& JACQUEMART, INC.
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7474
F. 212.353.7494

BFJ 2023 PUBLIC BILLING RATES

PRINCIPALS	RATE PER HOUR
F. Fish	\$280
G. Jacquemart	\$280
S. Yackel	\$255
S. Favate	\$255
ASSOCIATE PRINCIPALS	
N. Levine	\$245
T. Madden	\$245
J. Martin	\$245
SENIOR ASSOCIATES	
J. West	\$245
ASSOCIATES	
M. Freker	\$170
S. Del Fava	\$170
L. Rennee	\$170
PROFESSIONAL STAFF	
C. Jimenez	\$160
E. Tolbert	\$150
N. Johnson	\$130
S. Goldberg	\$150
M. Gilman	\$130
E. Sookram	\$130
E. Accardi	\$130
INTERN	
L. Pidcock	\$80
WORDPROCESSING/PRODUCTION	
F. Mohamed	\$90
SURVEYORS/TRAFFIC COUNTERS	
	\$65

References

Scarsdale Freightway Site Redevelopment

Liz Marrinan, former Village Planner

Village of Scarsdale

l.marrinan2@gmail.com

Moger Lots Development RFP

Ed Brancati, Village Manager

Village of Mount Kisco

914-864-0001

brancati@mountkisco.ny.gov

Central Islip RFP Development

Jessica Joyce, Senior Environmental Analyst, Department of Planning & Development

Town of Islip

631-224-5450

jjoyce@islipny.gov

101 Wolfs Lane Development Study

Tom Eswein, Principal, VP – Development & Construction

Vertical Community Development (selected developer)

212-210-6388 x103

tom@vertical.com

Former White Plains Linen Complex Feasibility Study

John Lynch, AICP, Consulting Planner

City of Peekskill

917-647-2855

Volleyurb@aol.com



FRANK FISH FAICP

PRINCIPAL

EDUCATION

Master of Science, Planning,
Pratt Institute
Bachelor of Arts, Political Science,
Boston College
Associate of Arts, Classics, St.
Thomas Seminary

MEMBERSHIPS

Fellow, American Institute of
Certified Planners
Board Member, New York
Planning Federation
Past Commissioner,
AICP Commission
Past President, New York
Metropolitan Chapter APA
Past President, American Society of
Consulting Planners

TEACHING

New York University, Robert Wagner
School of Public Service, Adjunct
Professor of Planning
Pratt Institute, Graduate Planning
Program, Adjunct Professor
(1988-1999)

Frank Fish has over 40 years of experience in urban planning. He directs the firm's master planning, zoning, economic and development feasibility practice areas. He has worked on a range of planning projects from countrywide master plans and statewide housing studies to large-scale development proposals for private sector clients..

PROJECT EXPERIENCE

Comprehensive Plan And Rezoning GEIS

Mount Kisco, New York

Worked with the Village of Mount Kisco to create a comprehensive plan update that capitalized on the Village's strategic location in Westchester County along the Metro-North Harlem Line. The 2018 update built on the Village's existing Vision and Goals while adding new focus areas on Sustainability and the Downtown. Prepared a Generic Environmental Impact Statement analyzing the Comprehensive Plan Update and proposed Zoning Code Amendments.

Transit Oriented Development (TOD) Study

Mamaroneck, New York

Completed a Transit Oriented Development (TOD) and Zoning study for the Washingtonville neighborhood, which is within a half-mile of the village's train station and adjacent to the central business district. Bfj adopted revisions to the village's zoning code and map to implement the TOD study's recommendations.

Comprehensive Plan

Village of Croton-on-Hudson, New York

Prepared the Comprehensive Plan for the Village of Croton-on-Hudson in 2003 and then assisted the Village in updating the document in 2017. The Plan's goals centered on preserving and enhancing the Village's unique resources, including its waterfronts and open space, small-town quality and historic character, and economic diversity.

**NY Rising Community Reconstruction Program
New York**

BFJ Planning was part of a multidisciplinary team hired by the Governor's Office of Storm Recovery (GOSR) to develop reconstruction plans for communities impacted by Hurricane Sandy. The Community Reconstruction Plans identified projects backed by CDBG-DR funding for implementation in areas hit hardest by Sandy. BFJ completed one plan in Staten Island, three in Nassau County, one in the Gravesend and Bensonhurst neighborhoods of Brooklyn and another in Southeast Queens ("Idlewild Watershed Communities"). In each of these communities, BFJ worked closely with committees made up of local residents, business leaders and activists. The community-based planning process included extensive meetings with the local committees, multiple public workshops with a diversity of stakeholders and frequent coordination with multiple governmental agencies.

**Comprehensive Plan
Rockland County, New York**

Development of a long-term Comprehensive Plan for a suburban and semi-rural county, to address a range of land use, environmental, infrastructure and transportation issues. The Plan provides general recommendations on future land use policies to implement those strategies, address key matters under direct County jurisdiction and identify potential land use conflicts among municipalities.

**Transit Oriented Development (TOD) Study
White Plains, New York**

Completed a Transit Oriented Development (TOD) study to explore redevelopment opportunities in the Downtown White Plains Transit District, which includes the Metro-North station, the Westchester County Bee-Line bus station, a regional bus station and the surrounding area. This district is a major transportation hub for the City, Westchester County and the region.

**Nassau County Comprehensive Master Plan Update
Nassau County, New York**

Developed a Master Plan that addresses the many interrelated land use, environmental, socioeconomic, infrastructure and transportation issues facing the County over the next twenty years. The Plan describes the County Executive's vision of "New Suburbia" for this first generation suburb, which is now approaching 60 years old. The goal of New Suburbia is to preserve what residents love about Nassau County, including its residential neighborhoods, parks, low crime and great schools, while addressing the formidable challenges of high property taxes, retention of young people, traffic congestion and underserved communities.

**Route 25A Community Visioning Land Use Plan
Town of Brookhaven, New York**

BFJ Planning currently is working with the Town of Brookhaven on a community visioning and land use, zoning, and design study for the Route 25A corridor. The purpose of the study is to update previous Hamlet studies, implement zoning changes, improve vehicular and pedestrian safety, revitalize existing Hamlets while preserving unique attributes, and maximizing citizen participation.

**Hempstead Neighborhood Improvement Plan
Hempstead, New York**

Preparation of a Neighborhood Improvement Plan. Assisted in setting the CDA's goals for future work, and identify techniques to achieve the objectives of the Neighborhood Improvement Plan.

**North Hempstead Master Plan
North Hempstead, New York**

Review and update of the Town's Master Plan. The updated Plan focused on eight communities for in-depth analysis which were identified by the Town Board and the consultant team. Policies developed in the Plan stressed controlling growth, preserving natural resources, and enhancing the quality of the life for the future.



GEORGES JACQUEMART

PE, AICP, PP

PRINCIPAL

EDUCATION

Master of Science, Urban Planning,
Stanford University
Post-Graduate Coursework, Systems Analysis,
Federal Polytechnic School of Lausanne,
Switzerland
Civil Engineering Diploma, Transportation,
Federal Polytechnic School of Lausanne,
Switzerland

MEMBERSHIPS

American Institute of Certified Planners (AICP)
New Jersey Professional Planner (PP)
Professional Engineer: California, New
Jersey, New York

TEACHING

New York University Robert F. Wagner
Graduate School of Public Service, Adjunct
Professor of Transportation Planning
(2002-2008)
Pratt Institute, Adjunct Professor of
Transportation Planning (1986-2017)

PUBLICATIONS

“NCHRP Synthesis 264: Modern Roundabout
Practice in the United States” National
Cooperative Highway Research Program,
Transportation Research Board, National
Research Council, Washington, 1998.
“Roundabouts: An Informational Guide”
(co-author) published by the Federal Highway
Administration, 2000.
“Toolbox on Intersection Safety and Design”,
published by Federal Highway Administration
and Institute of Transportation Engineers
(September 2004), author of Chapter 8:
Designing and Operating Safer Roundabouts.
“Alternative Approaches to Estimating
Internal Traffic Capture of Mixed-Use
Projects”, ITE Journal, November 2011,
Institute of Transportation Engineers
“Determining the Ideal Location for
Pedestrian Crossings at Signalized
Intersections”, ITE Journal, September 2012,
Institute of Transportation Engineers
“Shared Parking: Effective and Simple”,
ITE Journal, April 2018, Institute of
Transportation Engineers

Georges Jacquemart is a Principal of BFJ and directs the firm’s transportation work. Mr. Jacquemart has extensive experience in managing and undertaking traffic impact and circulation studies as well as projects related to transit planning, parking, and bicycle and pedestrian circulation. He worked on assignments for a variety of clients in North and South America, Europe, Asia, and Africa.

Prior to becoming a principal of BFJ, Mr. Jacquemart was the Principal of Jacquemart Associates, Inc., a New York-based transportation planning and traffic engineering firm. He had previously been Associate Vice President and Regional Manager of PRC Voorhees (Alan M. Voorhees & Associates).

PROJECT EXPERIENCE

Westchester Pavilion Traffic Impact Study

White Plains, New York

Traffic impact study, parking analysis and design assistance for the parking area, loading docks, and site circulation.

SCDOT Relocation of US 501

Downtown Myrtle Beach, South Carolina

Integrating complete street elements and making the corridor more pedestrian and bike friendly.

Princeton University Arts and Transit Neighborhood Plan

Princeton, New Jersey

Analyzed all access modes and assisted the design team in developing programs that improve the overall access to the station and mitigate relocation impacts. Work included assessing the impacts of various transit strategies, developing bicycle and pedestrian improvement plans and designing the proposed transit plaza. The adopted plan included the construction of a new roundabout at the intersection of Alexander Street and University Place.

Princeton Forrestal Campus TDM and Shuttle Study

Princeton, New Jersey

Managed this comprehensive study analyzing current traffic loads in the Princeton Forrestal area and developed transportation demand management (TDM) strategies to reduce the peak loads. These strategies

include employer-based policies that encourage shifts from single-occupancy vehicles (SOV) to other modes of transportation, better pedestrian and bicycle connectivity within the overall Forrestal Center and transit shuttle operations.

**Palmer Square Parking and Traffic Impacts
Princeton, New Jersey**

Prepared the original parking and traffic studies for the expansion of Palmer Square in downtown Princeton and assisted Palmer Square Management in the most recent assignments related to shared parking and the addition of a mixed-use development.

**Wilton Center Circulation Plan
Wilton, Connecticut**

The plan included pedestrian and vehicle circulation improvements, streetscape recommendations, shared parking strategies, and zoning code changes for an existing retail center.

**Bloomfield Station Area Development
Bloomfield, New Jersey**

Traffic circulation plan and impact study and to assist in the development of the parking plan. A new garage was proposed to serve the retail customers, the commuters and some of the residents. The development plan and traffic study were approved by the Township.

**Westchester County Parking Management Workshops
Mount Kisco & Peekskill, New York**

Retained by Westchester County Department of Planning to facilitate Parking Management workshops in two separate municipalities: The Village of Mount Kisco, NY and the City of Peekskill, NY. While the current parking management challenges and opportunities in these municipalities are unique, BFJ Planning is working to provide each with the tools needed to develop parking management programs and strategies that can support the efficient use of parking resources.

**Transportation Study
Saratoga Springs, New York**

Transportation and parking improvement plan for downtown Saratoga Springs, and evaluating and refining the City's form-based zoning.

**IKEA Traffic Study Review
New Rochelle, New York**

Analysis of the DEIS for the proposed IKEA store, which included potential traffic impacts, damage to community character, and air quality and noise levels. Major flaws in the traffic impact analysis were discovered.

**Manchester Center Parking and Circulation Study
Manchester, Vermont**

Analysis of the town's traffic and parking problems due to the town's significant growth as a visitor and retail outlet center. Recommendations included off-site parking and a park-and-walk system.

**New Jersey Turnpike Extension Traffic Impact Study
New Jersey**

Evaluation of the impacts of the proposed Turnpike Extension (Route 92) undertaken for the Township of Plainsboro. Future traffic conditions with and without the extension were analyzed to determine townwide traffic impacts and local impacts associated with a new interchange.



SUZANNE GOLDBERG

PLANNER

EDUCATION

Master of Science in City and Regional Planning, Pratt Institute, Graduate Center for Planning and the Environment

Bachelor of Arts in Sociology, Kenyon College

International Honors Program (IHP), School for International Training, Buenos Aires, Argentina, Hanoi, Vietnam, Cape Town, South Africa

Suzanne Goldberg brings experience in stakeholder engagement, zoning analysis, mapping, project coordination, and graphic design. With a passion for supporting inclusive and effective community engagement, she has experience in partnership building and stakeholder collaboration within comprehensive and multidisciplinary planning projects. Prior to joining BFJ, Ms. Goldberg conducted land use research for the Municipal Art Society (MAS) in New York City.

PROJECT EXPERIENCE

Plan of Conservation and Development (POCD) Update Trumbull, CT

Preparation of the Town's POCD. Focus on facilitating outreach with community members and Town stakeholders, as well as conducting analysis in areas spanning land use, transportation, housing, economic development, sustainability.

South End Civic Campus Design Competition Study Stamford, CT

Further developing a plan for a "Civic Campus" at the site of the Lathon Wider Community Center in Stamford's South End neighborhood. Key components of the study include site analysis, community outreach, and the launch of an architectural competition. This study builds upon the 2018 South End Neighborhood Study.

Hartford-Brainard Airport Property Study Hartford, CT

Working with the CT Department of Economic and Community Development to assess the benefits and opportunity costs to the City of Hartford and the State of Connecticut of the current and alternative uses of the Hartford-Brainard property. The study synthesizes a decision pathway for continued use or redevelopment of the Airport following Federal and State Regulations.

NY Forward Program Long Beach, NY | Lindenhurst, NY

Building on the success of the Downtown Revitalization Initiative, New York State awarded communities with \$4.5 million dollars to spur economic development through the NY Forward program. Collaboration with local stakeholders will result in a Strategic Investment Plan that addresses a range of topics such as mobility improvements, business expansion, and urban design initiatives.



TINA LUND

AICP

PRINCIPAL

EDUCATION

Bachelor of Arts, French Literature,
Grinnell College
Cornell University, Commercial Real
Estate Certificate, July 2022

MEMBERSHIPS

American Institute of Certified
Planners
American Planning Association NY
Metro Chapter
Past Vice President of Professional
Development for the American
Planning Association NY Metro
Chapter.

AWARDS

APA Ponte Award for Economic
Planning Excellence

TEACHING EXPERIENCE

Pratt Institute Programs for
Sustainable Planning and
Development (PSPD), Visiting
Assistant Professor of Applied
Demography
New York University Robert F. Wagner
School of Public Service, Guest
Lecturer in Planning Methods

Tina Lund has more than 20 years experience with comprehensive development strategies, market analyses, economic and fiscal impact studies, and demographic forecasting. Having worked with municipalities, agencies, and the private sector, she has a holistic knowledge of the economic aspects of planning.

RELEVANT EXPERIENCE

Rockland County Shared Path Economic Impacts

Currently providing services in the areas of demography, market analysis, and economic impacts analysis to assist Rockland County with determining the feasibility of developing a walking and bicycling path along or near the Hudson River. Tasks include the development of a local community profile from the perspectives of health, equity, and economic development as well as analysis of potential economic development impacts from the shared path, which may have the potential to create new employment options, finance expansion of existing businesses, and incentivize the development of a diversity of housing types.

Imperial Schrade Site Market Analysis

Principal-in-charge of market analysis of potential commercial uses for the redevelopment of the former Imperial Schrade industrial site in Ellenville, NY. Evaluated potential market demand, feasibility and fiscal impacts of several proposed alternative uses (logistics center, film studio, green industry manufacturing plant, entertainment venue and accommodations support facility).

Fort Monmouth Redevelopment Plan Economic Impacts Study

Principal-in-charge of economic impact study to assess impacts from 17 potential uses proposed for SAADIA Group's bid to purchase a 292-acre mega-parcel across two municipalities at the Former Fort Monmouth army base. The effort involved calibrating four (4) IMPLANPro input-output models with a minimum of 136 unique events or build-out scenarios for the geographic areas of New Jersey as a whole, Monmouth County, Eatontown, and Oceanport.

MNR Penn Station Access

Principal-in-charge of subcontract to update market studies for three potential MNRR stations in the Bronx. Estimations were provided for the development demand based on recent development trends in the study areas and the Bronx as a whole; the rate of acceleration to development these areas could receive; and, the likely property value increase due to transit access and implications to a TIF district.

Kingsbridge, Bronx Armory Economic Impacts

Prepared an economic and fiscal assessment of the mixed-use Kingsbridge Armory Redevelopment project (800k SF) and a 540-unit multifamily development. The evaluation also looked at the additional boost to economic value caused by the renovation of a historic structure as well as the qualitative benefits to the local community that would be driven by the reactivation of the long-vacant historic property. Also evaluated several grants as potential funding resources for development.

East Harlem Resiliency Plan Benefit Cost Analysis

Principal-in-charge of the benefit-cost analysis task for coastal flood hazard mitigations for the East Harlem neighborhood of Manhattan. Working with a multi-disciplinary team, the scope of work goes beyond the traditional analysis of economic and fiscal impacts, taking into account environmental, business, social, and equity indicators.

Trenton, ME Recreational Area Alternatives Analysis

Examined market trends and estimated potential demand for accessory recreational uses near Acadia National Park for housing, camping, golf course, resorts.

BTEA Construction Industry Economic Impacts Study

Principal in charge of economic impact study for the Building Trade Employers Association to prepare an assessment and economic impacts analysis of construction industry activity in New York City in order to understand the importance of construction to the City's overall economy.

Long Beach Comprehensive Plan and LWRP

Performed market analysis and cost/benefit assessment of multiple proposals for 8 development sites as part of larger LWRP and Comprehensive Plan Update for the City of Long Beach, NY. Potential uses for the hurricane-devastated barrier island city include housing, mixed use development, industrial/innovation centers, TOD, and expanded marina and retail opportunities. All of the proposals were evaluated in terms of jobs created, residents served, housing need met, fiscal benefits to the City.

Sing Sing Prison Museum

Principal-in-charge of contributions to the Environmental Review process of the proposed prison museum at Sing Sing in Ossining, NY including traffic analysis and the economic impacts of various operations alternatives including shuttle services and linkages to other regional tourist attractions.

NYMTC 2055 SED Forecast Update

Principal-in-charge for the 2050 model update tasks for the County and Traffic Analysis Zone models. Work will include neighborhood level analysis of 16 population and employment variables forecasted to 2055 for New York City, Long Island, the Mid-Hudson as well as parts of New Jersey and Connecticut.

FWRA Flushing Waterfront Economic Impacts Study

Prepared a economic and fiscal impacts analysis of construction and tax revenue benefits for the FWRA 13 tower mixed-use project in Flushing, Queens, a \$1 billion development project. Prepared and presented testimony for the NYC Planning Commission regarding the impacts of the project.

La Marqueta East Harlem

Principal-in-charge of market analysis for redevelopment of historic fresh food market in East Harlem. Initial phases of work included assessments of population and employment, fresh food and other retail gaps analysis, demand for other uses including recreational venue and workforce development space.



PETER FURST

AICP

SENIOR ASSOCIATE

EDUCATION

Master of Science in City and Regional Planning, Pratt Institute

Bachelor of Science in History, Lewis and Clark College

REGISTRATION

American Institute of Certified Planners

MEMBERSHIPS

American Planning Association
Northern New England Chapter.

Peter Furst is an urban planning and economics consultant specializing in integrating large datasets with geospatial analysis to solve complex problems for government, non-profit institutions, and the private sector. He has a broad range of experience in socioeconomic forecasting, cost-benefit studies, and market analysis to inform decision-making in government, transportation, real estate, education, environmental protection, and industry-specific matters from health care to construction and the entertainment sector.

RELEVANT EXPERIENCE

Riverfront47 Best Uses Study

Pittsburgh, Pennsylvania

Prepared a market analysis for current and future year conditions and highest/best uses for a 60 acre waterfront property in the Pittsburgh metro area. Prepared analysis of economic and fiscal impacts for 3 development phases and 9 different land uses.

Middletown Downtown Revitalization Initiative

Middletown, New York

Prepared a profile and assessment of Middletown's downtown area in comparison to regional, housing, demographic and employment trends.

Imperial Schrade Site Market Analysis

Ellenville, New York

Prepared a market analysis for a private developer funded by the Ulster County IDA of potential commercial uses for the redevelopment of the former Imperial Schrade industrial site in Ellenville, NY. Assisted with the evaluation of potential market demand, feasibility and fiscal impacts of several proposed alternative uses (logistics center, film studio, green industry manufacturing plant, entertainment venue, and accommodations support facility).

NY Rising Community Revitalization

Nassau County, New York

Provided project support for 7 economic and housing market studies in Nassau County and prepared maps of housing stock and population

trends before and after Superstorm Sandy.
Researched best practices for business continuity.

Gardens at Harriman Station TOD Market Analysis

Harriman, New York

Assisted with the preparation of a market analysis and economic impact study for use in an EIS for a proposed TOD project containing 1,500 residential units and 250,000 SF commercial space. Prepared the project's ESD Regional Council Capital Grant Fund application.

Bellport & East Patchogue Housing Market Analysis

Brookhaven, New York

Evaluated local market dynamics, including recent and future demand of the general housing market, to determine the need for and marketability of new attached rental and for sale housing. Findings will inform a future Transportation Oriented Development (TOD) new the Bellport Train Station.

Central Islip Market Analysis

Islip, New York

Developed a market analysis for multifamily apartment and neighborhood retail uses for use in informing the developer selection process of town-owned property on a key commercial corridor. This project was in response to recommendations as part of the Islip Downtown Revitalization Initiative.

Broad Street TOD Market Analysis

Port Chester, New York

Prepared a HUD 223(F) loan program-compliant market analysis for a proposed TOD in Port Chester. Assessed future market demand by age group and income level.

Westchester Pavilion Market Analysis

White Plains, New York

For a market analysis and EIS, evaluated supply and demand for the redevelopment of Westchester Pavilion, an enclosed shopping center in downtown White Plains, into a proposed 961,000 square foot mixed-use complex. Surveyed and geospatially analyzed downtown building uses, business concentrations, and retail vacancies. Identified

population, labor, and housing trends as well as demand for proposed businesses establishments.

White Plains Linen Market Study

Peekskill, New York

Prepared a housing market analysis and contributed to the re-use recommendations and fiscal analyses for the proposed redevelopment of the White Plains Linen factory in the City of Peekskill.

East Farmingdale Form-Based Code

East Farmingdale, New York

Prepared an economic market analysis and detailed socioeconomic development impact metrics to evaluate development impacts within a site area surrounding the Republic Airport LIRR station, taking into account local and regional sustainability and quality of life indicators relative to economic, health and transportation conditions.

NYMTC 2015-2055 Socioeconomic Forecast

New York Metropolitan Area

For the 2050 model update, tasks include preparation of methodology and trend analysis white papers, data collection review and modeling updates for 16 population and employment variables forecasted to 2050 for New York City, Long Island, the Mid-Hudson as well as parts of New Jersey and Connecticut at the county and TAZ level.

SUBASE New London JLUS

New London, Connecticut

Prepared a baseline economic conditions assessment across the SECCOG Region in terms of employment, wages and business growth, as well as socioeconomic characteristics in terms of population, households, and housing supply. Evaluated regional housing affordability for workers at Electric Boat given current wages.

Montauk Highway Market Analysis

Southampton, New York

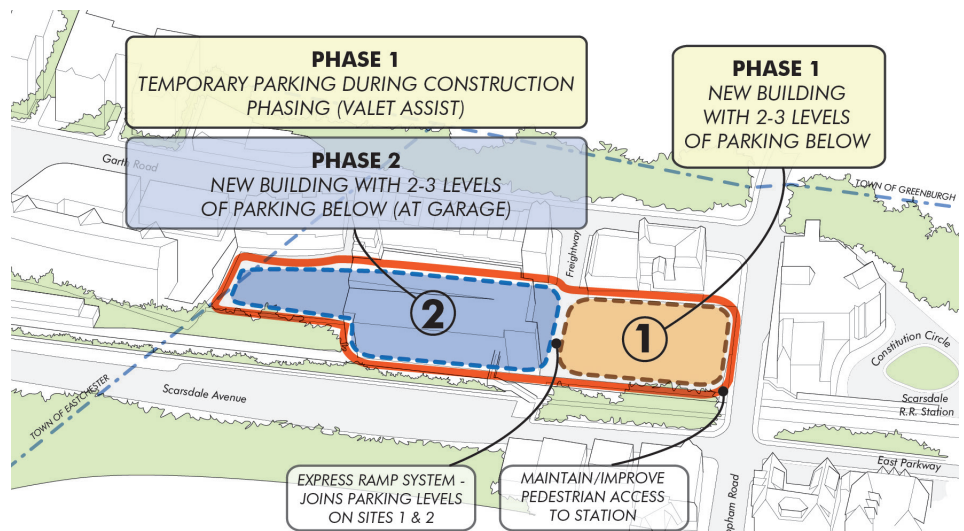
Prepared gaps analysis of retail supply and demand and assessed demand for other commercial services.

FREIGHTWAY SITE REDEVELOPMENT PLAN

Village of Scarsdale, NY

BFJ worked with the Village of Scarsdale to develop a community vision for the future development of the Freightway Site, an underutilized 2.5-acre parking facility adjacent to the Scarsdale Metro-North Railroad Station. This study provides realistic and publicly supported development goals and objectives for the Village-owned site, which has long been seen as an opportunity for transit-oriented development (TOD) given its proximity to the train station, bus lines, and one of Westchester's most walkable and active village downtowns. The vision presents the preferred scale, elements, and amenities that should be included in any development. This vision was incorporated into the Village's next step, which was to solicit developer interest with a Request for Proposals (RFP). We assisted the Village in reviewing the developer responses and narrowing them to a preferred list.

Maximizing citizen participation was an essential part of developing a vision. Over the six month process, BFJ solicited input through three public workshops, an online survey, intercept surveys taken at the train station, public and Freightway Steering Committee walking tours, stakeholder interviews, focus group meetings, and emailed comments. The study was recognized by the Westchester Municipal Planning Federation with a Planning Achievement Award.



Redevelopment Scenario Three: Develop site in 2 phases

MOGER LOT DEVELOPMENT OPPORTUNITY: REQUEST FOR PROPOSALS

Mount Kisco, NY

BFJ Planning worked with the Village of Mount Kisco to produce a Request for Proposals for redevelopment of the Moger Lots. These two surface parking lots are owned by the Village and provide commuter parking adjacent to the Metro-North train station. The objective of the RFP was to select a developer whose site proposal would best advance the goals and objectives of the Mount Kisco Comprehensive Plan, which BFJ also prepared. Construction of transit-oriented development on these two 7.4 acre sites poses an opportunity to reinvigorate downtown with new residents, commercial activity, and civic amenities.

BFJ produced the RFP document and consulted with the Village on strategies for publicizing the RFP among the development community. The RFP resulted in several qualified proposals. A developer was selected in November 2019 and the project is currently in the planning stage.



DEVELOPMENT OF A REQUEST FOR PROPOSALS (RFP) FOR PROPERTY IN CENTRAL ISLIP

Town of Islip NY

BFJ assisted the Town of Islip in the preparation of a Request for Proposals (RFP) to develop the former Long Island Railroad (LIRR) Central Islip train station and surrounding property located at the northern gateway into Central Islip’s downtown. Construction on the 3.6-acre site poses an opportunity to transform this area into a mixed-use development with apartments, commercial, cultural, and public open space. Specific desired commercial uses are those that reflect the multi-cultural diversity of the community. The RFP defined a set of realistic and publicly supported development goals and objectives for the site. The RFP included an assessment of the market, infrastructure, and other opportunities and constraints for new development. Four of the site parcels are publicly-owned by three different government and nonprofit property owners who have all indicated that they are willing sell to the selected developer. The RFP also identifies adjacent privately-owned parcels whose acquisition would contribute to a more cohesive site design.

The RFP was released in April 2021. BFJ helped to solicit and vet developers to ensure that they had the qualifications and experience necessary to undertake the project, and assisted the Town in selecting a preferred developer.



PELHAM DEVELOPMENT STUDY

Pelham, NY

BFJ Planning was retained by the Village of Pelham to prepare alternative concept plans for the redevelopment of Village property and surrounding parcels located in the downtown commercial district, near the Metro North train station. The study addressed a number of the Village's needs including expanded commuter parking, space for the Department of Public Works, a potential new post office, and new commercial and residential development.

The work program included regular meetings with the mayor and a steering committee; public workshops, presentations, and meetings with different Village Departments, local property owners, and private businesses. Based on the first phase of information gathering, the project team prepared different development options for public presentation and discussion of the pros and cons of each option. Part of the analysis included the potential environmental impacts of the different options including land use and zoning policy, traffic generation, and visual impacts.

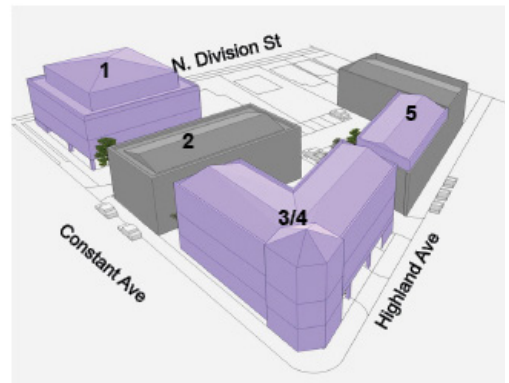
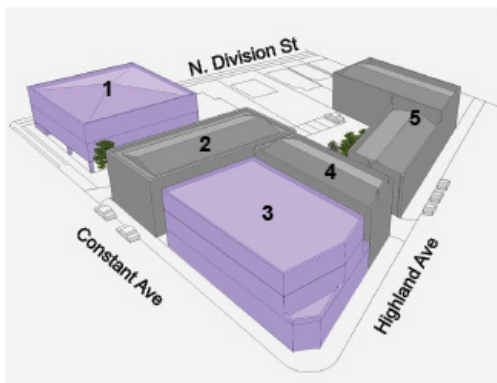
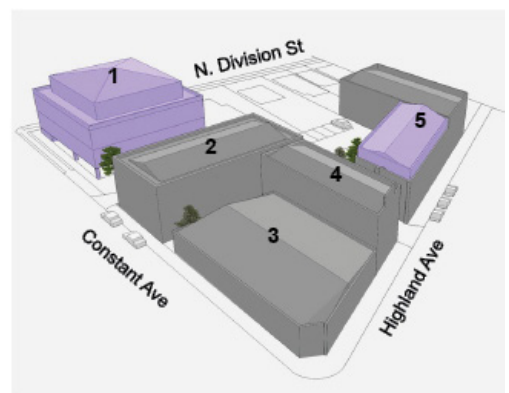
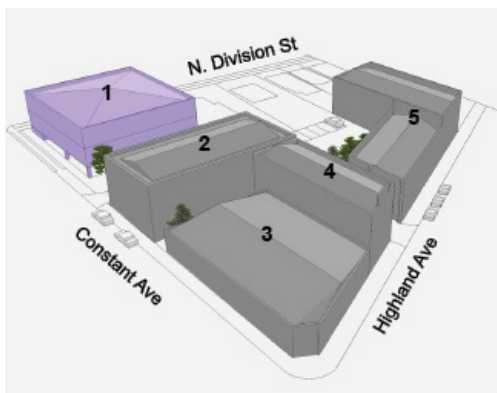
Subsequent to the Development Study, BFJ prepared a Transit Oriented Development (TOD) overlay zone applicable to the Village property and adjacent land, to facilitate the mixed-use redevelopment of property located at 101 Wolfs Lane. BFJ prepared a Full Environmental Assessment Form prepared pursuant to the New York State Environmental Quality Review Act (SEQR) analyzing both the TOD overlay zone and the 101 Wolfs Lane project. The Village is in negotiations with a potential developer for the site.



FORMER WHITE PLAINS LINEN COMPLEX FEASIBILITY STUDY

Peekskill, NY

The City of Peekskill retained BFJ Planning to analyze the development potential for a complex of buildings formerly occupied by a large industrial cleaners company. The study assessed the market for a range of potential uses and explored various scenarios to maximize development potential while limiting impacts on the adjacent neighborhood. The scenarios were tested with the public at interactive workshops to ensure that they had community buy-in. In addition, the study proposed several zoning code revisions to facilitate the full range of development alternatives on the privately owned, 1.1-acre site, which is located just north of Peekskill's downtown.



PORT CHESTER-RYE UFSD ENROLLMENT FORECAST

Port Chester, New York

CLIENT

Port Chester-Rye UFSD

CONTACT

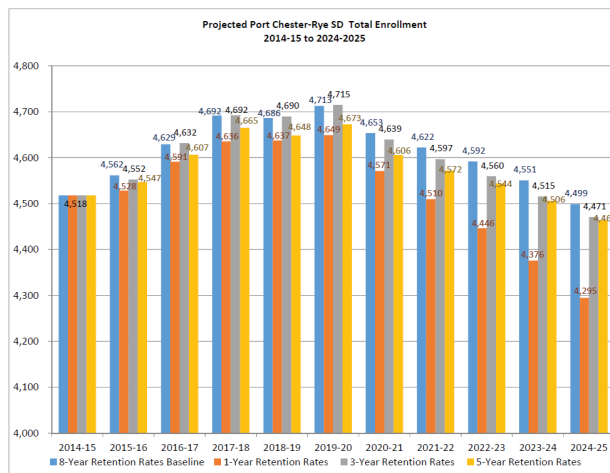
Edward Kliszus,
Superintendent
Port Chester Public
Schools
113 Bowman Avenue
Rye Brook, NY 10573
(914) 934-7900
ekliszus@portchester-
schools.org

SERVICES

Demographics
Forecasting/Modeling

Urbanomics was retained by the Port Chester Industrial Development Agency (IDA) to analyze the changing demographics and countervailing child generation rates of existing housing and new development activity in Port Chester and to develop a mechanism that allows the Village of Port Chester to accommodate new school children without excessively taxing existing residents. The development of this mechanism followed a process of literature review, data collection and enrollment forecasting, definition of the costs of education and new school construction, as well as development of the mitigation formula.

As part of this process, Urbanomics consulted several times with the Port Chester-Rye Union Free School District and ultimately prepared an eight year forecast of enrollment using the cohort-survival forecasting method. The District retained Urbanomics to extend the forecasts to ten years and provide methodological alternatives as per industry forecast standards.



Baseline Forecast

Cohort-Survival Enrollment Projection Worksheet

DISTRICT NAME: PORT CHESTER-RYE UFSD
COUNTY: Westchester

Grade	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total	
PK	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-05	142	147	152	158	163	169	174	180	185	191	196	202	1,500	142	147	152	158	163	169	174	180	185	191	196	1,500
PK-10	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-15	421	427	433	439	445	451	457	463	469	475	481	487	3,870	421	427	433	439	445	451	457	463	469	475	481	3,870
PK-20	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-25	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-30	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-35	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-40	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-45	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-50	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-55	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-60	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-65	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-70	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-75	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-80	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-85	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-90	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-95	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410
PK-100	121	126	131	137	143	149	155	161	167	173	179	185	1,410	121	126	131	137	143	149	155	161	167	173	179	1,410