



HUNTER TIER PROPOSAL STUDY

NHB Planning Team
September 6, 2024

Introduction

In 2023 the Village of Mamaroneck (the “Village”) solicited proposals from developers to develop the Hunter Tier Parking Deck with a mixed-use all-affordable housing project that incorporated parking for residents, parking permit holders, and municipal employees. Two development proposals were received in October 2023 for consideration by the Village Board. To assist the Village Board in their deliberations, the NHB planning team was engaged in May 2024 to review and compare the two proposals for affordable housing and public parking as well as evaluate a “do nothing” alternative and options to implement other parking alternatives. The intent of the review was to provide the Village with a broader understanding of the benefits and drawbacks of each proposal and other alternatives.

Task 1 – Community Profile

The purpose of Task 1 was to develop a community profile of the priorities and expectations of affordable housing in general and affordable housing specifically related to the Hunter Tier site. Central to the teams engagement was to understand the Village’s motivation to pursue this initiative. Interviews were held with relevant Village staff, land use and engineering consultants, the Chief of Police, the Director of the Library and Chair of the Library Board, the Executive Director of the Emelin Theater, and other neighbors proximate to the Hunter Tier lot.

The team also reviewed the 2024 overview of affordable housing in the Village of Mamaroneck, *The State of Affordable Housing in Mamaroneck*¹. The Study stated that “...incomes have stagnated in Mamaroneck and beyond in the past four decades, while rents have continued to grow, putting pressure on renters in the Village. In Mamaroneck, growth in median gross rent has been outpacing income growth since at least the 1990s. As of 2023, rents are 90% higher and incomes are only 15% higher than they were in 1990 ... The percentage of rent-burdened households in the Village of Mamaroneck was 47% in 2022, with 32% severely rent burdened (meaning they pay more than 50% of their pre-tax income towards housing). The study further points out that, “This trend is not limited to renters ... 39% of homeowners are cost-burdened, with 18% severely cost burdened.”

The study elaborates on the challenges of housing affordability across New York and within the Region. According to the study, New York City and New Jersey have continued to construct and produce substantially more units of housing as compared to the rest of the region. “Between 2010 and 2022, the Lower Hudson Valley has added only 17.8 units of housing per 1,000 residents. Comparatively, NYC, NJ Metro periphery and NJ Metro Core have added 30.4, 35.7 and 41.9 units of housing per 1,000 residents during the same period...The increased acuity of the housing shortage at the sub-regional level has meant that rents and housing prices in popular and transit-accessible locales in Westchester County, including Mamaroneck, have seen even more acute pressure on their housing markets.”

Finally, the study explores how to “...feasibly implement interventions aimed at increasing the stock of affordable housing at all income levels” and proposes methods through which to encourage local development of affordable housing including Inclusionary Zoning and Legalizing Accessory Dwelling Units and recommends the Village Board consider ‘density bonuses’ to encourage construction of affordable housing and consider increasing the average median income up to 120% for new affordable housing construction.

It should also be noted that the Village’s 2023 Comprehensive plan² listed “Preserve affordable housing; Create affordable housing” as the 3rd Statement of Goals and Objectives of the Comprehensive Plan after the

¹ *The State of Affordable Housing in Mamaroneck*, Feb 26, 2024

² *Village of Mamaroneck Comprehensive Plan*, adopted in 2023

first goal “Protect the Village from Storms, Floods and Rising Sea Levels” and the second goal, “Make Streets Safe for Walking and Biking”.



Figure 1 - Hunter Tier Parking Lot

To initiate this process, the NHB planning team met with stakeholders identified by the Village (a full list of interviews can be found in Appendix A). The purpose of the interviews was to:

- Understand the sentiment towards the Hunter Tier parking structure and its potential re-use
- Identify key issues, concerns and potential impacts from primary stakeholders
- Assess the understanding of the perceived needs of the Village with respect to affordable housing, parking alternatives and other potential capital project needs



Figure 2 - Hunter Tier Parking Lot and Vicinity

Community Interviews

To open the interviews the NHB planning team asked each respondent to describe the most important elements to achieve a thriving physical, environmental and economic future for the Village. Each respondent provided their vision for the Village and highlighted what the top 5 most important items for the future of the Village were.

Flooding was the most often cited issue identified by the respondents, followed by parking, and community.

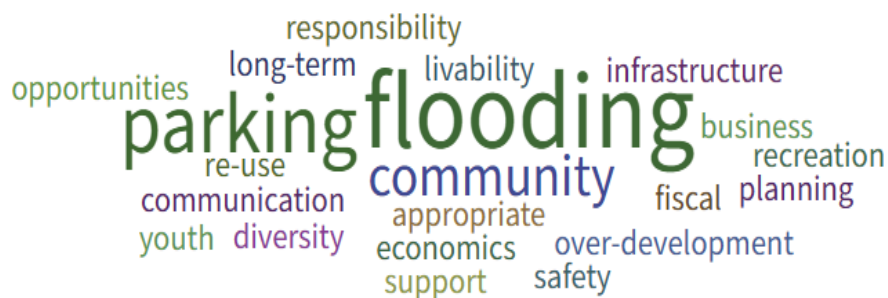


Figure 3 - Stakeholder Interview Response

During the discussion of the two development proposals, several of the interviewees were reticent to express a preference for Hunter Terrace, Luna, No Action, or other Parking Alternatives because they did not believe that there was sufficient information and questioned why other development scenarios were not being explored.

Given the information available at the time of the interviews, the respondents ranked Parking, Traffic and Infrastructure Capacity as the most significant impacts associated with the proposed projects.

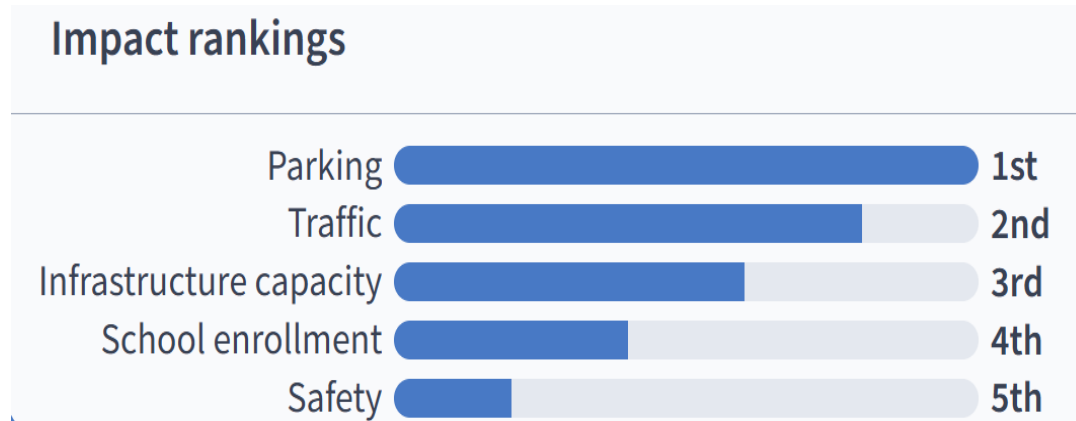


Figure 4 - Stakeholder Impact Rankings

Parking

70% of respondents expressed they would support re-development of the Hunter Tier site if viable parking alternatives were concurrently identified. 30% of the interviewees did not believe the Village had evaluated the highest and best use options for the Hunter Tier Lot and thought additional analysis and study of the options were warranted.

The parking structure was originally designed to provide approximately 214 parking spaces. However, its structural integrity has been compromised from years of deferred maintenance. The result is that today, upwards of 20 spaces must be cordoned off from public access. In addition, erosion and flooding has incapacitated at least 15 of these spots. Nonetheless, the importance and critical need for this parking facility was emphasized by all interviewees.



Figure 5 - Flood Damage and Deferred Maintenance at Hunter Tier Lot

Of the unencumbered parking spots, a breakdown of the current parking allocations was provided by the Village and summarized below. There are currently 119 permits issued for specific use. These included ten (10) spaces allocated for Police and Fire, 35 spaces allocated to Village employees working at 169 Mt Pleasant Avenue, 9 spaces designated for handicap use, and 45 spaces allocated for the library and the Emelin Theater. 56 parkings spaces are metered for public use. The remaining permits are allocated to the American Legion and local businesses.

Table 1: Hunter Tier Parking Allocation - 2024³

Bottom Tier		
	Permit Spaces	72
	Handicap Spaces	9
	Police	6
	Fire	2
	Total Bottom Tier	89
Top Tier		
	Permit Spaces	52
	Meter Spaces	56
	Fire	2
	Total Top Tier	110
Total Spaces		199

Current Allocation of Permit Spaces		
	Mamaroneck Library	34
	American Legion	7
	Emelin	11
	Village Employees at 169 Mt. Pleasant	35
	Local Business*	32
Total Permits		119

*These permits are being evaluated due to growing municipal parking demand



Figure 6 - Permitted Spaces at Hunter Tier Lot

³ Data obtained from Village Manager's office

The Comprehensive Plan recognized that a lack of parking or even a perceived lack of parking poses constraints and will impair the ability of the Village to maintain a vibrant and healthy downtown. To address issues of parking, in 2014 the Village commissioned a study to assess the adequacy of the supply and the utilization parking in the downtown area of the Village. The *Parking Demand and Management Analysis*⁴ concluded that there was a sufficient number of parking spaces within the downtown area but that improvements were needed to better manage access to and visibility of available parking spaces. The study recommended implementing parking management tools such as converting permitted spaces to metered spots, installing multi-space meters, improving wayfinding and signage, and increasing enforcement and parking limits. At the time of this report, it is unclear whether the Village has implemented any of the recommendations from the Walker Study.

It should be noted that the study included a discussion that explored the possibility of expanding the Hunter Tier lot with 292 spaces on 3 levels. The expansion would cost an estimated \$8.7 million.

Parking at Hunter Tier is intrinsically linked to the parking needs of the municipal services at 169 Mt. Pleasant Avenue, including parking needed for police services, parking related to Village Court functions, and parking for the building and planning department. In a study pertaining to the possibility of consolidating Village services at the 169 Mt Pleasant site, the parking demands for municipal services was calculated in the *Parking Needs Assessment as part of the Municipal Building Expansion Design Phase*⁵. While not specific to determining the highest and best use for the Hunter Tier Parking Lot, the *Parking Needs Assessment* pointed to a parking demand for up to 224 parking spaces to accommodate the existing and future growth associated with a consolidated Village Hall and the possibility that the Hunter Tier lot could be redeveloped with an affordable housing project. In light of the potential for the Village to consider moving forward with a larger public-private development initiative (discussed later in this report) – a development initiative that would consolidate municipal services at a single site, upgrade the Village police facilities to meet New York State recommended requirements, and develop an affordable housing project – with ample parking provided for all, a more comprehensive and focused assessment of parking demand should be prepared.

Traffic

Traffic was identified as the second most highly ranked impact area of concern. In fact, of all the impacts, traffic was in the top 3 most significant impacts for all those that responded. Congestion, circling around downtown looking for parking, and providing parking for out-of-town visitors were all identified as adding to the congestion with the downtown. The information that was obtained was primarily anecdotal information from interviews with stakeholders. However, of particular concern was the ability of emergency services to respond in a timely fashion. Traffic circulation will certainly be an important part of evaluating the viability of any redevelopment of the Hunter Tier Parking lot and will require more focused attention.

Infrastructure

During the interviews, infrastructure capacity was identified as a top 3 concern for the Village. In the *Village Comprehensive Plan*, protecting the Village from storms, flooding and rising sea levels was the number one goal. Associated with this need is aging and inadequate municipal infrastructure. Increased demand for equipment needed for flood and storm response, convenient and accessible storage of emergency equipment, and improved drainage infrastructure to accommodate heavy rain events were discussed by most of those interviewed. In a review of capital needs of the Village, the Village is mid-way through the capital planning process with specific plan and figures still being refined, but the NHB planning team was provided an estimate

⁴ *Parking Demand and Management Analysis* – Village of Mamaroneck, prepared by Walker Parking Consultants, December 2014

⁵ *Parking Needs Assessment as part of the Municipal Building Expansion Schematic Design Phase*, prepared by DTS Provident Design for EnviroSpace Architecture, 2023,

of \$112M needed for a 5-year capital plan. In addition, the proposed 2024-2025 budget identified that 70% of the budget covers staff costs and benefits, and 10% of the budget is allocated to bond interest payments.

Of particular note to the capital plan and infrastructure needs of the Village, it is recognized that the Hunter Tier parking lot itself requires extensive repairs. A 2018 study identified areas where emergency repairs at Hunter Tier were needed to stabilize the structure, as well as other longer-term repairs. An updated assessment was initiated during this study period, the results of which are forthcoming.

Regardless of the outcome of the structural integrity study currently underway, there is consensus that there is an existing demand and future need for parking at the Hunter Tier lot. There is also consensus that a significant investment will be required for the Hunter Tier lot to be adequately rehabilitated. In fact, industry estimates for rehabilitating the 214 space Hunter Tier updated range from \$4M to \$6.4M based on local estimates or \$28,000-30,000 per parking space.

Municipal and Community Services

The Hunter Tier lot provides parking for several essential municipal services. In addition to the 35 spaces reserved for Village employees and four (4) spaces reserved for fire personnel, the Hunter Tier lot is the primary location for volunteer firefighters to park when responding to emergency calls. In addition to the six (6) spaces reserved for police department staff, the Hunter Tier lot is used during the weekly convening of the Village Court. Finally, the proximity of the 45 spaces reserved for the library and the Emelin Theater are considered essential to ensure that the role that these cultural facilities play in the community is protected. Hunter Tier is also the parking facility used by local businesses, the American Legion, and senior citizens and those with physical limitations.

The Village's 2023 Comprehensive Plan included as one of its goals the consolidation of village services in a new Village Hall. The Village engaged the services of an architectural firm to prepare a space needs analysis and conceptual layout of a consolidated and refurbished Village Hall at the 169 Mount Pleasant Avenue site⁶. The study acknowledged significant inefficiencies with municipal services bifurcated between the two buildings and inadequate and inconvenient storage of critical items needed by essential service providers during emergency conditions. In addition, the Mount Pleasant Avenue building lacks ADA compatibility and the police station lacks the requisite safety and security space needs recommended by NYS Division of Criminal Justice Services. The study proposed adaptively reusing the existing 169 Mt Pleasant Avenue building and adding two additions on either end. The proposed 50,000 sq ft building was estimated to cost \$30 - \$50 million.

The Village has paused moving forward with this capital improvement project.

Appraisal of Hunter Tier site

To understand the market value of the Hunter Tier site, the Village commissioned an appraisal of the Hunter Tier Parking Structure⁷. The appraisal was based on the 'highest and best use' based on the entitlements within "Article XV. Fair and Affordable Residence Uses, §342-103. Development bonuses and requirements for affordable residence uses". The appraisal was based on the value of the maximum number of units that could be developed on the Hunter Tier site per the zoning. The appraisal concluded that with the maximum development of approximately 117 units, the market value per unit would be \$45,000, or \$5,265,000 for the .91 ac site, less demolition costs of the existing parking structure.

⁶ 169 Mt. Pleasant Mamaroneck Village Hall Expansion, prepared by EnviroSpace Architecture – DeAngelis & Gaita, November 27, 2023.

⁷ Valuation of Real Property in an Appraisal Report of Hunter Tier Parking Structure, prepared by Valuation Plus, Inc., August 6, 2024.

Task 2 – Analysis of Alternative Actions

Hunter Terrace

The original October 2023 Hunter Terrace proposal, submitted by project sponsors Westhab and Washingtonville Housing Alliance (“Westhab”), proposed a 6-story 85,000 sq ft building, with 77 units at a 2.13 Floor Area Ratio (FAR) on the .91-acre Hunter Tier lot. The proposal included 122 parking spaces – 52 spaces for the public/community and 70 spaces for residents. Per zoning, 100% of the units would be affordable at a range of 30% - 80% Area Median Income (AMI).

Subsequent to feedback from Village representatives citing a concern that the (original) Westhab proposal lacked sufficient parking to meet the demands of future residents as well as existing parking demands (delineated in the section above), the developer submitted a revised proposal in January 2024 and increased the parking to 170 spaces with 103 spaces allocated for public/community use and 67 spaces for residents. The developer also included an offer for the Village to use \$4.56 M of a \$5M grant⁸ that Westhab intended to apply for to invest in refurbishing the existing parking structure. The remaining approximately \$440k of the grant would be provided to the Village as a net acquisition price.

Subsequent to the engagement of the NHB planning team, the Village met with Westhab and requested a final and best offer that considered the following:

1. A need for the project to provide 150-175 municipal/public parking spaces.
2. Provide a parking space (1:1) for each residential unit.
3. Eliminating the 3-bedroom units to reduce the number of school age children.
4. Provide an interim plan to meet existing parking needs during construction given the essential role that the Hunter Tier parking structure plays in the viability of the immediate community.
5. Consider the impact of including some market rate housing in the project.
6. Consider what if any zoning revisions would improve the components of the Westhab project.

On August 7, 2024, Westhab responded with a final and best offer. The revised proposal reduced the number of stories to 5, reduced the number of residential units to 62, and increased the number of parking spaces to 180 – 55 spaces for residents and 125 spaces for the public. The acquisition price remained unchanged and included assuming the successful receipt of a \$5M New Homes Land Acquisition (NHLA) Fund Grant from Westchester County, using \$4.56M of the grant for parking structure improvements, leaving a net acquisition price of approximately \$440k for the Village.

Luna

The Luna proposal was submitted by BRP Development Group and Hyperion (“Luna” or “Luna Collective LLC”). The original Luna development proposed a 6 story, 216,000 sq ft building with 187 Units at an FAR of 2.5. The original proposal specified 187 parking spots, 154 for residents and 33 spots for public use. The designated affordability band was set at 30% - 120% AMI. The proposal incorporates the .91-acre Hunter Tier Lot plus an additional .56-acre lot at 136 Palmer Avenue to which Luna maintains exclusive rights. The original proposal included a \$1 acquisition price to the Village.

Luna was asked to prepare a final and best offer considering the same criteria that was provided to Westhab:

1. A need for the project to provide 150-175 public/municipal parking spaces.
2. Providing a parking space (1:1) for each residential unit.
3. Eliminating the 3-bedroom units to reduce the number of school age children.

⁸ New Homes Land Acquisition (NHLA) Fund help acquire property for affordable housing projects in Westchester County.

4. Provide an interim plan to meet existing parking needs during construction given the essential role that the Hunter Tier parking structure plays in the viability of the immediate community.
5. Consider the impact of including some market rate housing in the project.
6. Consider what if any zoning revisions would improve the components of the Luna project.

The revised “final and best offer” from Luna reduced the number of units to 176, increased the number of parking spaces to 282, and increased the acquisition price to \$1.5M.

Affordable Housing

The Village has maintained a commitment to explore how to feasibly implement policies aimed at increasing the stock of affordable housing at all income levels. In addition, survey responses associated with the 2023 Comprehensive Plan supported developing a range of initiatives that increased affordable housing as a key priority. In comparing the number of below market rate housing being offered by the two developers, the 88 below market rate units being proposed by Luna is greater than the 62 below market rate units being proposed by Westhab.

Parking

With respect to the amount of parking that can be reasonably located on the Hunter Site post development, both developers devised solutions that increased the amount of parking accessible to the public. The Westhab final and best and final increased parking to 125 public parking spaces, but less than the 150-175 estimated demand. The Luna proposal also increased the amount of public parking to approximately 150 parking spaces, assuming their ability to provide shared parking- but again less than the 150-175 estimated parking demand.

Per parking alternatives and where there might be opportunities to provide parking elsewhere in the Central Business District, this concept was discouraged by the stakeholders interviewed. In particular, the municipal services dependent on the parking provided at the Hunter Tier lot would be adversely impacted by losing parking that is accessible and proximate to their venues. The Library, Emelin Theater and Village Hall all maintained that parking withing walking distance of their establishments is critical, particularly for the elderly and those with families, strollers and small children.

Re-allocating permit spaces to meter spaces is another potential consideration. The current number of permit spaces at Hunter Tier is listed at 143. As stated earlier in Task 1- Community Profile, the Village should complete an updated parking study which should be informed by the 169 Mt. Pleasant Municipal Building Expansion plan before specifying both the parking needed in the area and any method of parking management.

Financial Analysis

To properly assess proposed offers from Westhab and the Luna Collective LLC, the Village considered the \$5,265,000 (less any demolition costs) appraised value of the Hunter Tier lot with the \$4M to \$6.4M estimate of repairs that will be required to fully refurbish the parking structure. Neither proposal offered an acquisition price equivalent to the appraised value.

Further analysis of each development team’s financial proposal revealed complex capital stacks consisting of multiple funding sources. This is characteristic of affordable housing developments, and both developers have nearly ten different funding sources comprising their respective capital stacks. There are differences, however, reflecting the relative core strengths of each developer.

For example, Westhab draws heavily upon County funding sources—perhaps reflective of their prominence in Westchester County and the local government relationships they’ve cultivated over the years. Their original proposal sources & uses budget had approximately 18% of project funding coming from County programs.

In contrast, the original Luna proposal had 9% of its funding projected as coming from a single Empire State Development Corp. program, perhaps reflective of BRP's likely positive relationship with the leadership of ESDC.

Both developers plan to tap state housing agency programs. Likewise, both developers envision utilizing Low Income Housing Tax Credits (LIHTC) as project equity sources. The LIHTC program has the benefit of being scalable based on the percentage of a project's units that meet the federal program's affordable housing requirements. However, because the revised Luna proposal incorporates a greater percentage of market-rate units, it has reduced its reliance on LIHTC in its capital stack. As an adjustment, Luna's capital stack now indicates that 50% of the project will be financed with a Freddie Mac program. That federal government entity is a major support system for multifamily development and buys loans and/or guarantees them from lenders.

Other notable changes in the Luna capital stack from their previous proposal:

- Project costs slightly increased from \$103M to \$109M, likely reflecting the increased cost burden to address Village requirements.
- Tax credit equity fell from \$21M to \$10M, reflecting the 50/50 nature of the project.
- Freddie Mac financing increased from \$37M to \$55M, likely in part to compensate for the reduced tax credit equity.
- Deferred development fees decreased from \$3.7M to \$2.9M, suggesting Luna is taking more of their development fee during construction, and presumably the amount of the development fee has been reduced overall to reflect the 50/50 nature of the project.

Additionally, Luna is now proposing to invest \$15M in developer equity in the project. This is plausible since the residential mix which now includes nearly 50% market-rate units would likely allow their development program to generate the returns required by equity investors.

In their revised proposal, Westhab did not indicate interest in incorporating market-rate units as a component. That would likely be improbable for them given the relatively smaller scale of their project concept.

Do Nothing Alternative

In addition to the two proposals, a "Do Nothing" alternative was assessed. A "Do Nothing" alternative is not really a 'do nothing' because the Hunter Tier parking structure is an essential facility in need of \$4M to \$6.2 in repairs. Therefore, at a minimum, the "Do Nothing" alternative would obligate the Village to fund the repairs and refurbishment of the Hunter Tier Parking garage. Although emergency repairs were identified in a 2018 structural integrity report, an updated assessment of necessary repairs is currently underway to assess the extent of the current repairs needed at Hunter Tier and the timeframe in which they should be completed.

A side-by-side comparison of the two proposals is provided below.

Table 2: Comparison of Hunter Terrace and Luna Final Offers

	Hunter Terrace	Luna
Acreage (ac)	.91ac (41,000 sf)	1.5ac (42,000+24,560 =65,560 sf)
No. of dwelling units (du)/ac (original submission)	62 (68du/ac) (77du & 84du/ac)	176 (117du/ac) (187du & 124du/ac)
Stories (res/parking) (original submission)	5 (6)	6 (4 res + 2 parking) (6)
Affordable/Market mix	62 units (100%) Increased to 70%-80%AMI w/Avg 60% AMI	88 units (50%) 50% market/50% regulated. 62 at or below 80%AMI 26 between 80%-120% AMI
Res/Public Parking (original submission)	180 (55 res/125 pub) (170 – 67/105)	282 (178+104) or 150 pub w/ shared parking (187 -154 + 33)
Zoning	Compliant	Text amendment needed for shared parking
Est. School Age Children (original submission)	4 (16)	12 (20)
Interim Parking	TBD Off site	TBD Off site
Financing	100% public sources	Private + pub sources incl \$15.1M developer equity
Proposed Acquisition Price of Hunter Tier Parking Lot Site	\$437k (5M NHLA Fund Grant \$4.5M allowance for \$4-6M in repairs)	\$1.5M (new parking structure would be paid for by developer is in addition to proposed acquisition price)

Task 3 . Detailed Planning and Environmental Review and Selection of Preferred Affordable Housing Alternative

Detailed Planning

During this planning process, three primary issues were highlighted as critically important for the continued vibrancy of the Village. They include:

- The need for affordable housing;
- Continued parking demand for establishments in and around the Hunter Tier Parking Lot; and
- Growing capital needs in the Village to address aging and inadequate infrastructure exacerbated by aging facilities, storm and flooding events.

At this point, the Village requested and each developer modified their proposal to best address the Village's criteria. **Although both revised proposals addressed a number of critical issues, both remain deficient**

with respect to the public parking being offered and in our opinion, neither proposal offers an acquisition price anywhere near the appraised value of the Hunter Tier lot.

In addition, the Village is still exploring the expansion and rehabilitation of the current 169 Mt. Pleasant Municipal building. Given the potential expenditures required to upgrade Village Hall (\$30- \$50M), there have been overtures to suggest that the Village evaluate a different and broader development scenario for Hunter Tier, one which would mitigate a large capital expense and still create new affordable housing in Mamaroneck.

Best practices in neighboring communities are being studied such as the Village of Pelham's public-private partnership. In this scenario (as presented at the June 2024 Dealmakers Lunch by the Mayor of Pelham) the \$77M public private partnership allowed Pelham to broker a deal with a private developer. The Village gained a new Village Hall, Public Parking, Pedestrian and Traffic Safety Improvements, and a new Police Department and Fire Department along with \$12.2M in Pilot payments over the course of 20 years. If Pelham had not entered this partnership, the Village would have had a capital expense of \$17.4M (\$26.6M with financing costs) which would have created a Village tax increase of approximately 12.9%. The new municipal center in Pelham is under construction and is scheduled to open at the end of 2024.

A scenario where the Village pursues a public-private partnership with a developer to rebuild Village Hall in exchange for land to build new housing and parking could accomplish and address all three issues (parking, housing and municipal infrastructure) identified as critically important to the Village. Some preliminary concepts have been outlined by the Village of Mamaroneck Planning Director⁹.

The Village does not have many parcels of land to sell. Ultimately, it has a limited number of assets it can exchange for any future development it might want to achieve. In light of this scarcity, **the NHB planning team strongly encourages the Village to evaluate a public-private partnership that would address all three of the high impact issues faced by the Village to ensure that it maximizes the benefit to the Village with any transaction involving the Hunter Tier Parking Lot.**

Environmental Review

If a preferred developer for the Hunter Tier site is selected and before the Village takes any action, the project would be required to adhere to the New York State Environmental Quality Review Act ("SEQRA") regulations (6 NYCRR Part 617). SEQRA requires that the approving agency (i.e., the Village Board or Planning Board) and the public have the information necessary to analyze the potentially adverse and/or beneficial impacts of a project. The SEQRA process would need to include how the project would address the affordable housing goals and objectives of the Village with analyses, tables, maps and related materials to assist the Village in assessing the potential adverse/beneficial environmental impacts, identify appropriate mitigation measures, and ultimately render a Determination of Significance.

Although the content of the environmental review would be tailored to the details of the specific proposed project, the following hypothetical scope gives an example of the issues that would need to be included.

1. Land Use, Zoning, and Public Policy
 - a. Compatibility of the proposed project with the scale of adjacent uses and the surrounding neighborhood
 - b. Compliance with the criteria in *Article XV. Fair and Affordable Residence Uses* in the Village of Mamaroneck Zoning Code

⁹ Village of Mamaroneck-Parking-Municipal-Redevelopment-Conceptual-Locations-and-Phases, prepared by Village of Mamaroneck August 2024

- c. Consistency with the 2023 Comprehensive Plan regarding affordable housing, plus other applicable public planning and policy documents.
2. Community Character and Historic Resources
 - a. A description of the diverse character and scale of land uses surrounding the Hunter Tier site and the historic resources that are on or eligible for the New York State or National Register of Historic Places;
 - b. A description of the proposed architectural character, compatibility with surrounding uses, and potential visible changes that would result from developing the Hunter Tier site
3. Community Services and Utilities
 - a. Fire, Police and Ambulance Services
 - b. Capacity of existing infrastructure and utilities, and improvements that would be required
 - c. Solid waste management and recycling
 - d. Capacity of schools to accommodate potential school age children that may reside at the proposed project
 - e. Parks and Recreation
4. Socioeconomic Issues
 - a. Population – how many residents would likely reside at the project how would this impact the Village's population
 - b. Housing impacts, particularly the ability of the proposed project to have a positive impact on increasing the availability of affordable housing in the Village, particularly for vulnerable populations
5. Traffic, Circulation and Parking
 - a. Capacity of and potential improvements needed for the intersections of:
 - Prospect Avenue and Mamaroneck Avenue
 - Prospect Avenue and Mt Pleasant Avenue
 - Palmer Avenue and Mamaroneck Avenue
 - Palmer Avenue and Mt Pleasant Avenue
 - Mt Pleasant Avenue and Boston Post Road
 - b. Parking demand and supply relating to a new residential use
 - Existing parking supply and demand
 - An assessment of future parking demand and supply based on a theoretical build out within the downtown
 - Proposed improvements to parking within the immediate area as well as downtown Mamaroneck
 - c. Pedestrian Safety
 - Existing Conditions for Pedestrian Safety on Prospect Avenue and surrounding streets and ease of access to Village services and cultural facilities
 - Potential Impacts and improvements proposed by the project to improve pedestrian safety and mitigate potential increases in traffic congestion
 - d. Public transportation and new mobility
 - Existing conditions of non-vehicular resources within the downtown, e.g. bikes, pedestrian paths, etc.
6. Construction Impacts of the Proposed Project and a description of the plan to mitigate the temporary closure of the Hunter Tier structure
7. Alternatives

Selection of Preferred Affordable Housing Alternative

Should the Village prefer to make a selection between the two affordable housing alternatives, the NHB planning team finds that the recently revised project proposed by the Luna Collective LLC comes closest to meeting the goals and objectives that the Village articulated in its RFP. The basis for this selection are fourfold:

- 1) The revised Luna proposal offers the most public parking with 150+ public parking spaces assuming a shared parking plan
- 2) The Luna proposal also offers more affordable housing at 88 units of affordable with an additional 88 market rate units
- 3) The acquisition price while lower than the appraised value of \$5.62M is \$1.5M versus the \$440K that would remain from the NHLA Fund Grant in the Hunter Terrace proposal
- 4) The project would contribute \$15M of developer equity and would be less reliant on competitive public grant programs
- 5) The revised Luna proposal includes more land, 1.5 acres, and more residential units. Therefore it would generate more traffic (aka congestion), a greater demand for parking, and a higher demand for municipal services, etc. Therefore, the potential adverse (and beneficial) impacts would need to be analyzed in the SEQRA process to ensure that potentially adverse impacts are adequately mitigated.

In addition, should the Village wish to explore a larger public-private project concept involving the development of a new village hall at the 169 Mount Pleasant Ave. site, the Luna Collective LLC team expressed an interest in and the capability to accommodate a project that would be larger and broader in scope – noting that it would likely require the issuance of a new RFP.

If the Village chooses to make a selection between the two proposals the next step in the process would be to negotiate an agreement with the preferred developer and initiate the environmental review process for the proposed development.

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Appendix A
Village of Mamaroneck - Interviews

Name	Position
Sharon Torres	Mayor
Nora Lucas	Dep Mayor
Manny Rawlings	Trustee
Leilani Yizar- Reid	Trustee
Lou Young	Trustee
Sandra DiRuzza	Police Chief
James Barney	DPW Superintendent & Fire Chief
Ellen Hauptman	Library Board President
Jennifer O'Neill	Library Director
Mark Ettenger	Emelin Board President
David Bander	Executive Director, Emelin

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Task 1 - Community Profile Documents

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2. Village of Mamaroneck Comprehensive Plan – prepared by Village of Mamaroneck and adopted in 2023
3. Economic_development_strategic_plan_2023 – prepared by Village of Mamaroneck in 2023
4. Parking demand and management analysis – prepared by Walker Parking Consultants December 2014
5. FY2024-25 Draft Capital Budget CG April 2024 – prepared by Village of Mamaroneck
6. 2023-24_Capital_Budget_for_Discussion - prepared by Village of Mamaroneck January 30, 2023
7. Hunter Deed-1 from Historic Archives of Village of Mamaroneck
8. Hunter Tier Parking Structure Appraisal – Valuation Plus Inc. August 10th, 2024
9. A/E Services for Emergency Repairs at Hunter Tier Parking Facility prepared by Antonucci & Associates, Architects and Engineers LLP – November 17, 2017
10. 169 Mt. Pleasant Mamaroneck Village Hall Expansion Planning Study prepared by EnviroSpace Architecture – DeAngelis & Gaita, November 27, 2023
11. 169 Mt. Pleasant Mamaroneck Village Hall Expansion Cost Estimate prepared by Dack Consulting for EnviroSpace Architecture – DeAngelis & Gaita, November 22, 2023
12. 169 Mt. Pleasant Mamaroneck Village Hall Expansion Parking Needs Assessment prepared by DTS Provident Design for Consulting for EnviroSpace Architecture – DeAngelis & Gaita November 13, 2023

Task 2 - Alternatives Analysis

1. Hunter Tier Mixed Use Request for Proposal, prepared by Village of Mamaroneck August 16, 2023
2. Fire Council Letter Hunter lot final, prepared by Village of Mamaroneck Fire Council January 23, 2024
3. Memorandum to Board of Trustees – Parking prepared by Village of Mamaroneck January 19, 2024
4. Hunter Terrace proposal prepared by Washingtonville Housing Alliance and Westhab Inc. October 23, 2023
5. Hunter_Terrace_Proposal_Resubmission_prepared by Washingtonville Housing Alliance and Westhab Inc. January 4, 2024
6. Best and Final Proposal prepared by Washingtonville Housing Alliance and Westhab Inc. August 7th, 2024
7. Luna_-_RFP_-_Hunter_Tier_All-Affordable_Housing_Development prepared by Luna Collective LLC October 23, 2023
8. Luna Collective LLC “Revised Proposal” August 9th, 2024

Task 3 – Detailed Planning, Environment Review and Selection of Preferred Affordable Housing Alternative

1. Pelham House Overview - Dealmakers Lunch PDF.pptx, prepared by Mayor of Pelham June 2023
2. VoM-Parking-Municipal-Redevelopment-Conceptual-Locations-and-Phases, prepared by Village of Mamaroneck August 2024