

# THE VILLAGE OF SCARSDALE

Request for Expression of Interest  
Freightway Redevelopment Site

October 15, 2018

AvalonBay  
COMMUNITIES

**PERKINS  
— EASTMAN**

**DDWWW**

DelBello Donnellan Weingarten Wise & Wiederkehr, LLP



**T H E V I L L A G E O F S C A R S D A L E**

**RESPONSE TO REQUEST FOR EXPRESSION OF INTEREST  
FREIGHTWAY REDEVELOPMENT SITE**

**OCTOBER 15, 2018**

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# 01

## BACKGROUND OF THE FIRM/ORGANIZATION

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## 1.1 HISTORY AND OWNERSHIP

As a developer, AvalonBay Communities, Inc. provides the strength and expertise of a \$26 Billion Real Estate Investment Trust with the resources and expertise of a local development team that are second to none. AvalonBay builds its communities with local AvalonBay Construction Project Managers and Supers and manages its local portfolio with local dedicated AvalonBay employees. From a national perspective, the firm draws on the resources of a dedicated in-house design team that would work with Westchester County in order to execute the design objectives.

AvalonBay has established a proven track record in Westchester County as the most active multifamily developer in the region over the past decade. Since 2004, AvalonBay has constructed over 2,000 apartments in Westchester County and holds a local portfolio of approximately 2,500 total apartment homes. More importantly, AvalonBay has been the leader in Westchester County in the development and approval of high-profile multifamily apartment communities including Avalon Communities in Bronxville, Elmsford, Yonkers and White Plains. AvalonBay is also the local leader in multifamily design and an expert in all apartment product types including podium, wrap, townhomes, stacked flats, direct entry, high-rise and others. In short, AvalonBay possesses a local expertise, track record and depth of design knowledge.

AvalonBay Communities, Inc. is in the business of developing, redeveloping, acquiring and managing high-quality apartment communities in the high barrier-to-entry markets of the United States. These markets are located in the Northeast, Mid-Atlantic, Pacific Northwest and Northern and Southern California regions of the country. The Company owns, or holds interests in, hundreds of apartment communities with over 80,000 housing units in these markets. In addition, at any given time, the Company has a number of communities under construction and reconstruction, as well as holding future development rights for other communities. AvalonBay Communities, Inc.'s common stock trades on the New York Stock Exchange and under the ticker symbol "AVB."



With one of the largest portfolios of urban and suburban apartment portfolios in the industry and thousands of new mid- and high-rise apartment homes either under construction or in the pipeline, AvalonBay is leading the industry in providing some of the best urban addresses from coast to coast. With a long-term outlook on our investments, extensive experience in the New York market and a desire to allocate a substantial amount of capital to New York, the financial strength and stability of AvalonBay means we are able to provide a commitment early on, stick with it, and not overreact to changes along the way. AvalonBay is proud to be the premier luxury apartment community developer on Westchester County. Our communities provide comfort and convenience to our Westchester County residents through thoughtful design, outstanding locations and amenity packages that are second to none. AvalonBay is a long-term owner operator, a member of the local business community and committed to employing local talent. The foundation of our success is based on establishing solid partnerships within the neighborhoods in which we build.

AVALONBAY  
PROJECTS

## 1.2 EXPERIENCE

### AVALON HARRISON

Harrison, New York



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#### PROJECT FACTS

Public-private partnership

Redevelopment of Metro North Commuter Parking Lot

Complex Entitlement Process

Avalon Harrison TOD is designed to complement the existing features of the downtown and to expand the downtown’s residential and retail offerings. The development plan for Avalon Harrison TOD is comprised of 143 apartments, 27,341 s.f. of retail space and 758 onsite parking spaces. The plan includes three separate buildings. Buildings A and B include three levels of residential units over podium retail. Building A includes 60 apartments and 15,200 s.f. of street level retail space. Building B includes 36 apartments and 12,041 s.f. of street-level retail space. Building C is a slab-on-grade four-story residential wrap building containing 47 units surrounding a 598-space precast parking structure. The 475 commuter spaces owned by the MTA are located in the precast garage. The remaining 123 spaces in the precast garage are dedicated for the onsite residential and retail uses.

The community design is focused around two large landscaped plazas through which residents and commuters will walk past retail from Halstead Avenue to the train platform. These plazas will be articulated with seating, shade structures and thoughtfully designed space to accommodate residents, commuters and the general public. In addition, outdoor seating for the potential restaurant and retail tenants is planned at prominent locations to reinforce an active, vibrant outdoor space. Planned apartment finishes include quartz countertops (kitchens and baths), stainless appliances, and upgraded lighting. Amenities will include a resident lobby and 24-hour fitness center.

# AVALON ROCKVILLE CENTRE I AND II

Long Island, New York



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## PROJECT FACTS

349 & 165 apartments

First NAHB Green Certified apartment community in the Northeast

TOD steps from LIRR RVC train station and downtown RVC

TOD second phase to complement existing property in Rockville Centre

Long Island micro unit concept

Avalon at Rockville Centre, set by the beautiful Morgan Days Park and the tranquil waters of Smith Lake, is a brand new Long Island apartment community that gives an escape from the ordinary. Each of the stunning floor plans also comes with a gourmet kitchen, spacious walk-in closets, Energy Star stainless steel appliances and high efficiency washer and dryers.

The downtown area features a host of delectable local and international restaurants, a fantastic shopping district and plenty of grocery markets, specialty stores and entertainment options for everyone. In addition, our Rockville Centre apartments are near amazing golf courses, spectacular beaches, stunning Victorian architecture throughout the city and have easy access to Manhattan and Long Island.

Our apartments in Rockville Centre are also perfectly situated next to the Long Island RailRoad, which makes commuting and escaping for weekend trips a breeze.

The availability of the Rockville Racquet Club property presented AvalonBay with a unique opportunity to expand upon the lifestyle options successfully developed on the adjoining property. As with the current residents of Avalon Rockville Centre, residents in this Phase II development will have the same easy access to the city, as well as local entertainment and restaurant options. More than 50% of the residents at Avalon Rockville Centre I are under the age of 35. In response to a growing need for housing for our young professionals, Avalon Rockville Centre II includes a higher percentage of studio apartments in addition to one, two and three bedroom units to reflect the needs and preferences of renters in the community.

# AVALON YONKERS

Yonkers, New York



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## PROJECT FACTS

557 apartments and  
33 townhomes

Historical use of the site includes an asphalt plant, lumber and coal yard, boat building, and a photochemical R&D facility

Environmental remediation and revitalization of the Hudson River waterfront

The historical use of the site(s) includes an asphalt plant, lumber and coal yard, boat building, and a photochemical R&D facility. The site is in the New York State Brownfield Cleanup Program and will require remediation under the oversight of the New York State Department of Environmental Conservation (DEC).

In an area flourishing with convenience, recreation, and possibility, Avalon Yonkers will offer studio, one-, two-, and three-bedroom apartments and townhomes for lease with thoughtfully designed living spaces and modern kitchens featuring quartz or granite countertops and stainless steel appliances. Amenities include a state-of-the-art fitness center with views of the Hudson River, outdoor infinity pool, lounge areas, and landscaped courtyards with fire pits and outdoor kitchenettes. Avalon Yonkers is conveniently located near the Yonkers Metro-North station and Saw Mill River Parkway, making commuting a breeze.

# AVALON SOMERS

Baldwin Place, New York



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## PROJECT FACTS

152 apartments

Residential component of Somers Realty planned Hamlet Development (The Master Plan)

As a residential component of an approved Master Plan, a key feature of the project is a centrally-located village green, which AvalonBay constructed and donated to the town. The village green connects to the neighboring shopping center via newly constructed roads and sidewalks.

Perfectly situated in historic Westchester County, Avalon Somers offers thoughtfully designed 1-,2- & 3 bedroom apartment homes, all with direct entry access. Imagine entertaining in modern kitchens with granite countertops and stainless steel appliances. Amenities include a state-of-the-art fitness center with professional grade cardio and strength equipment, sparkling outdoor swimming pool with sundeck, and beautifully landscaped courtyards with gas grills. Avalon Somers is directly adjacent to the Somers Commons Shopping Center and easily accessible to southern Westchester, I-84, and the Metro-North Railroad.

# AVALON MORNINGSIDE

Manhattan, New York



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## PROJECT FACTS

Complex site conditions/  
blasting rock

Partnership with The Cathedral Church of St. John the Divine

295 apartments

Avalon Morningside is located on the southeast corner of the property of The Cathedral Church of St. John the Divine, the largest Gothic cathedral in the world. AvalonBay worked in partnership with the Cathedral's Design Review Committee and New York City's Landmarks Preservation Committee to develop this property. The church sits on Manhattan schist and when blasting rock onsite, AvalonBay worked within the complex site conditions and surrounding uses to make sure the church remained undisturbed.

Wake up every day next to the stunning Morningside and Central Parks right in the heart of Manhattan at Avalon Morningside Park. The community, located on Manhattan's Upper West Side, offer spacious studios and one-, two- and three-bedroom options each boasting breathtaking views of the New York City skyline, East River, the parks and the rest of the sights of the city that never sleeps. The apartments in New York City sport luxury amenities like gourmet kitchens equipped with beautiful granite countertops and stainless steel appliances, spacious bathrooms with marble vanities, walk-in closets, floor to ceiling windows, washers and dryers in each home and beautiful hardwood floors. Residents can also enjoy a host of spectacular features like a state of the art fitness center with cardio theater, yoga room, children's playroom, game room, resident lounge, landscaped courtyards and the easy access to the nearby parks' biking and jogging trails.

# AVALON GREAT NECK

Great Neck, New York



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## PROJECT FACTS

191 apartments

Former oil tank and storage facility

Environmental remediation and revitalization of Manhasset Bay Waterfront

Formerly an oil tank and storage facility, this site was an eyesore in an otherwise picturesque community. AvalonBay Communities has been working with the former owner, Commander Oil, to clean up and transform this contaminated waterfront site into a well-appointed, luxury rental community with a variety of options to suit a range of lifestyle desires that currently does not exist on the North Shore. This revival on the waterfront was recently completed at no cost to the Village of Great Neck.

The community offers expansive views of the illustrious Manhasset Bay, coupled with the convenience of Great Neck's vibrant downtown with a railroad station, more than 250 retail stores, restaurants, a movie theater, an arts center, approximately 40 office buildings and two four-star hotels. This beautiful Long Island village is alive with culture, shopping and lifestyle conveniences

Now leasing, Avalon Great Neck offers brand new studio, 1-, 2-, and 3-bedroom apartment homes. Residents will entertain in gourmet kitchens with stainless steel appliances and quartz countertops. Amenities include a fully-equipped fitness center, rooftop terrace, heated outdoor infinity pool, and landscaped courtyard with outdoor cucina. Best of all, our smoke-free community is conveniently located just a short distance from the Great Neck LIRR Station providing easy access to New York City.

# AVALON HUNTINGTON STATION

Huntington, New York



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## PROJECT FACTS

303 apartments and  
76 townhouses

Transit oriented  
development

Challenging  
entitlement process

After an initial rejection of the development plan, AvalonBay worked tirelessly with the Town of Huntington and other regional stakeholders to create a development that would be a true asset to AvalonBay and to the Town. Although the entitlement process proved long and challenging, AvalonBay's persistence paid off and we are very proud of this addition to our Long Island Portfolio.

This beautiful community offers 1, 2, and 3 bedroom apartment homes, as well as workforce housing options to those who qualify. Avalon Huntington Station boasts a state of the art clubhouse surrounded by 3 ponds and amenities that include a fully appointed fitness centre, clubroom, heated swimming pool and outdoor entertainment area inclusive of outdoor kitchen with multiple grilling stations and outdoor fireplace. This community provides easy access to the LIRR and close proximity to the vibrant energy of Huntington village. Our luxury apartment features combined with endless options for dining and shopping make life more effortless for our Avalon Huntington Station residents.

# AVALON GARDEN CITY

East Garden City, New York



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## PROJECT FACTS

204 apartments

Partnership  
with U.S. Navy

Historic Preservation of  
19 single-family homes

AvalonBay worked in partnership with the U.S. Navy to develop this community, which is set next to the historic Mitchel Field Air Force Base. Apartments feature amenities such as gourmet kitchens with granite countertops, stainless steel appliances and contemporary cabinetry. Additional amenities include a heated swimming pool, state of the art fitness center, children’s play area, outdoor grilling terrace and a resident clubhouse with a billiards table and flat screen TV’s.

Avalon Garden City is next to Nassau Community College, Nassau Veterans Memorial Coliseum, and Eisenhower Park. There is also a multitude of entertainment options nearby including movie theaters, shopping, parks, and much more.

These Garden City apartments also give you access to New York’s metro services to get all over Long Island and the big city easily, making it an ideal location for commuters and travelers alike.



PERKINS EASTMAN  
PROJECTS

# AVALON NORWALK

Norwalk, Connecticut



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## SIZE

370,000 sf (34,374 sm)  
314 Units

## SERVICES

Planning, Architecture

## CLIENT

AvalonBay  
Communities, Inc.

This 370,000 sf apartment community serves as an important part of the rebirth of Norwalk's downtown. Sited overlooking the Norwalk River at the intersection of two major streets, it anchors the northern end of the downtown redevelopment area. An adjacent street serves as a transportation hub for the city's bus system.

The buildings contain 314 rental apartments, a large fitness center, a pool, a business center, and meeting rooms. The development also includes indoor parking for 734 cars in a two-level structure below the apartment complex, integrated with an existing subterranean parking for an existing office building on the site. Site development includes the construction of a 700 foot segment of the new riverfront walkway.

The building configuration encloses two large landscaped courtyards providing a tranquil private outdoor environment for the residents, while maintaining the conveniences of the downtown center location. The brick and shingle walls and the domered roof lines reflect traditional Norwalk turn-of-the-century buildings.



The apartment community revitalizes Norwalk's downtown and anchors the north end of the redevelopment area by introducing hundreds of new residents to a previously underutilized area.



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# AVALON WHITE PLAINS

White Plains, New York



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## SIZE

3.16 acres

## SERVICES

Architecture

## CLIENT

Avalon Bay  
Communities Inc.

White Plains is a growing suburban community in a central location of Westchester County just outside New York City. Avalon White Plains, a new luxury apartment complex, is situated in a residential neighborhood with close proximity to the White Plains Train Station and convenient access to the growing downtown commercial district.

The 14-story, 393-unit apartment tower, is designed in a T-shaped plan which provides a formal drop-off, courtyard, and entranceway on one side of the building while on the other is a private exterior amenities area with a landscaped terrace, gardens, and an outdoor pool for the building's residents. The apartment tower attaches to an adjoining 39-unit four-story townhouse complex built surrounding a 512-car parking garage. While the townhouses are designed to relate to the adjoining residential neighborhood, the Avalon White Plains tower also relates to the urban character of the downtown area.

The residential tower is designed with a light colored masonry, and has units that have either bay or corner windows that provide views of the surrounding downtown and residential neighborhoods. Some end units have exterior balcony areas. The building provides a large indoor amenity area for its residents, including a community room, fitness center, children's play room, theater, and 24-hour concierge services.



Avalon White Plains is situated in a residential neighborhood with close proximity to both a growing downtown commercial district and the White Plains train station.

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# METRO GREEN APARTMENTS

Stamford, Connecticut



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## SIZE

55,565 sf (5,162 sm)

## SERVICES

Planning, Architecture

## CLIENT

Jonathan Rose  
Companies, LLC

## LEED CERTIFICATION

LEED NC-Gold

Taking advantage of the burgeoning housing demand in New York, Stamford's industrial base, the South End, is undergoing rapid transformation. Creating a new precedence for green, mixed-income, transit-oriented model developments, Metro Green Apartments is at the forefront of this metamorphosis.

As the first of a three-phase residential development that will eventually contain 255 urban housing units master planned by Perkins Eastman, it is a portion of the LEED Neighborhood Design pilot program. The building design integrates green building technologies, including recycled content, materials/finishes, energy-efficient systems, and appliances that meet the Enterprise Green Community. The development has achieved a LEED Neighborhood Development Gold rating, and Metro Green Apartments received a LEED-New Construction Gold rating. Metro Green provides a wide variety of benefits to the local community by combining affordable residential opportunities with immediate access to a major transportation line.

The project is aimed at preserving the diversity of the South End neighborhood by providing a mix of 50 affordable one-, two-, and three-bedroom rental units. Modern in the overall design approach, the façade incorporates an innovative use of HardiePlank lap siding to reflect the surrounding neighborhood and ample glazing to maximize residents' access to natural light. Ground floor units offer private entrances with stoops and patios, while upper floor units include balconies. In addition, the residential units enclose a private landscaped courtyard, public plaza, and structured parking to enhance the residents' and pedestrian experience alike.



A new precedent for green, mixed-income, transit-oriented model developments.



**PERKINS  
— EASTMAN**

# ARVERNE-BY-THE-SEA RETAIL TRANSIT PLAZA

Arverne, New York



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## SIZE

37,500 sf  
(3,500 sm)

## SERVICES

Architecture

## CLIENT

Benjamin  
Beechwood LLC

Arverne-by-the-Sea represents the largest urban renewal project in the US, comprising 120 acres that has been transformed by a design that innovatively brings together transit-oriented development and beachfront property in this once sleepy area of the Rockaway Peninsula. The new and growing community features a network of attractive public spaces and amenities including a charter school, neighborhood supermarket, and a mixed-use thoroughfare and transit plaza named Ocean Way.

This inviting plaza orients each of the area neighborhoods around the previously under-utilized subway section. As the main arrival and departure point for residents, commuters and beachgoers, Ocean Way represents the keystone to this radical and successful makeover. The plaza offers pedestrian links to residential communities both new and old, and is just steps away from the newly revamped Rockaway Beach Boulevard and boardwalk. Neighborhood retail not only provides a needed amenity for those who call the Rockaways home, but also a central hub for those visiting the revitalized beachfront community.



“Arverne by the Sea is not just a story about resilience in the face of storms and climate change; it is also a fascinating example of a planned community, an urban redevelopment effort, a transit-oriented development, a healthy place, and an innovative two-family home concept that allows homebuyers to be both residents and landlords.”

— URBAN LAND MAGAZINE, 2014

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— EASTMAN**

# METROTECH MASTER PLAN

Brooklyn, New York



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## SIZE

4,700,000 sf  
(436,644 sm)

## SERVICES

Master Planning

## CLIENT

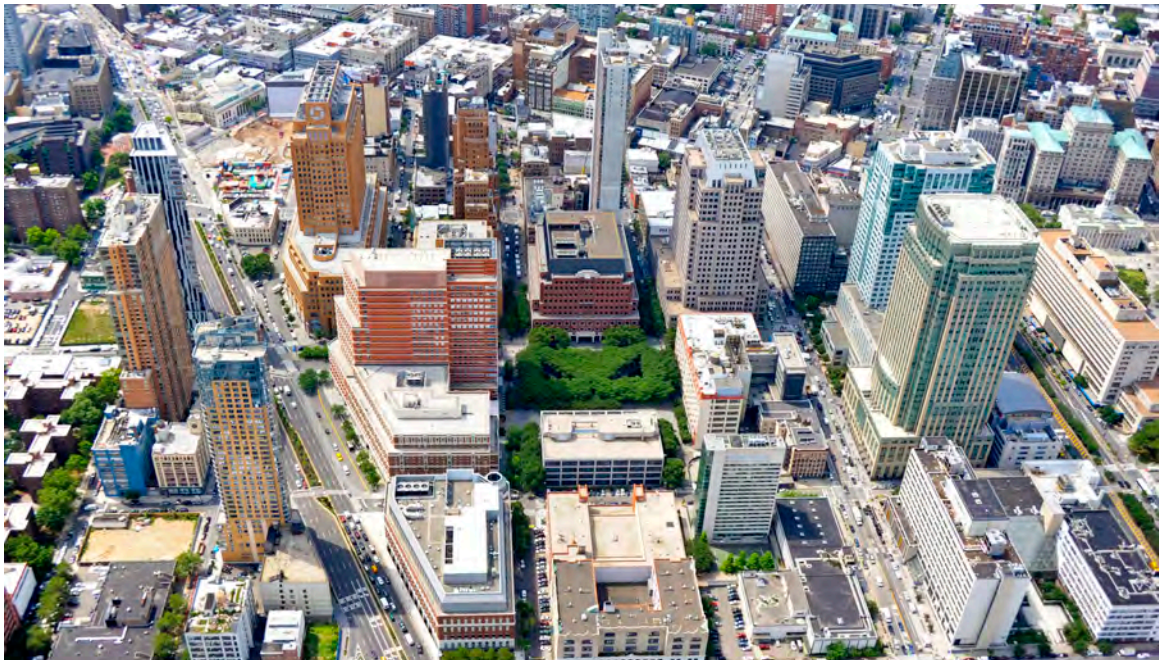
Forest City Ratner

With its financial services industry threatening to leave and downtown business districts reeling, the 1970s and early '80s formed one of New York City's most difficult chapters. In Downtown Brooklyn, as Polytechnic University contemplated abandoning its longtime campus, the City looked to new public-private models for center city redevelopment and retaining key institutions and industries. One of the most successful of these efforts was MetroTech, a 4.7 million square foot redevelopment that has been cited for its success by Senator Charles Schumer.

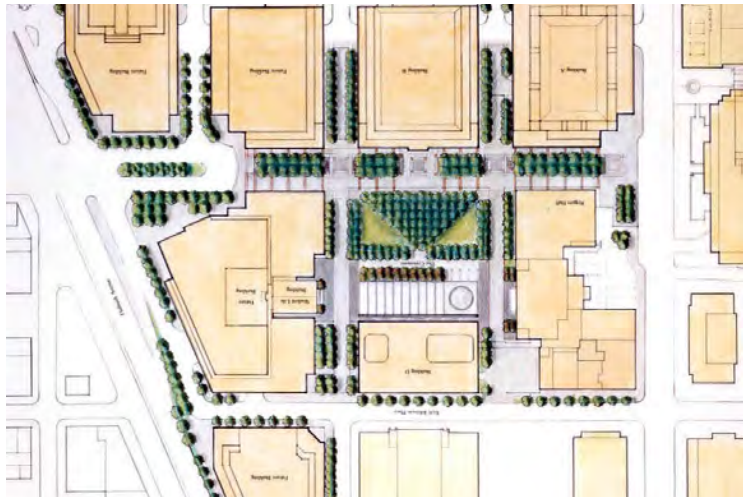
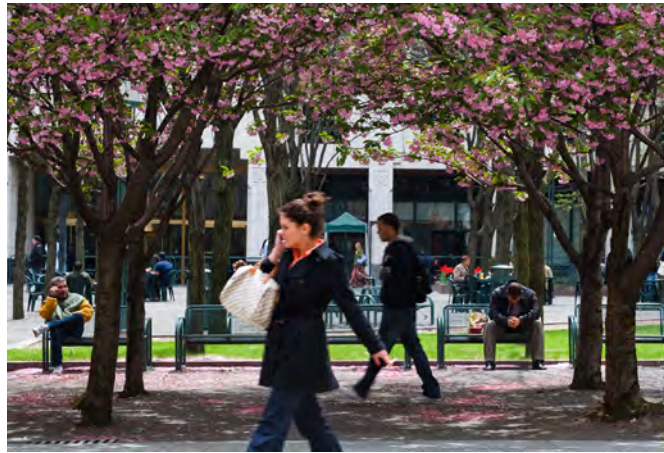
The Master Plan for MetroTech brought together academic and business interests within Downtown's existing street grid. EE&K's design established a remarkable set of public environments that, according to the Architectural Guidebook to Brooklyn, "redefined Downtown Brooklyn," accompanied by a detailed set of guidelines to address street-level treatment, materials, and massing.

At the heart of MetroTech is MetroTech Commons, a 3-1/2 acre oasis of green that serves as both the Polytechnic campus and as a focus for commercial office development. As New York City's largest privately-owned public space, it has become a venue for festivals, concerts, and graduation ceremonies alike. MetroTech Center's seamless integration into the Downtown Brooklyn fabric is highlighted by a three-block long promenade and continuous arcade. MetroTech's success has spurred an additional one million square feet of development in Downtown Brooklyn; according to Crain's, "It is not an exaggeration to say that MetroTech saved the borough's economy."

This project was completed by the Principals and staff of EE&K prior to merging with Perkins Eastman.



MetroTech, a 4.7 million square foot redevelopment that has been cited for its success by Senator Charles Schumer.



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# PRINCETON JUNCTION STATION: AREA VISION PLAN

West Windsor, New Jersey



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## SIZE

120 acres

## SERVICES

Vision Plan

## CLIENT

New Jersey Transit

As one of the ten busiest train stations in the United States and a front door to Princeton University, West Windsor’s Princeton Junction Station is one the key facilities in NJ Transit’s commuter rail system. A vast increase in ridership, and stifling traffic in the area around the station have overwhelmed the area’s infrastructure. In addition, several major public and private initiatives, including a new Bus Rapid Transit system, and a major new connector road, Vaughn Drive, promise to usher in a new era of change for the area.

Prior to merging with Perkins Eastman, EE&K provided a plan for the 120-acre area around the station that establishes West Windsor Station’s position as a major intermodal center for central New Jersey. The plan rationalizes the myriad transit modes utilizing the station, organizing these around a new bus rapid transit plaza and commuter drop-off area. It also increases commuter parking to over 3,000 spaces.

The plan proposed a bold new vision for the area, featuring three new districts—a mixed-use “Village Core,” a new residential neighborhood for 600 residential units, anchored by a new park, and a Class A commercial office district on a Township-owned brownfields site. The new transit village is oriented around a series of new public places, including the Town Green, a new green pedestrian mall that links the new residential district to the station, and a design for a Vaughn Drive that balances its dual role as a connector and as an addressing street. The heart of the new development will be a new main street that will provide a new gateway to, and place of gathering for the township of West Windsor.



The new transit village is oriented around a series of new public places, including the Town Green



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— EASTMAN**

# 1.3 FIRM/ORGANIZATION FINANCIAL RESOURCES AND VIABILITY

## AVALONBAY

AvalonBay intends to self-fund the entire project through our balance sheet. Refer to the Annual Report and Form 10K for more information on AvalonBay’s access to capital. Our ability to self-finance ensures that AvalonBay can achieve the optimal balance of highest feasible affordability for the least potential public subsidy, a clear advantage to the selection of AvalonBay.

AvalonBay, one of the nation’s largest residential real estate companies with a balance sheet strong enough to finance development without need to source new capital, will develop, own, and manage the apartments proposed in this proposal. This is of a tremendous advantage to Scarsdale, as no matter what plan is ultimately approved by the village, no third-party equity investor or lender will need to approve the plan, and no lengthy commitment process will be required from the development team.

Furthermore, because AvalonBay is an owner & operating quality real estate assets, the village can take comfort that AvalonBay will be its partner for years to come.

## PERKINS EASTMAN

Each new project we undertake is very important to us, and we understand how important it to our clients that they feel entirely secure in their selection of a design professional and that their ultimate choice is financially stable and possesses the necessary resources to help bring its important project to a successful conclusion.

Perkins Eastman has been in operation for over 30 years, and is consistently recognized as the largest architectural firm in New York, with nearly 1000 employees and 15 offices throughout the U.S. and around the world.

As a privately held firm, we do not typically disclose our financial information. If necessary, our bank reference provided below can attest to Perkins Eastman’s financial stability. We can also provide additional trade references upon request



# 1.4 FINANCIAL BENEFITS

## ACCESS TO CAPITAL

AvalonBay has completed numerous developments of similar and larger size and has demonstrated its strong ability to finance such projects, even through inevitable cycles of the local and national economy. AvalonBay is a publicly held REIT traded on the New York Stock Exchange with a total enterprise value of approximately \$26 billion

## BREADTH OF DEVELOPMENT CAPACITY

AvalonBay has \$1 billion revolving unsecured credit facility with Bank of America acting as agents for a syndicate of banks that allows us easy access to low-cost debt.

AvalonBay's four main sources of capital ensure our ability to carry this project forward to success:

- The remaining capacity of the \$1 billion credit facility, which is currently fully available
- The net proceeds of opportunistic sales of existing communities
- Retained earnings from net operating income
- The issuance of debt or equity securities to the corporate bond and public stock markets

## FINANCIAL INFORMATION

AvalonBay's annual reports dating back to 1998 are available on their corporate website:

<http://www.snl.com/irweblinkx/GenPage.aspx?IID=103145&GKP=1073745247>



## 1.5 LEGAL AND TRANSACTIONAL STRUCTURE

AvalonBay is committed to revitalizing the project area in and around the Scarsdale Freightway Station for the benefit of our new residents as well as the community as a whole. To that end, once the scope of the development plan has been finalized by the Village of Scarsdale, AvalonBay would anticipate working with the Village to identify municipal priorities and create a best in class public amenity package for the Village. AvalonBay excels at working closely with municipalities throughout the U.S. to create various public benefit packages in successful public private partnerships. If selected, AvalonBay would work with the leadership in Scarsdale to establish the same high quality result. Additionally, as a \$26BN publicly traded REIT, AvalonBay has the financial strength to execute on its financial commitments from development inception to completion of all public improvements and payment of financial benefits.

From a transactional perspective, it is AvalonBay's strong preference that the ownership structure create a fee simple structure whereby AvalonBay would take title to the property. From an operational perspective, AvalonBay is a long term owner operator with more than 80,000 apartment homes and various mixed uses inclusive of residential and public/private parking garages, integrated and free-standing retail, as well as integrated market and income restricted housing. Based on the final development proposal AvalonBay will work in concert with the Village to finalize an operating structure to best suit the ongoing operational needs of the development.

In short, AvalonBay is confident that once the parameters of the development plan are finalized that we are flexible enough and motivated enough to reach agreement with the Village on a financial and legal structure which works for both parties. In addition, we are confident that we can structure an amenities package of public benefits which will help achieve the goals set forth in the RFEI.



# 1.6 COMMITMENT TO DESIGN EXCELLENCE



## Creating Distinctive Brands and Experiences

We have created three distinct apartment community brands based on a deep knowledge of our customers and what they are looking for in an apartment living experience. Our three offerings – Avalon, AVA and

eaves by Avalon – allow us to address different needs of the renter market; more deeply penetrate our core markets, reach new customers, and better serve existing residents.

**Avalon** lets you live modern, with apartments that give you all the pleasures of home with none of the hassles of ownership. It's the features you want and the freedom to enjoy them.

We choose locations that give you access to everything the local community has to offer, from shops to restaurants to arts and entertainment to the best nightlife and active-living hotspots.

We also offer apartment features and amenities at each Avalon community including well-appointed kitchens, outdoor patios, clubrooms and state-of-the-art fitness centers, all in a smoke-free environment and with on-site professional management teams. And, in select communities, you'll find Signature Collection apartment homes, pools and on-site retail.

**AVA** apartments are not just some place to live. They are where you want to be. Where the streets outside your door inspire and the comforts of home recharge you for what's next. Addressed to impress with an understated cool that is all you.

We understand that you have responsibilities and priorities. That means making smart choices when it comes to how and where you live. After all, more important than getting "the works" is finding a place and a space that works for you. See where being all smart and sensible can get you - **Eaves by Avalon.**

## Outstanding Design Awards

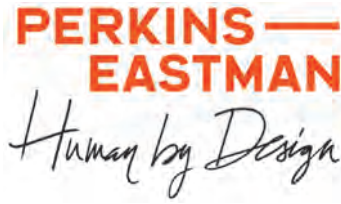
AvalonBay Communities, Inc. is recognized for outstanding design and management by the National Association of Home Builders (NAHB), Multifamily Executive, and others.

## RECENT LOCAL AND NATIONAL AWARDS FOR DESIGN AND OPERATIONS

- 2017 Double Diamond Residential Community of the Year: Avalon Great Neck, Long Island Builders Institute
  - 2017 Diamond - Green Building Residential: Avalon Rockville Centre, Long Island Builders Institute
  - 2017 Diamond - Rental Affordable: Avalon Huntington Station, Long Island Builders Institute
  - 2013 Diamond Award for Engineering Excellence: Avalon Rockville Centre, American Council of Engineering Companies
  - 2012 Residential Development of the Year: Avalon Rockville Centre, Long Island Business News
  - 2012 Property Management Company of the Year: AvalonBay Communities, Inc., National Association of Home Builders
  - 2011 Developer of the Year: AvalonBay Communities, Inc, Associate Builders and Owners
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## 1.6 COMMITMENT TO DESIGN EXCELLENCE CONT.



From mixed-use and transit-oriented developments to education and healthcare, we design for a sustainable and resilient future,

and to enhance the human experience through the built environment. The firm's professional roster is composed of architects, interior designers, planners, urban designers, landscape architects, graphic designers, construction specification writers, construction administrators, economists, environmental analysts, resiliency experts, traffic and transportation engineers, and several other professional disciplines.

Our practice is founded on the idea that design can have a direct and positive impact on people's lives. This is achieved through research and innovation, always questioning the status quo, and a tireless effort to understand our clients' missions and operations. By focusing on the user experience

and drawing on the firm's vast roster of design and thought leaders the world over, we are uniquely equipped to tackle the most complex of design challenges, no matter how large or small.

With seventeen offices throughout North America and four overseas, located in East and Central Asia, MENA, and South America, our global presence enables us to bring all manner of expertise to the fore when it comes to thoughtful design. Our portfolio comprises work in a wide range of specialized project types: Residential, Transportation & Infrastructure, Civic & Cultural, Healthcare, Higher Education, Hospitality, Large Scale Mixed-Use, Office & Retail, Planning & Urban Design, Primary & Secondary Education, Science & Technology, Senior Living, Sports & Exhibition, and Workplace. But looking beyond any single practice area or building type, at the firm's core is a philosophy of convergence, whereby a diversity of practices, disciplines, and perspectives come together to yield practical and holistic solutions.

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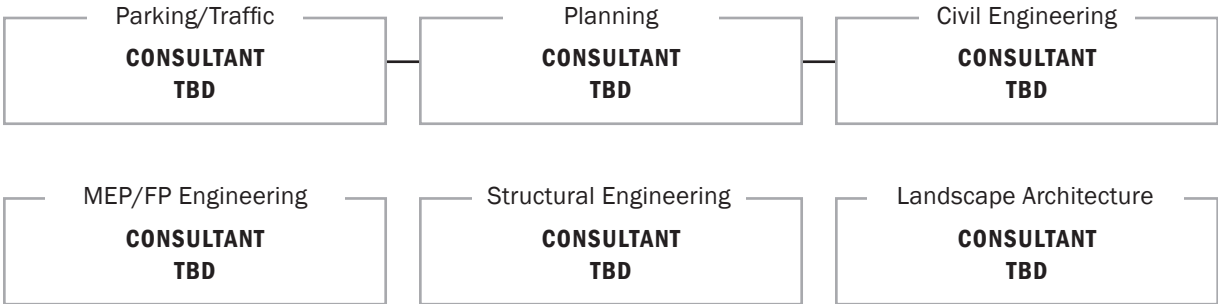
# 1.7 PROJECT TEAM



Lead Development Agency  
Construction Manager/Project  
Manager

**PERKINS  
— EASTMAN**  
Architect  
LEED Consultant

**DD|W|W**  
DeiBello Donnellan Weingarten Wise & Wiederkehr, LLP  
Land Use Attorney



\*AvalonBay and Perkins Eastman will assemble an appropriate team of consultants once the scope of the development plan has been established.



## **AVALONBAY TEAM MEMBERS**

### **MATTHEW B. WHALEN, SR. VICE PRESIDENT**

Matthew B. Whalen joined AvalonBay in 1999 and as Senior Vice President of Development he is responsible for leading the development and acquisition activity in the Long Island, Westchester and Connecticut real estate markets. He works out of the AvalonBay office in Melville, NY.

Matt has over 27 years of experience in the real estate business and has worked in many different sectors, including multifamily, office, industrial, hospitality and single family. Matt began his career with Toll Brothers in New Jersey, and he has held vice president positions at Security Capital, Homestead Village, Crimson Partners and Cogent Communications.

In 2006, Matt was elected to the Long Island Builders Institute's (LIBI) Board of Directors. He was named LIBI's president in 2009 and chairman in 2010. He is currently a board member LIBI and the Long Island Association. He has served on the Boards of the Long Island Real Estate Group, the Real Estate Practitioners Institute, the Long Island Housing Partnership, Hofstra University's Institute of Real Estate, the New York State Builders Association, and the Community Development Corporation of Long Island. He is an active member of the Association for a Better Long Island, the Long Island Real Estate Group, the Urban Land Institute, Action Long Island and the Suffolk County Village Officials Association.

In 2004, Matt was recognized by The Long Island Business News as one of Long Island's 40 rising stars under the age of 40. In 2012, Matt participated in Habitat for Humanity's Long Island Builders Blitz, which AvalonBay supported, in an effort that built a home in five days for a Long Island family.

Matt is a 1988 graduate of Princeton University where he received a B.A. in History, and in 2012 he completed the AMDP program at Harvard University Graduate School of Design. Matt was the sole captain of the 1987 Princeton varsity football team and subsequently captained the United States Rugby team on two tours in 1998 and 1999. He currently serves on the Alumni Schools Committee for Princeton University for Nassau and Suffolk Counties. He is Vice President of the Princeton Football Association and a Board Member of the Ivy Football Association. Matt, his wife and three children live in Garden City, Long Island.

### **CHRISTOPHER CAPECE, VICE PRESIDENT**

Christopher Capece is the Vice President responsible for acquisition and development activity on Long Island and in Westchester County for AvalonBay Communities, Inc. Mr. Capece has been involved in the development of over 2,600 units and is currently the developer for some of the largest developments in the Westchester County submarket.

Currently Mr. Capece is responsible for the development of Avalon Yonkers, a 590-unit waterfront apartment community located within a short walk of the Yonkers Metro North station. Most recently, he was responsible for Avalon Great Neck, a 191-unit waterfront apartment community located on Manhasset Bay in Great Neck, NY and Avalon Rockville Centre II, a 165-unit Transit-Oriented-Development, completed in 2017 and 2018 respectively. Prior to that, Mr. Capece was responsible for development at Avalon Huntington Station, a 379-unit Transit-Oriented Development community within walking distance of the Huntington LIRR Station.

Mr. Capece was the developer for Avalon Garden City, a 204-unit apartment community located on Stewart Avenue in Garden City which was completed in 2013. In 2012, Mr. Capece completed construction on Avalon Rockville Centre, a 349-unit Transit-Oriented-Development community comprised of 2 podium buildings located within walking distance of the Rockville Centre LIRR station and its downtown. In 2007, Mr. Capece completed Avalon Glen Cove North, a 111-unit mid-rise apartment community in downtown Glen Cove, NY and in 2005 he completed the redevelopment of Avalon Towers, a 109-unit ocean-front high-rise community located on the boardwalk in Long Beach, NY. Before joining AvalonBay in 2004, Mr. Capece spent 6 years with a London based consulting firm where he was responsible for providing consulting solutions to financial service and private sector clients in the NY Metro region.



# BRADFORD PERKINS

FAIA, MRAIC, AICP

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## CHAIRMAN

### EDUCATION

Bachelor of Arts, Cornell University,  
Magna Cum Laude, Distinction in  
All Subjects  
Ithaca, New York

Bachelor of Architecture, City College  
of New York and Cornell University  
Ithaca, New York

Master of Business Administration,  
Stanford University  
Stanford, California

### MEMBERSHIPS AND AWARDS

Mr. Perkins is a licensed architect, a Fellow of the American Institute of Architects and a former Director of its New York Chapter, a member of the Ontario Association of Architects, a Member of the Royal Architectural Institute of Canada (MRAIC), a member of the American Planning Association and the American Institute of Certified Planners (AICP), and past President of the New York State Association of Consulting Planners.

In 1999, he received the Lifetime Achievement Award from the New York Society of Architects, and in 2001 the Platinum Circle Award from the Hospitality Design Association.

Bradford Perkins is the founder and Chairman of Perkins Eastman. He has served as the principal-in-charge and project director on several hundred architectural, planning and interior design projects in over a dozen building types. Mr. Perkins' projects have ranged from small buildings for non-profit clients to major new buildings of over one million square feet. Mr. Perkins has worked extensively in the US, Canada and thirty countries overseas.

Mr. Perkins is a recognized expert on planning, design and project management, and he has written and lectured extensively on these and related subjects. He serves as an office-wide resource on planning, programming and feasibility analysis, as well as construction administration, cost control and scheduling issues.

Prior to forming Perkins Eastman, Mr. Perkins was the Managing Partner of the New York and Washington, DC offices of Perkins & Will and the Toronto, New York, Houston and Caracas offices of Llewellyn-Davies International, both large international architecture and planning firms.

### LARGE-SCALE MASTER PLANNING

Hanoi Master Plan, Guayaquil Airport Redevelopment Master Plan, Zhongguancun Science City Master Plan, Capital Master Plan for Hanoi, Jinan South City, Shanghai Expo 2010, Shanghai International Medical Zone, Chinese Academy of Science, American University of Beirut, Commonwealth of Puerto Rico Tourism Master Plan, Penn Central Properties, Ningxiang University and Technology New Town: Master Plan, All India Institute of Medical Science (AIIMS) Medical Campus Master Plan, Ha Tay Ngoc Liep New City, Fuxian Lake Master Plan, Shengze New Town Concept Master Plan, Xiang He Eco-Town Master Plan, Shun Yi New City Master Plan, Kunming ChengGong New City **Project Name**

## **DEVELOPMENT COMPANIES**

AvalonBay Communities, The Rockefeller Group, M.D. Carlisle, Posco E & C, Olympia & York, Tishman Speyer, Canterbury Green Partnership, Trammell Crow, Forest City, and The Muss Organization.

## **DESIGN FOR AGING AND HOUSING FOR SPECIAL POPULATIONS**

American Red Cross, The Fortune Society, Homeless Housing Assistance Program Corporation, Kendal on Hudson, The Amsterdam at Harborside, The Montefiore Foundation, MorseLife Health System, The VillageCare Foundation, Seven Acres Jewish Senior Care Services, LeadingAge (AAHSA), The New Jewish Home, Sarah Neuman Center, Cloverwood Senior Living, New York State Veterans' Nursing Home at Montrose, St. Paul's Senior Community, Miami Jewish Health Systems, Brookdale Senior Living Solutions, The Young Adult Institute (YAI), Vi Senior Living (formerly Classic Residence by Hyatt), The Osborn, Gurwin Jewish Nursing & Rehabilitation Center, Landgent Senior Living-China, Taikang Life Insurance, Antara Senior Living-India, Half Century More-Japan, Tata Housing-India.

## **CORPORATE**

American Broadcasting Company, Banco Bilbao y Viscaya, CSX Resources Inc., Consumers Union, Penn Central Corporation, Coca-Cola Corporation, IBM, Republic National Bank, Great American Insurance, General Motors, La Salle Partners, Renaissance Technologies Corporation, American Express, Chase Manhattan, Morgan Stanley, CS First Boston, Shea & Gould, and Goldman Sachs

## **HOTELS, HOTEL DEVELOPMENT COMPANIES, AND COUNTRY CLUBS**

Intercontinental Hotels, Embassy Suites Hotels, Sheraton Hotels, Radisson Hotels, Hilton Hotels, Puerto Rico Department of Tourism, the Charles H. Shaw Company, Praia du Forte, Beach Point Club, Scarsdale Golf Club, and Quaker Ridge Country Club.

## **INTERNATIONAL EXPERIENCE**

One or more projects in Japan, China, Vietnam, Cambodia, Thailand, India, Egypt, Israel, Lebanon, Iran, Uruguay, Brazil, Paraguay, Venezuela, Colombia, Ecuador, Italy, Spain, Trinidad, British Virgin Islands, and ten other countries.

## **PUBLIC CLIENTS**

City of Stamford, Connecticut, City of Dayton, Ohio, District of Columbia, Westchester County, General Services Administration, Provinces of Ontario and British Columbia, Canada, and the Governments of Trinidad, Iran, Canada, Egypt, Colombia, Guyana, Venezuela, China, and Vietnam.

## **EDUCATION**

Stanford University, Cornell University, University of Connecticut, New York University, Rockefeller University, Princeton University, the College of Mount Saint Vincent, American University of Beirut, Complutense University of Madrid, Avenues-The World School, Mamaroneck Public Schools, Dobbs Ferry Public Schools, City of Stamford Public Schools, Green Chimneys School, Miss Hall's School, Solomon Schechter School, Olympia School of Hanoi, New York School Construction Authority.



# STUART LACHS

AIA, LEED AP, NCARB

## PRINCIPAL-IN-CHARGE

### EDUCATION

Bachelor of Architecture, Rensselaer Polytechnic Institute

### REGISTRATION

Connecticut  
Louisiana  
Massachusetts  
New York  
New Jersey

### MEMBERSHIP

AIA, LEED AP, NCARB

Stuart Lachs currently leads the residential practice. Mr. Lachs is a registered architect with more than 30 years of experience, specializing in all types of housing including mid-rise, low-rise, and affordable housing throughout Connecticut, New York, New Jersey, and Massachusetts. His experience also includes high-rise office buildings and corporate office parks.

Mr. Lachs has worked with a range of developers from not-for-profits building their first affordable housing project to national REITs (Real Estate Investment Trusts) expanding into new markets. He is particularly skilled at developing innovative solutions to accessibility challenges.

### RESIDENTIAL

#### Avalon Yonkers

Yonkers, New York

Aiming to revitalize a historically industrial area of downtown Yonkers, this 757,000 sf development consists of approximately 590 units in three buildings on the waterfront. Designed for LEED for Homes and expected to meet the Silver certification.

#### Avalon Edgewater II

Edgewater, New Jersey

This 523,000 sf, 240 unit building is a redesign and reconstruction of an existing apartment building that was destroyed by a fire on 2015. Located along the Hudson River, the site is a short ferry ride from the West side of Manhattan.

#### Avalon Harrison

Harrison, New York

Adjacent to the Harrison, New York MetroNorth train station, on a site presently used as a surface parking lot for commuters, Avalon Harrison will introduce 143 units of housing, 30,000 sf of ground-level retail, and resident, retail and commuter parking to the new mixed-use transit neighborhood.

### **120 Old Post Road**

Rye, New York

122-units, luxury condo. 4 story, podium style, with underground parking.

### **Elk Homes, LLC Residences**

Mamaroneck, New York

A new four-story, 20,000 sf, 12-unit apartment building with a new adjacent paved parking area.

### **42 West Broad Street**

Mount Vernon, New York

New 200,000 sf residential development, with ground floor retail and plaza. Renovation and expansion of an existing garage.

### **Avalon Norwalk**

Norwalk, Connecticut

Design of 300 units of luxury apartments atop a 2-level, 470-car concrete parking deck. The new housing units will be integrated with an existing office building and retail stores.

### **Metro Green**

Stamford, Connecticut

Full master planning and architectural services for this 3-phase, transit-oriented, mixed-use development in Stamford's South End that will eventually contain 255 mixed-income urban housing units. The building complex encloses a private landscaped courtyard, public plaza, and structured parking. The first and second phases included two buildings containing 50 units each. The third phase will consist of two buildings, a 117,095-sf, 11-story, block and plank building containing approximately 131 units, and a 2-story wood-framed walk-up building of 21,762 sf containing 22 1-bedroom and two 2-bedroom units. The development achieved a LEED-ND Gold rating and each building was designed to achieve LEED-NC Gold Certification through the integration of green building technologies, including recycled content, materials and finishes, and energy efficient appliances.

### **Seventy Five Tresser**

Stamford, Connecticut

Architectural design for a new 4-story, mixed-use building consisting of 344 rental apartments, 5,000 sf of retail space, and an amenity space which includes a fitness center, dog washing room, and a teaching kitchen for cooking demonstrations. There is also parking for more than 450 cars. The building is wood frame construction over concrete podium, portions of which are constructed as landscaped courtyards for residents' use.

### **220 Water Street**

Brooklyn, New York

Conversion of early 19th century warehouse building in the DUMBO section of Brooklyn into 135 luxury rental apartments. Located in a National Parks Service Landmarks district, the building includes a basement parking garage, fitness room, rooftop patio, and a skylit lobby space.

### **XChange at Secaucus Junction: Buildings A, C, D, I, & J**

Secaucus, New Jersey

Design of five luxury rental buildings totaling more than 2,000 apartments, each consisting of a wood frame residential portion with fitness center, media room, and business center built around a concrete parking structure. Two of the buildings are joined by a 33,000 sf amenity facility, and one of the buildings contains 30,000 sf of retail space. This transit-oriented community is located within walking distance of the NJ Transit Secaucus Junction Train Station.

### **Avalon East Norwalk**

Norwalk, Connecticut

Design of 240 units of market rate apartments in East Norwalk. The 4-story brick and siding clad building encloses a large private landscaped courtyard and will contain a mix of one-, two-, and three-bedroom apartments and a variety of amenities for the residents, including an outdoor pool, a fitness center, and a business center.



# ANDREW OSTRANDER AIA

## SENIOR ASSOCIATE

### EDUCATION

Bachelor of Architecture, Roger Williams University

### REGISTRATION

New York

### MEMBERSHIP

AIA

Andrew has more than 12 years of experience on a wide-range of projects including educational, senior commercial, corporate interiors and institutional work encompassing new construction, renovations, additions, and feasibility studies. He is currently working with our team on the Bobst Library seventh floor renovations. He works with the team to produce and coordinate detailed working drawings and specifications, and continues to monitor the design intent through to the completion of the construction administration phase. Andrew is also proficient in AutoCAD, Revit, and SketchUp software programs.

### RESIDENTIAL

#### Elk Homes, LLC Residences

Mamaroneck, New York

A new four-story, 20,000 sf, 12-unit apartment building with a new adjacent paved parking area.

#### Extell Development: Point Street Landing

Yonkers, New York

The 20-acre mixed-use development fulfills the City’s goal to revitalize its waterfront and downtown districts. The new neighborhood comprises five blocks of low-rise, five storied wood frame construction over a two-level, cast-in-place concrete podium that provides structured internal parking with landscaped interior courtyards. The development frames dynamic views of Manhattan, the Palisades, and the Hudson River Valley.

#### Avalon Yonkers

Yonkers, New York

Aiming to revitalize a historically industrial area of downtown Yonkers, this 757,000 sf development consists of approximately 590 units in three buildings on the waterfront. Designed for LEED for Homes and expected to meet the Silver certification.

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## **EDUCATION**

### **NYU: Elmer Holmes Bobst Library 7th**

#### **Floor Renovation**

New York, New York

The 27,200 gsf seventh floor renovation unites the extensive media-rich resources of the Avery Fisher Center for Media and Music (AFC) with the University's M (Music) Print Collection. The design solution creates distinct vicinities for both print and special collections and accommodates study options ranging from single and dual multi-media carrels, to traditional classrooms.

### **Mindspark\***

Yonkers, New York

Construction documents and construction administration for the adaptive re-use of the Otis Elevator building, which dates to the mid-1800s. Over 40,000 sf of mill space was converted into a high-tech web-development office space.

### **King Low-Heywood Thomas – Performing Arts Center\***

Stamford, Connecticut

Design and construction documents for a new performing arts center. Including a 400 seat theater, band and chorus rehearsal rooms, private practice rooms, and staff offices.

### **Greens Farms Academy – Performing Art Center and Center for Global Studies\***

Southport, Connecticut

Programming and design documents for the new performing arts center, and new global studies addition. Incorporated a 450-seat theater and gallery space, linked to the existing music and practice rooms via underground hallway. New high tech A/V classrooms were included as part of the new connection to the existing building.



# 2

## CONCEPTUAL DEVELOPMENT PLAN

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2.1 Conceptual Design Narrative

2.2 Concept Plans and Massing Diagrams

2.3 Concept Elevations

2.4 Renderings

2.5 Design Principles

2.6 Zoning

## 2.1 CONCEPTUAL DESIGN NARRATIVE

### THE PROPOSED DEVELOPMENT PLAN

AvalonBay Communities, Inc. (Avalon) proposes to redevelop the Freightway project site into a high-quality and vibrant mixed-use development comprised of four primary components – residential apartments, retail/live-work spaces, a shared-use parking garage, and public spaces.

As illustrated on the following plans and diagrams, Avalon’s proposed redevelopment plan would utilize the entire 2.72± acre site west of the MetroNorth tracks. A portion of the approximately half acre site east of the tracks would become a landscaped village plaza.

The proposed plan is comprised of a new parking garage with the Public (commuter and retail) and Residential (Avalon) portions segregated. The non-residential component of the development includes approximately 3,500 s.f. of retail/live-work space along the Popham Road Bridge. As illustrated in the elevation graphics, the intent is to create a streetscape that both reflects and enhances the existing character of Scarsdale’s Village Center core.

A variety of pedestrian access points and an extension of the MetroNorth NY-bound train platform would enhance commuter access from the garage and points south to the trains.

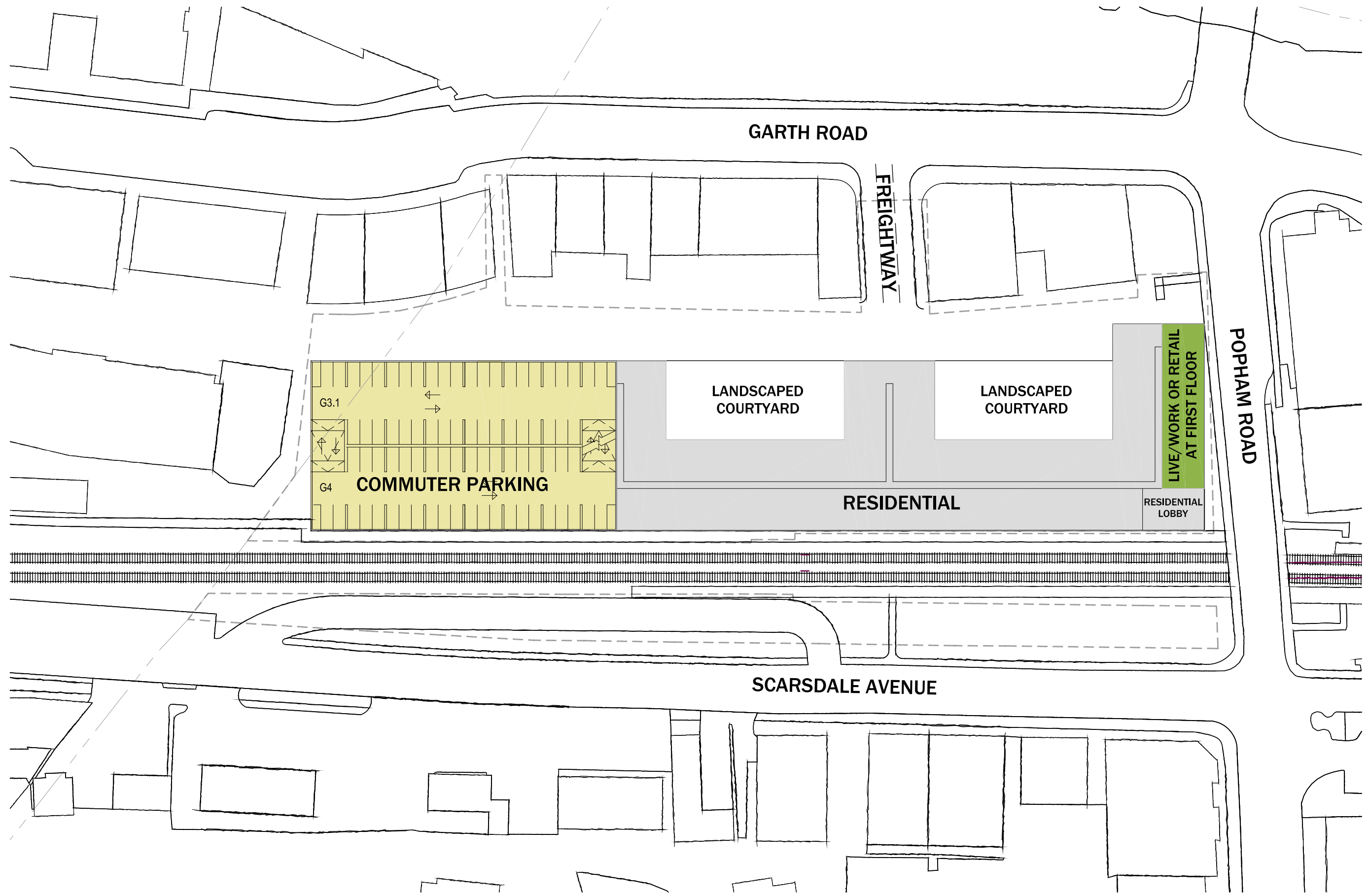
A significant component of the proposed development is the construction of a 6 level parking garage with sufficient space for in excess of 750 cars through the use of valet parking. The proposed garage would be set well back from Garth Road (similar to the existing garage) and be “wrapped” by the residential building, thereby mitigating its visual impact along Popham Road and from the Village Center. Based on projected trends in alternative transportation options (autonomous vehicles, shared-use vehicles, Uber and other on-demand services) we have chosen to utilize a valet parking scheme to minimize the infrastructure constructed now. Future reductions in traditional automobile use would allow for a reduction or elimination of the valet services.

The residential component of the plan includes approximately 225 residential apartments situated in a 5-story building constructed over the residential parking garage. As noted above, this building would partially conceal the public parking garage.

Typical of all high-quality Avalon communities, the residential component would offer extensive amenities to its residents, including leasing office with concierge, club/game room, fitness center, lounges, pet spa and maker spaces, etc.

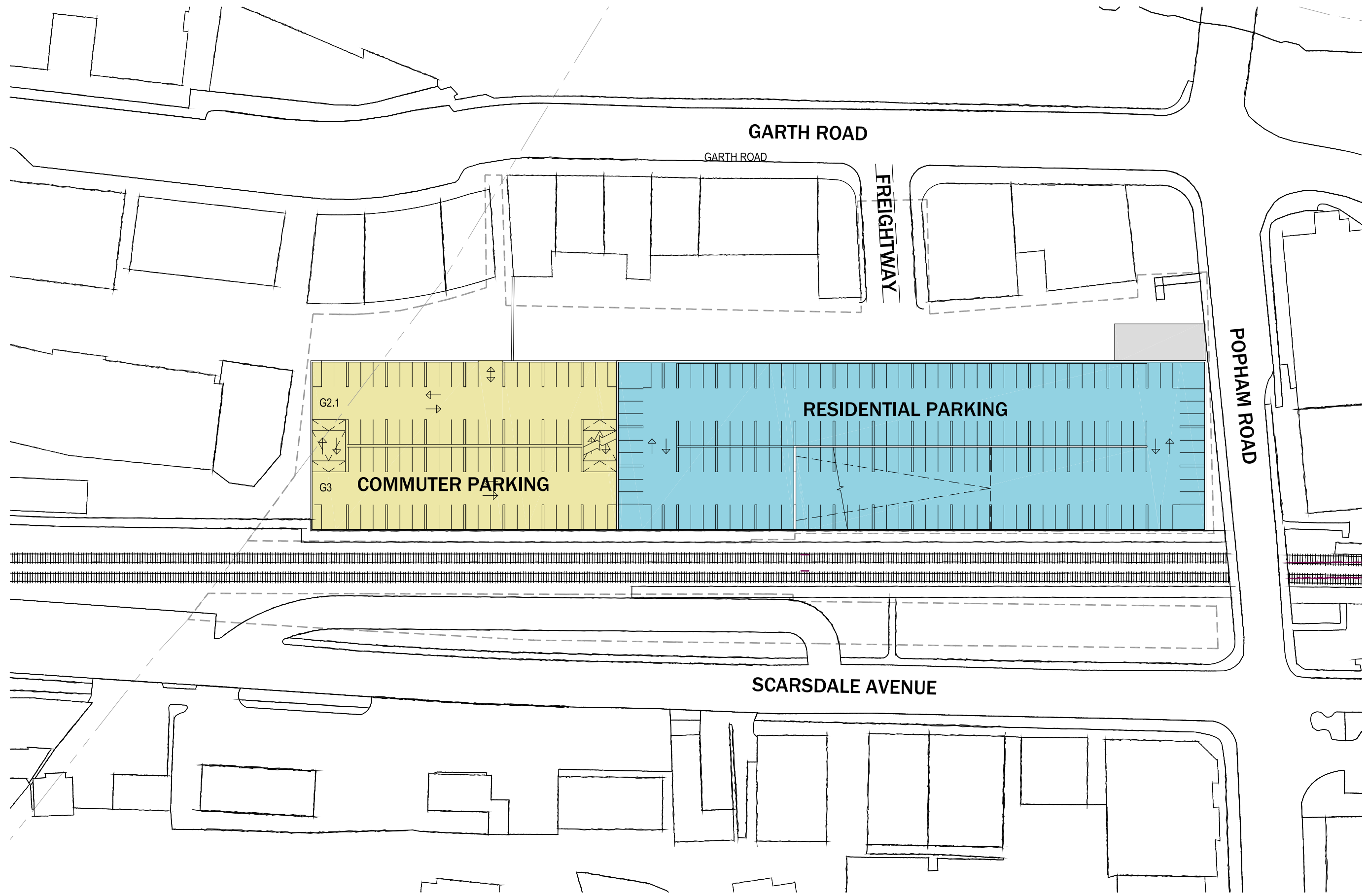
The plan also includes a village plaza at the corner of Popham Road and Scarsdale Avenue that would create a pedestrian-friendly space at this vital corner. A re-configuration of the Scarsdale Avenue parking area to improve drop-off and pick-up would provide better service to commuters coming from areas east and south of the Village Center.

We have developed our proposed plan with the intent of addressing all seven principals outlined in the village’s February 2018 Redevelopment Study



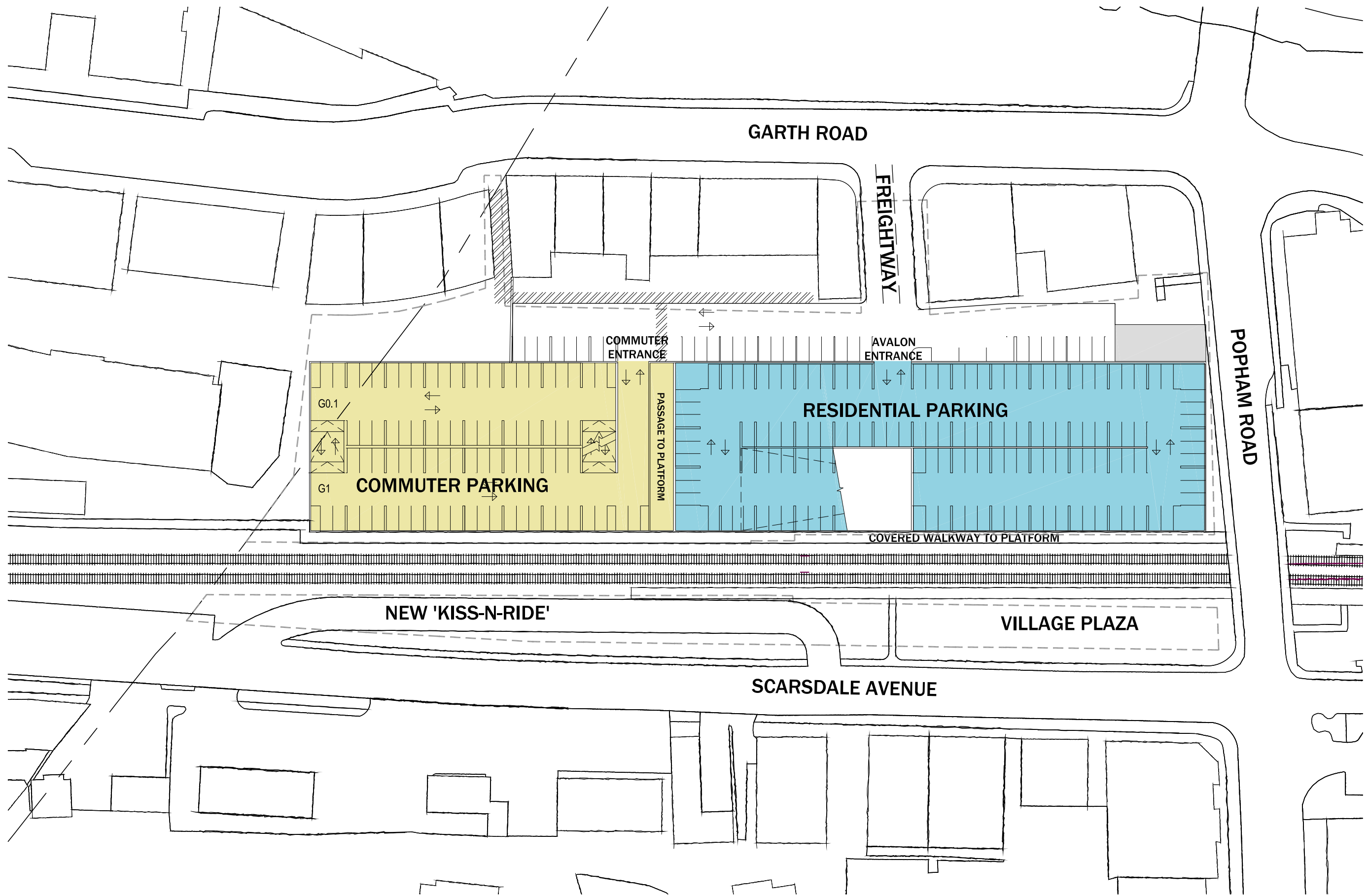
**TYPICAL RESIDENTIAL LEVEL**

The Village of Scarsdale Freightway Redevelopment Site RFEI



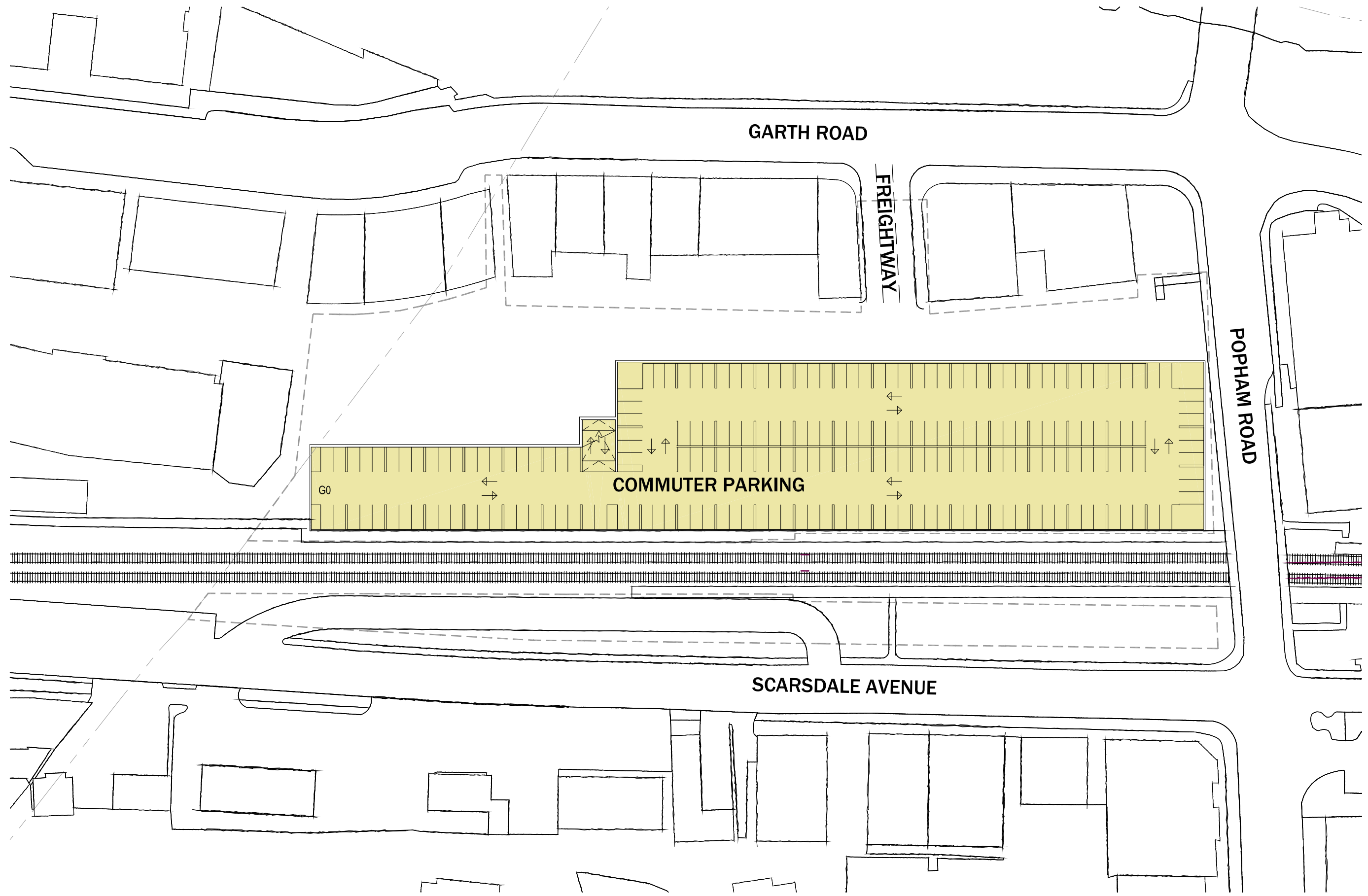
**UPPER PARKING LEVEL**

The Village of Scarsdale Freightway Redevelopment Site RFEI



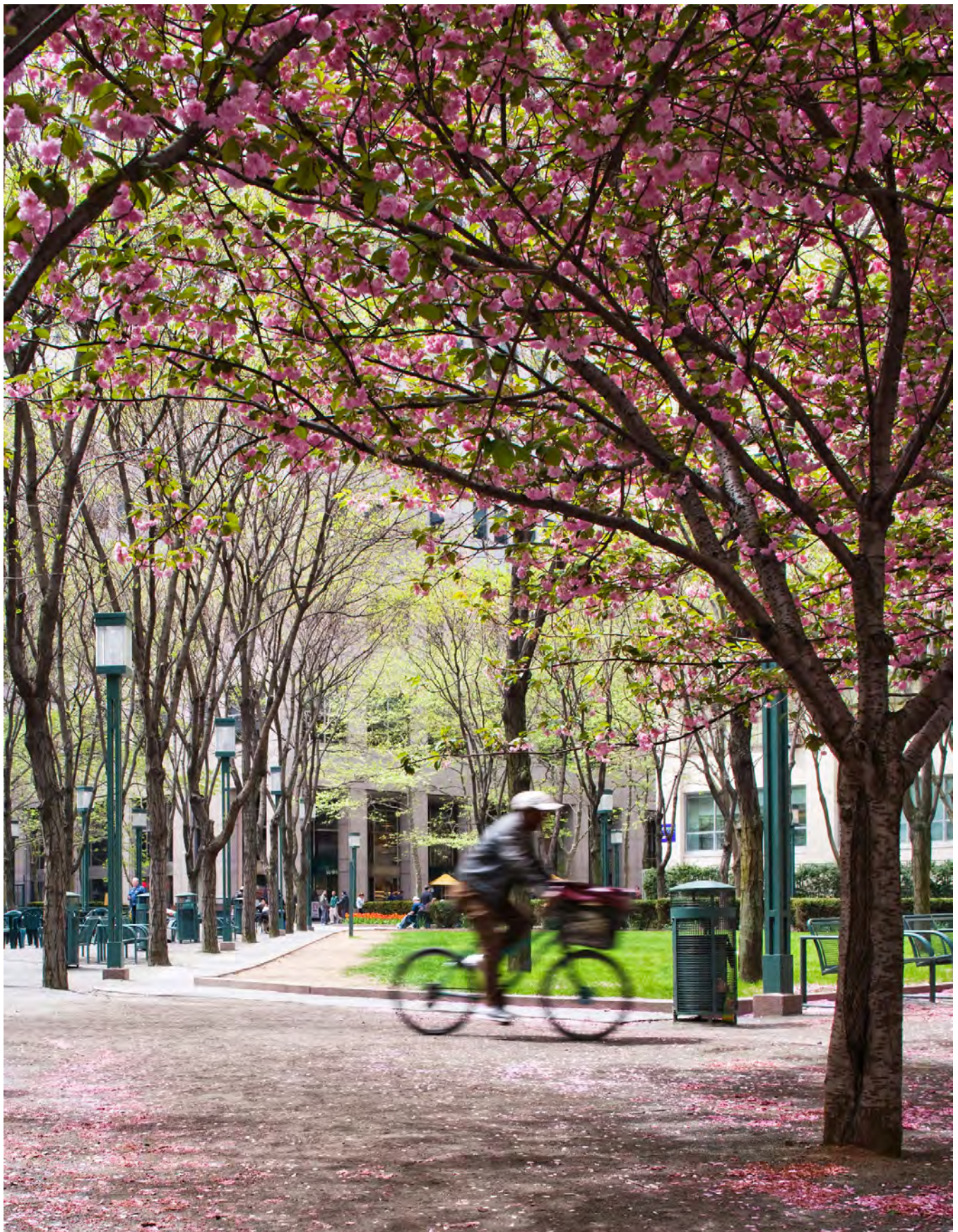
**GROUND FLOOR LEVEL**

The Village of Scarsdale Freightway Redevelopment Site RFEI

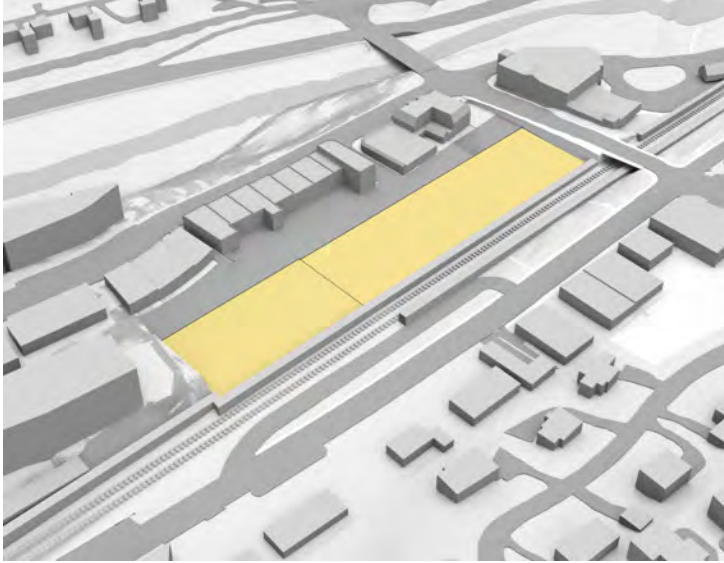


**BASEMENT PARKING LEVEL**

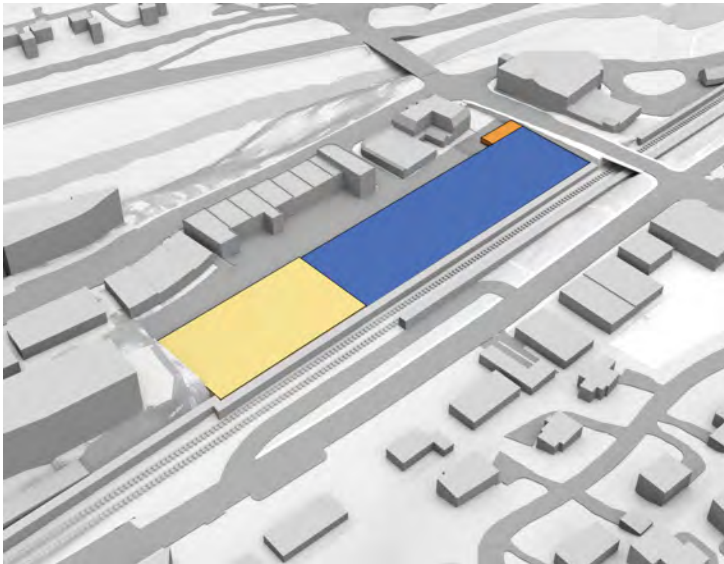
The Village of Scarsdale Freightway Redevelopment Site RFEI



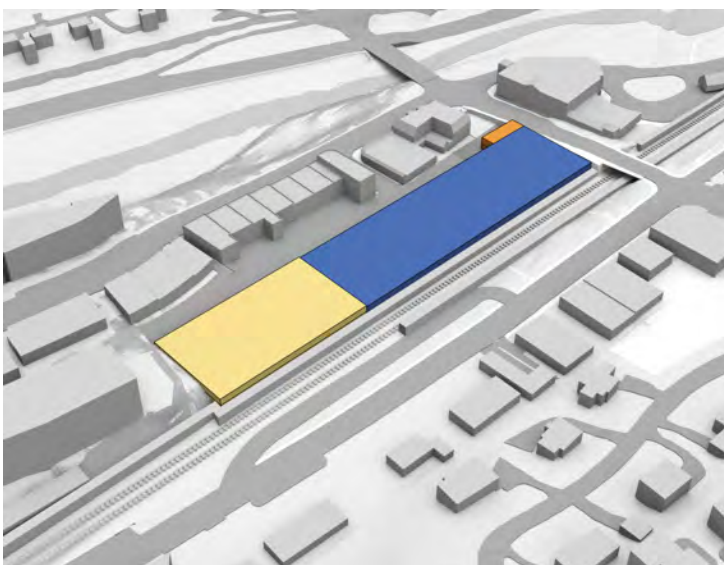
## 2.2 CONCEPT PLANS AND MASSING DIAGRAMS



**BASEMENT LEVEL (G0)**



**GROUND FLOOR LEVEL (G1)**



**UPPER PARKING LEVEL (G2)**



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**FIRST BASEMENT LEVEL LEVEL (L1)**



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**FIFTH BASEMENT LEVEL LEVEL (L5)**



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**FULL BUILDING**

## 2.3 CONCEPT ELEVATIONS



**SCARSDALE AVE ELEVATION**



**GARTH ROAD ELEVATION**



**POPHAM ROAD BRIDGE ELEVATION**

## 2.4 RENDERINGS

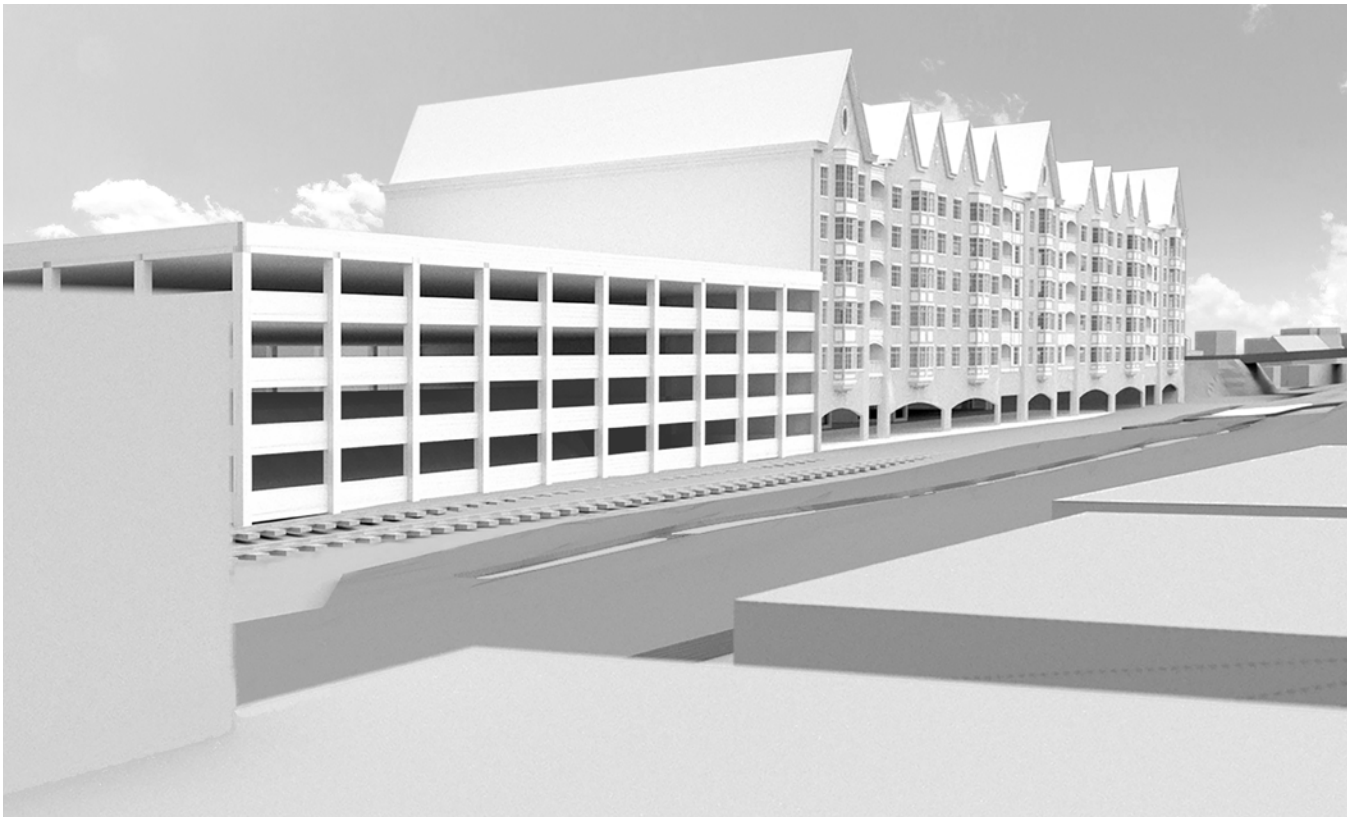


**GARTH ROAD VIEW**

## 2.4 RENDERINGS



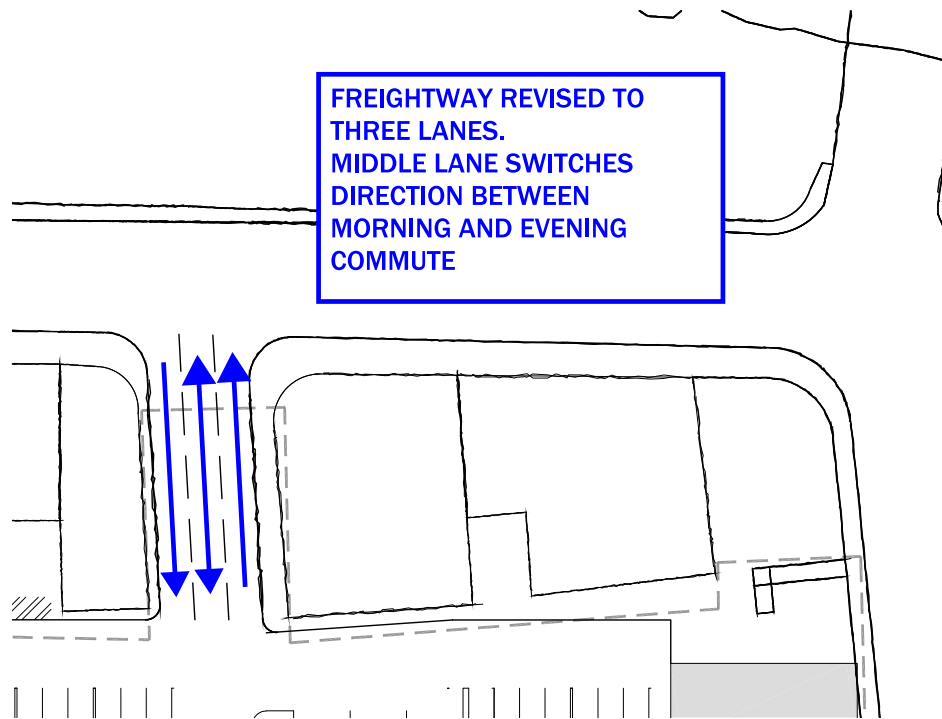
**POPHAM ROAD AND SCARSDALE AVENUE CORNER VIEW**



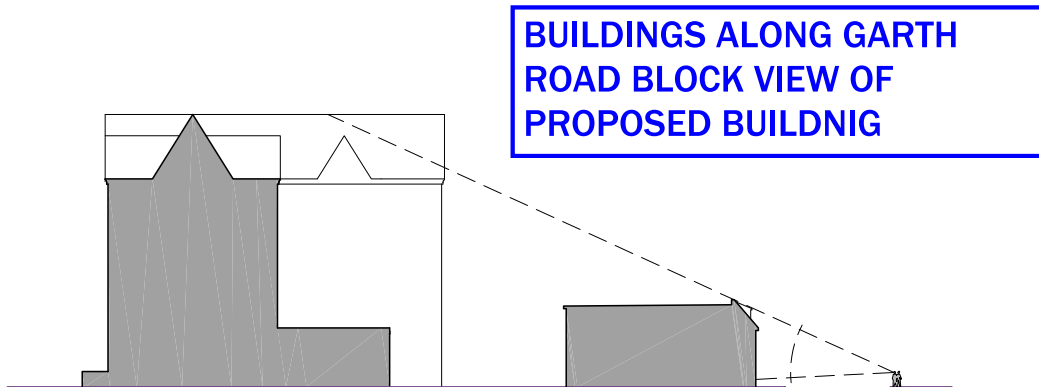
**SCARSDALE AVENUE VIEW**

## 2.5 DESIGN PRINCIPLES

We have developed our proposed plan with the intent of addressing all seven principals outlined in the village's February 2018 Redevelopment Study

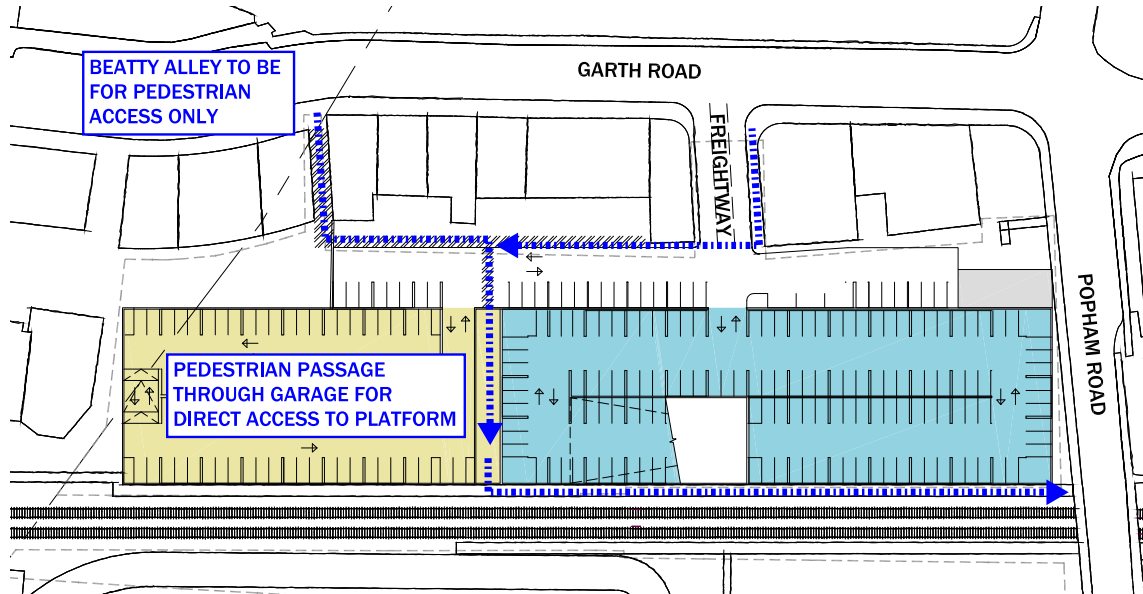


1. Improve parking and circulation: Our concept plan includes a garage designed for 750+ cars within a compact structure. It allows for zip-cars and bicycles. The footprint frees up surface spaces behind the Garth Road retail for shoppers and employees, and the platform extension allows for better pedestrian access to/from trains.
2. Public benefits: We are replacing an aging, under-capacity garage that is past it's useful lifespan with a new facility. The reconfiguration of the Freightway & Beatty access points improves circulation. The new village plaza at Popham Road and Scarsdale Avenue enhances commuter access to the train station. And the introduction of more than 200 apartment units will expand the Village Tax Base.



3. Contextual Development: The proposed new building has been sited so that the height and bulk are set back from Garth Road and partially concealed by the existing retail. The design respects the current zoning height limitations and does not exceed the height of the Harwood Building, traditionally tallest building in Scarsdale. We are proposing to utilize an architectural style for the facades that is contextual of Village Center. And we are placing the main residential entrance and retail on the Popham Road Bridge to establish a “front door” for an otherwise landlocked site.
4. Mixed Use Development: Our conceptual design is a mixed-use development that includes public parking, retail/live-work, residential, and a public village plaza

## 2.5 DESIGN PRINCIPLES



5. Connect and Integrate Freightway to Village Center: By placing the projects “front door” along the Popham Road bridge, we are enhancing the link between the Garth Rd corridor the Village Center core. The village plaza at the corner of Popham Road and Scarsdale Avenue improves the connection to the Village Center and points east and south of the train station.
6. Encourage green/sustainable features: Avalon is a Global Real-Estate Sustainability Benchmark (GRESB) partner and has a Building Certified policy that requires all new mid-rise construction projects to achieve third-party certification of environmental and energy efficiency from external rating programs such as LEED or ENERGY STAR. Please see Avalon’s Environmental Sustainability Policy attached in the appendix.
7. Consider long term impacts/changes to technology: In addition to our commitment to Environmental Sustainability, we recognize the changing role of the automobile in our society. Therefore, we have conceived of the parking facilities for this development with an eye towards accommodating future reduced demand without overbuilding today.

## 2.6 ZONING

We have developed a solution that generally conforms to the requirements of the existing Planned Unit Development - 1.0 (PUD - 1.0) Zone, including setbacks, height, parking. We intend to utilize the Incentive Density provisions of §310-28.1 B to obtain approval for a FAR of approximately 1.75.



**PERKINS  
— EASTMAN**

**DD|W|W**  
De|Bello|Donnellan|Weingarten|Wise & Wiederkehr, LLP

APPENDIX

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# OUR ENVIRONMENTAL SUSTAINABILITY POLICY



By developing, operating and investing in high density housing, we contribute to more efficient land use patterns and enable our residents to reduce their environmental footprint. Our goal is to ensure prudent environmental stewardship through a holistic approach that focuses on maximizing resource efficiencies, mitigating climate change risks, reducing greenhouse gas emissions, and reducing waste streams, while ensuring an effective use of energy, water and non-renewable resources. We also recognize that we have a role to play in communicating good environmental practices to all our stakeholders.

We work with associates, partners, suppliers and our residents to deliver on our environmental policy objectives. In order to accomplish these objectives, we endeavor to:

- Establish long-term goals that drive energy and water efficiency, among other CR goals, implementing improved efficiencies into our communities and reporting publicly on our progress toward these goals
- Independently audit and verify our energy, water, and waste data
- Develop and implement an energy use measurement and monitoring program
- Analyze the portfolio for risks associated with climate change and stronger storm cycles, and determine resiliency strategies to mitigate these risks
- Promote recycling and use of recycled materials, while striving to reduce the consumption of all materials wherever possible
- Work closely with our associates to develop and implement environmental improvement initiatives
- Enhance our supply chain's environmental sustainability and, where practicable, engage with and encourage suppliers and contractors who are actively minimizing their impact on the environment
- Support resident endeavors to achieve their environmental objectives, through developing and offering market-leading sustainable buildings with improvements in apartment operating efficiency
- Provide an environmentally sound workplace for our associates and establish standards that promote the use of environmentally friendly processes and materials that complement and enhance existing safety standards
- Communicate our Environmental Sustainability Policy and our commitment to environmental best practices to associates, residents and other stakeholders, and make the policy and our commitment known to the public

**PERKINS  
— EASTMAN**



**DD|W|W**  
DeBello Donnellan Weingarten Wise & Wiederkehr, LLP