



**Project Goals: Promise of Project Value**

Scarsdale will only move forward with a development if the project provides value to the community.

**FISCALLY RESPONSIBLE**

The **financial benefits** to Scarsdale must exceed the project costs

**SUSTAIN OUR COMMUNITY**

- Development features must meet the **long-term needs** for commuter and community **parking**
- Project features must improve the **connections** between the site and Village Center, Scarsdale Avenue and Garth Road
- Features will include spaces for **community use**
- Design will retain Scarsdale **character** and be **contextual** with the Village Center
- Design will enhance local **ecosystem** and promote **foot traffic**

**PLANNING FOR IMPACT**

Scarsdale will conduct ongoing and full assessments of the project's construction impact and the long-term impacts on: **PARKING, TRAFFIC, COMMERCE,** and our **SCHOOLS.**

**DOWN TO TWO:** After a methodical process that has thus far proved promising, Scarsdale is now poised to select a partner and continue exploration of the Freightway options.

**RIGOROUS SELECTION CRITERIA**

During upcoming due diligence, Scarsdale will review the potential preferred developer's track record, financial wherewithal, development programming, and the demonstrated ability to successfully partner with municipal governments.

*Once a preferred developer is selected, the real work begins to create a viable project that fulfills community goals. There remain many points for input, adjustment, review and even the ability to discontinue the work.*

*Considering the potential upside for **revenue, parking and vitality,** Scarsdale would be remiss not to seriously explore this opportunity.*



**For more information including documentation of efforts to date, visit: [www.scarsdale.com/freightway](http://www.scarsdale.com/freightway)**

*The potential redevelopment of the Freightway site is an important opportunity that could defray significant taxpayer costs while upgrading our primary commuter parking facility and enhancing our Village Center.*

**Issues**

The idea for a potential project on the Village-owned property at Freightway has been discussed for decades. Recent interest is rooted in two widespread trends:

**1 Aging Infrastructure**

*Based on an engineering study of the nearly fifty year old parking structure, Scarsdale is facing estimated costs of approximately \$2.5 million for short-term repairs, which may not last a decade. Costs for addressing the full set of issue for the structure are estimated up to \$25 million.*

**2 Weakening Community Retail Hubs**

*Retail trends have not been kind to local merchants as e-commerce giants make it harder and harder for brick and mortar retail to survive. This is occurring throughout the country and unfortunately, our Village Center is not immune.*

**Opportunities**

The fact that the Village owns the Freightway site, well-located by the train station, makes the opportunity for a TOD possible. Any development would be expected to upgrade our primary commuter and community parking facility, enhance our Village Center overall, and provide financial benefit for residents.



**Transit-Oriented Development (TOD)**

TODs are featured by our neighbors and in countless communities throughout the country to enhance vibrancy, livability, walkability, and sustainability near public transportation hubs.

**Is this right for Scarsdale?**

**The 8 Principles of the TOD standard\* for designing better streets and better cities**

- WALK** | Develop neighborhoods that promote walking
- CYCLE** | Prioritize non-motorized transport networks
- CONNECT** | Create dense networks of streets and paths
- TRANSIT** | Locate development near high-quality public transport
- MIX** | Plan for mixed use
- DENSIFY** | Optimize density and transit capacity
- COMPACT** | Create regions with short commutes
- SHIFT** | Increase mobility by regulating parking and road use

\* Institute for Transportation and Development Policy

**Many TOD features align with Scarsdale Goals**

December 2019  
You Are Here



\* Timeline not to scale

## Notes:

Village transparency and community input are now --and have always been-- cornerstones of Scarsdale governance. Scarsdale is committed to this methodical process to determine if the Freightway Village asset can be leveraged to improve PARKING, REVENUE and VITALITY for our community. Because the Village of Scarsdale owns the Freightway Site, the Village Board of Trustees is uniquely empowered to negotiate a public/private partnership on behalf of the community's best interest.

### IMMEDIATE NEXT STEPS for VILLAGE:

- Listen and Review** Dec 11 - Public meeting with two finalists
- Collect** community feedback through Feb 9, 2020
- Visit** sites developed by finalists and continue due diligence into each team
- Analyze** community input and confer with expert advisors
- Interview** finalists
- Deliberate + Negotiate** for Scarsdale, which can result in the ability to...
- Select a Partner** execute a non-binding term sheet with the preferred developer to continue to explore development potential