Table 2-1: Comparison of Alternatives

DEIS Analysis Area	Proposed Project	Alternative Ba – R15C	Alternative Bb – R15C (TH)	Alternative Da – R5C	Alternative Db – R5C (TH)	Alternative Ea – MF Zone	Alternative Fa – MF w 8 DUs per acre	Alternative G – R5 & R15 Clustered Zone (TH)
Project Description	188 multifamily units, including 19 affordable units in one building. 373 residents.	35 single-family lots. 128 residents.	25 single-family lots and 28 townhouses. 92 residents under the single-family home options and 47 residents (1BR)/65 residents (2BR) under the townhouse option.	73 single-family lots. 268 residents.	58 single-family lots and 28 townhouses. 316 residents under the single-family home option and 47 residents (1BR)/65 residents(2BR) under the townhouse option.	150 multifamily units in 1 building, including 15 affordable units. 275 residents under the multifamily option.	160 multifamily units in 1 building, including 16 affordable units. 315 residents under the multifamily option.	42 townhouses. 70 residents (1BR)/97 residents (2BR) under the townhouse option.
Wetlands	Wetland and wetland buffer will not be disturbed	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road and 35 house lots.	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road.	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road.	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road.	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road.	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road.	Direct disturbance to wetland for stormwater management. Wetland buffer disturbance for new road.
Soils and Topography	5.3 acres, or 56% of steep slope (>15%) disturbance on-site, or 30% of total Project Site.	Significantly greater steep slopes disturbance than Proposed Project.	Significantly greater steep slopes disturbance than Proposed Project.	Significantly greater steep slopes disturbance than Proposed Project.	Significantly greater steep slopes disturbance than Proposed Project.	Significantly greater steep slopes disturbance than Proposed Project.	Significantly greater steep slopes disturbance than Proposed Project.	Significantly greater steep slopes disturbance than Proposed Project.
Site Disturbance	Approximately 61 percent of the site will be disturbed by construction. *	Approximately 100% would be disturbed by construction. *	Approximately 100% would be disturbed by construction. *	Approximately 100% would be disturbed by construction. *	Approximately 100% would be disturbed by construction. *	Approximately 59% would be disturbed by construction. *	Approximately 59% would be disturbed by construction. *	Approximately 65% would be disturbed by construction. *
Stormwater Management	New stormwater management to improve water quality.	New stormwater management would improve water quality.	New stormwater management would improve water quality.	New stormwater management would improve water quality.	New stormwater management would improve water quality.	New stormwater management would improve water quality.	New stormwater management would improve water quality.	New stormwater management would improve water quality.
Vegetation and Wildlife	13.65 ac of green space will be preserved and enhanced. Significant amount of contiguous buffer with habitat value to be maintained. No impact to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of the Project Site would need to be revegetated. Lawn and green space would not be contiguous and would have less habitat value. No impacts to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of the Project Site would need to be revegetated. Lawn and green space would not be contiguous and would have less habitat value. No impacts to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of Project Site would need to be revegetated. Lawn and green space would not be contiguous and would have less habitat value. No impacts to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of Project Site would need to be revegetated. Lawn and green space would not be contiguous and would have less habitat value. No impacts to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of the Project Site would need to be revegetated. Lawn and green space would not be contiguous and would have less habitat value. No impacts to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of Project Site would need to be revegetated. Lawn and green space would not be contiguous and would have less habitat value. No impacts to threatened or endangered species.	Significantly more site disturbance than Proposed Project. Majority of Project Site would need to be revegetated. Lawn and green space would not be contiguous and would have less habitat value. No impacts to threatened or endangered species.

DEIS Analysis Area	Proposed Project	Alternative Ba – R15C	Alternative Bb – R15C (TH)	Alternative Da – R5C	Alternative Db – R5C (TH)	Alternative Ea – MF Zone	Alternative Fa – MF w 8 DUs per acre	Alternative G – R5 & R15 Clustered Zone (TH)
Historic and Archaeological Resources	No impact to historic resources. SHPO to determine if further assessment of impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment of potential impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment of potential impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment to potential impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if assessment to potential impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment to potential impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment to potential impacts to archeological resources is needed.	No impact to historic resources. SHPO to determine if further assessment to potential impacts to archeological resources is needed.
Infrastructure and Utilities	Adequate services available to support Proposed Project.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.	Adequate services available to support this Alternative.
Land Use, Zoning, and Public Policy	Zoning amendment required. Proposed use consistent with Comprehensive Plan.	Consistent with zoning and not consistent with Comprehensive Plan.	Consistent with zoning and Comprehensive Plan.	Zoning amendment required. Not consistent with Comprehensive Plan.	Zoning amendment required. Not consistent with Comprehensive Plan.	Zoning amendment required. Not consistent with Comprehensive Plan.	Zoning amendment required. Consistent with Comprehensive Plan.	Zoning amendment required. Not consistent with Comprehensive Plan.
Traffic	96 AM and 121 PM peak trips.	34 AM and 41 PM peak trips.	26 AM and 29 PM peak trips in single-family option; 14 AM and 16 PM peak trips in townhome option.	61 AM and 79 PM peak trips.	60 AM and 68 PM peak trips in single-family option; 15 AM and 18 PM peak in townhome option.	77 AM and 100 PM peak trips under the multifamily option.	82 AM and 106 PM peak trips under the multifamily option.	20 AM and 24 PM peak trips.
Off-site road improvement	Yes Improvements To Route 9A and Croton Dam Road. Improvements to the LOS	No improvement to LOS	No improvement to LOS	No improvement to LOS	No improvement to LOS	No improvement to LOS	No improvement to LOS	No improvement to LOS
Community Facilities	Estimated 16 school children. $350,000 community benefits fund.	Estimated 30 school children. No community benefit fund.	Estimated 22 school children under the single-family option, plus estimated 4 school children under the townhouse option. No community benefit fund.	Estimated 63 school children. No community benefit fund.	Estimated 50 school children under the single-family option, plus estimated 4 school children under the townhouse option. No community benefit fund.	Estimated 13 school children under the multifamily option. No community benefit fund.	Estimated 13 school children under the multifamily option. No community benefit fund.	Estimated 21 school children. No community benefit fund.

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Fiscal	Total tax revenues generated estimated as $1.05 million ($682,843 in taxes to OUFSD). School taxes generated will exceed costs associated with the increase in school children to the OUFSD. In addition, $350,000 community benefits fund proposed.	Total tax revenues generated estimated as $556,441 ($358,927 in taxes to OUFSD). School taxes generated would not cover costs associated with the increase in school children to the OUFSD. However, no community benefit fund.	Total tax revenues generated estimated as $842,610 ($543,519 in taxes to OUFSD). School taxes generated will exceed costs associated with the increase in school children to the OUFSD. No community benefit fund.	Total tax revenues generated estimated as $1.2 million ($748,620 in taxes to OUFSD). School taxes generated would not cover costs associated with the increase in school children to the OUFSD. However, no community benefit fund.	Total tax revenues generated estimated as $1.4 million ($881,936 in taxes to OUFSD). School taxes generated would not cover costs associated with the increase in school children to the OUFSD. However, no community benefit fund.	Total tax revenues generated estimated as $838,000 ($544,538 in taxes to OUFSD). School taxes generated will exceed costs associated with the increase in school children to the OUFSD. No community benefits fund.	Total tax revenues generated estimated as $894,000 ($580,840 in taxes to OUFSD). School taxes generated will exceed costs associated with the increase in school children to the OUFSD. No community benefits fund.	Total tax revenues generated estimated as $667,729 ($430,713 in taxes to OUFSD). School taxes generated will exceed costs associated with the increase in school children to the OUFSD. However, no community benefits fund.

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Construction	Site cut-and-fill would balance.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	Site cut-and-fill would balance.	Site cut-and-fill would balance.
Adverse Environmental Impacts that Cannot Be Avoided	No significant adverse impacts that cannot be avoided.	Adverse impacts to steep slopes and wetlands.	Adverse impacts to steep slopes and wetlands.	Adverse impacts to steep slopes and wetlands.	Adverse impacts to steep slopes and wetlands.	No significant adverse impacts that cannot be avoided.	No significant adverse impacts that cannot be avoided.	Adverse impacts to steep slopes and wetlands.
Irreversible and Irretrievable Commitment of Resources	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.	Land and building materials would be irreversibly and irretrievably committed. However, no significant adverse impacts anticipated.
Growth-Inducing Impacts	No significant adverse growth-inducing impacts anticipated.	No significant adverse growth-inducing impacts anticipated.	No significant adverse growth-inducing impacts anticipated.	No significant adverse growth-inducing impacts anticipated.	No significant adverse growth-inducing impacts anticipated.	No significant adverse growth-inducing impacts anticipated.	No significant adverse growth-inducing impacts anticipated.	No significant adverse growth-inducing impacts anticipated.
Effects on the Use and Conservation of Energy Resources and Solid Waste Management	New building would be designed with green building technology to reduce energy consumption.	New single-family homes would not be as energy efficient as the design considered for the Proposed Project Site.	New townhouses would not be as energy efficient as the design considered for the Proposed Project Site.	New single-family homes would not be as energy efficient as the design considered for the Proposed Project Site.	New townhouses would not be as energy efficient as the design considered for the Proposed Project Site.	New multifamily units would not be as energy efficient as the design considered for the Proposed Project. Site.	New multifamily units would not be as energy efficient as the design considered for the Proposed Project. Site.	New townhouses would not be as energy efficient as the design considered for the Proposed Project. Site.

Note: * Calculation of site disturbance to construct the alternative. Such disturbance includes the removal of trees and green habitat, excavation, installation of new roads, infrastructure, storm water systems and the footprint of the proposed alternative structures and parking areas.