

### DRAFT SCOPE OF SERVICES

*B&A will review the applications to establish boatyard/marina facilities consisting of three components: 1) a maintenance/storage facility at Davenport Landing, 2) in-water slips at the 14 acre peninsula, and 3) boat storage at 205 Magee. The Davenport Landing and 205 Magee components will be under common management but the in-water slips will be managed by a separate operator.*

*B&A will perform the following tasks:*

- 1 Compare the proposed boatyard/marina facilities to the capacities and services provided by the former Yacht Haven West (YHW) and quantify any reduction in capacity, facilities, uses or services. This study would use the data assembled with respect to services offered at YHW as set forth in the January 31, 2013 study prepared by B&A and would be in similar format. The study should state clearly whether there is any reduction in capacity, facilities, uses or services as compared to YHW.
- 2 Perform a peer review of the Applicants' market study and needs analysis with recommended revisions to produce a comprehensive and accurate study, giving consideration to the services and market area served by the former YHW facility. This will be responsive to the requirements of SRD-S J.4.d.3. (See attached)
- 2a Once the above tasks have been met, the consultant shall determine whether the proposed boatyard/marina facilities are responsive to and provide an appropriate level of services based on the revised market study and needs analysis.
- 2b Review the applicants' economic plan (pro-forma) and financial terms of the applicants' proposed boatyard/marina facilities to determine if they are feasible and economically viable, and the consultant shall make recommendations for any improvements.
- 3 Assess the operational efficiency of the site plan proposed for the Davenport Landing facility with consideration of size, layout and potential conflicts with vehicular and pedestrian traffic and adjacent retail, residential and industrial uses.
- 4 Assess the operational efficiency of the Davenport Landing facility with consideration of the channel traffic, depth, dredging, barge and vessel maneuvering in the navigable waters in the area surrounding such facility.
- 5 Compare the economic and operational feasibility, from the standpoint of the operator and boat owner, of the proposed facilities at three separately owned locations, operated by two separate operators, to a single contiguous facility controlled by a single operator.
- 6 Assess whether the plan to transport through city streets and to store boats at 205 Magee Avenue is functional and economically practical and is a competitive boat storage method in the market area.

### **III Report**

B&A will present its report to the Zoning Board of the City of Stamford. All communications concerning the report, requests, for additional information shall be directed solely to the Zoning Board.