

Introduction and Purpose

The Village of Tarrytown is soliciting qualifications and a statement of interest along with examples of prior waterfront development projects from experienced real estate developers for the preparation of a redevelopment plan, on dedicated Village parkland that is currently in use by the Washington Irving Boat Club. The Boat Club's former tenant was a well-known and frequented restaurant. Also on the site are dock space and boat slip space.

The Village seeks creative approaches to redevelopment of the property – for park-based uses and a long-term franchise agreement – and wishes to potentially establish long-term relationships with the developer(s)/operators. Public access along the waterfront, not just for clients or customers, is one of the top priorities of the long term plans for this site.

Intent

This RFQ/RFI may result in a short list of developers who would be invited to an interview with the Mayor and Board of Trustees, which could in turn result in the issuance of an official Request For Proposals for prequalified developers who pass the first stage of this process.

A. The Village of Tarrytown intends, but is not obligated, to use this process as the first step in selecting developer(s) to whom it will award negotiating rights.

B. The Village of Tarrytown reserves the right to waive any inconsistencies and take actions that are in the best interests of and optimize the benefits to the Village of Tarrytown.

The Economic Climate and Planning and Environmental Review Process

The Village of Tarrytown acknowledges that the current “post-COVID-19” economic climate poses serious obstacles to development/redevelopment. It is the Village of Tarrytown's intent to utilize this period of recovery to address the various planning, environmental/coastal and zoning challenges associated with this site, and lay the groundwork for a long-term franchisee to take over redevelopment and operation of this parkland site. The Village expects to establish an expedited planning schedule to facilitate this process, but also will be somewhat flexible with respect to construction commencement and completion dates.

Due Date

RFQ/RFI submissions shall include a three to five-page cover letter with supporting materials (see submission requirements). Submissions will be accepted from the date of publication, ending at 11 a.m. on September 22, 2021. The cover letter and supporting materials should be mailed to: Office of the Village Administrator, 1 Depot Plaza, Tarrytown, NY, 10591, and may also be e-mailed to Rslingerland@tarrytowngov.com. Submissions will be kept strictly confidential until after the opening deadline, at which time they become public documents.

Project Site

The 238 Green Street Site, which exists on dedicated parkland owned by the Village of Tarrytown, includes both the on-land property that comprises the current site of the Washington Irving Boat Club and land under water. On the southern

portion that is land under water, docks and boat-slips currently reside, serving approximately 90 +/- boats. Both the upland land and the land under water are 100% owned by the Village of Tarrytown.



Also on the site,

To the immediate north of the site, divided by a chain link fence from the site, is the parking lot that serves the Losee Park ballfields, Losee Park section of the Hudson Riverwalk and Losee Park Kayak Launch. To the east of the site is the Metro North Hudson Line rail line and Right-of-Way (ROW). To the west and south of the site is the Hudson River. In immediate view of the site is the Governor Mario M. Cuomo Bridge, and across the River are views of Nyack, Piermont and the Palisades. In the distance to the south, the New York City skyline is visible on clear days. The total acreage of the on-land site is two and a half (2.5) acres, and the total acreage of the lands under water is three and six tenths (3.6) acres. The site is

reachable on land by Green Street, west of the Metro North Hudson Line, and by recreational boats from the water.

The site itself is on fill and is enclosed along the water with sheet-piling bulkheads. An evaluation of the conditions of the bulkheads and ground will have to be performed to determine best, most suitable construction methods for all planned construction.

Project Background

Project History

For many years, dating back 30 years or more, the project site where the Washington Irving Boat Club and Sunset Cove Restaurant have operated has been a popular destination for people seeking to enjoy dinner and drinks along the Hudson.

The site improvements as they currently exist where the restaurant and bar operate are very basic and rudimentary and were inundated with some flood damage during tidal surges during Hurricanes Irene and Sandy. Repairs were made and the restaurant and bar were put back into operation soon thereafter. Nevertheless, it would be recommended that the current buildings be replaced with structures that are flood-safe and compliant with New York State building-codes for Base Flood Elevation (BFE) requirements. There is also a basic structure in the center of the site that is used for offices, a WIBC Clubhouse, and bar, although when that bar was last used is unknown – it would be recommended that this structure also be removed and/or replaced.

Related developments – RiverWalk

The Village of Tarrytown is working cooperatively with Scenic Hudson, New York State and Westchester County, to pursue the State's construction of a key segment of the Hudson Riverwalk, to connect the current Shared Use Path (SUP) from the Governor Mario M. Cuomo Bridge to the Riverwalk, points north and south. A segment of this new portion of path is conceived to pass immediately east of the 238 Green Street site, and would be constructed over Metro North property. Tarrytown and Scenic Hudson are working very cooperatively with County and State partners to pursue this segment of Riverwalk being constructed.

Best Vision Forward

Considering the past and current popularity of the site and anticipating the potential for increased pedestrian and foot traffic that will result from connecting the Riverwalk to the Shared Use Path (SUP), the Village seeks to have the site improved with park-related amenities that would serve as a regional tourist attraction.

The Village of Tarrytown is looking for examples of sites with park amenities, for example restaurants, marina, docks, bike rentals, kayak rentals, etc. Creativity within the response and past work will be given high consideration.

Since this is parkland, there should not be any examples submitted with a residential component.

The Village is only interested in receiving responses to this RFQ/RFI from developers/ who have successful experiences with creative waterfront projects integrated with the community. Pluses will

include local governmental involvement, strong financial and personnel resources enhancing the long-term outcome after an agreed upon timeframe to complete after the approval period, and who would during a later phase RFP process have an opportunity to present a vision that considers the current and future potential of the site.

Growth Trends and Economic Information for the Tarrytown Waterfront

The Tarrytown Waterfront continues to be the subject of a renaissance of redevelopment.

Twenty years ago, the waterfront was the site of the County Asphalt property and the underutilized Anchor Motor Freight property, with the Tarrytown DPW and the Recreation offices in a former sewage treatment plant in key waterfront locations. Since then, these properties were redeveloped (County Asphalt and Anchor Motor Freight) by National Resources into 230 +/- luxury condominiums known as Hudson Harbor. The Village DPW was relocated in conjunction with this redevelopment to Dixon Street, and the former sewage treatment building was replaced with an attractive new Recreation Building with Fitness Center and outdoor municipal pool. Tarrytown and Scenic Hudson worked together to create a very popular segment of the Hudson Riverwalk that runs from Sleepy Hollow through Pierson Park, which on weekends attracts thousands of visitors. The formerly under-maintained ballfields and park at Losee Park were improved and upgraded, the 1950's style stadium lighting was replaced with LED ballfield lights with grant assistance from the New NY Bridge Community Benefit Fund, the Hudson Riverwalk was improved and extended along the waterfront of the park with grant assistance from the New York State Department of

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State and Westchester County, and the waterfront shoreline was upgraded and naturalized with grants from the New NY Bridge Community Benefit Fund and the NY State DEC Estuary Fund. There has been a renaissance taking place along the Tarrytown Waterfront, and the Village of Tarrytown would like to continue these trends with the location at 238 Green Street.

Demographic and Economic data

Tarrytown's basic demographic and economic data (source City-Data.com, as of 2019, 2020 US Census data is still pending.) are as follows:

Population (est.) – 11,370

Median Age – 44.8 years

Est. Median Household Income - \$130,849

Est. per capita income in 2019 - \$72,409

Est. median house or condo value - \$630,593

As of this writing, there are approximately three dozen (36) local food establishments, ranging from deli's and coffee shops, to high end restaurants. While the pandemic has impacted everyone economically, the local restaurants remain viable. The restaurant at 238 Green Street is under new management but continues to attract a popular base of people to eat out and enjoy drinks along the Hudson River.

Local businesses report that a high percentage of their clientele come from New York City via train, including Brooklyn, The Bronx and Manhattan.

Existing Zoning and land descriptions

The property is designated municipal parkland, and must be utilized for parkland related purposes and attractions. These include restaurant, docks and

marina, and limited retail to support area park-related uses.

The Zoning on the property is Waterfront District (WD). Tarrytown Zoning Code: <https://ecode360.com/10676381>

Maximum building height is forty two feet (42') for a flat roof, and forty five feet (45') for a pitched roof. (See Chapter 305-43 A (6) for more detail)

The following is the link to the Village of Tarrytown's Comprehensive Plan, updated in 2018: <https://www.tarrytowngov.com/village-trustees/webforms/village-of-tarrytown-comprehensive-plans>

The upland acreage of the site is approx. 2.5 acres

The acreage of land under water approx. 3.6 acres

The property is within the 100-year Flood Plain and is subject to tidal influences, including periodic inundations of the parking lot and an existing repair shop.

Parking: The parking for the property is currently limited to on-site parking, but that could be expanded and the footprint of any development may be expanded to include the parking lot that serves Losee Park (aka Lot G), but access to the Hudson River and the Losee Park Kayak Launch must remain and be unimpeded.

Hudson River access – as required by the New York State Department of State, which oversees the Federal Coastal Zone Management Program, and as planned to be added to the Villages Local Waterfront Revitalization Program (LWRP), access to and interaction with the Hudson River must be

maintained, especially in the form of walkways or promenades. These may include some outdoor cafés and seating, but they may not impede public access to and from the Hudson.

Excerpt of Zoning Map:



It is the Village's position that this redevelopment falls in line with the Village's Comprehensive Plan (2018) and Local Waterfront Revitalization Plan (LWRP) and the Village is prepared to update these documents, where and if necessary, to include this project as part of the new vision for the waterfront. There is connectivity and access for pedestrians and bicyclists, as well as people traveling by car or boat.

Other examples of similar locations on municipal parkland exist along the Hudson River or LI Sound Shore waterfronts in Westchester, including examples like the restaurant at Rye Town Park in Rye, NY, or the Playland Park Pier Restaurant & Tiki Bar, Rye, NY.

Submission Requirements

A three- to five-page summary cover letter briefly summarizing all of the following items is required. You may attach additional information as you deem appropriate. Site plans and detailed financial pro formas are not required at this time.

Village of Tarrytown's Vision

The property at 238 Green Street presents an exciting opportunity to provide Waterfront revitalization, for parkland-related purposes, along the lines of what has been allowed at this site in the past, but with a vision for the future.

Redevelopment of the site as more of a regional attraction falls in line with all of the other development and redevelopment that has taken place along the Tarrytown Waterfront in the past 15 years. There is adequate parking on site and in the immediate vicinity including Parking Lot G, and more on-street parking along Green Street. The site is also a short walk from the Tarrytown Metro North Train Station, and is easily accessible to and from the Hudson Riverwalk.

- A. Development team description and prior examples and track record of work on similar projects.
- B. Team experience:
 - Previous projects:
 - Project names, locations, photos, construction value, year, team member's role in project.
 - Project references, including governmental bodies involved.
 - Key team member resumes are allowed but not required.
 - Financial overview and capabilities

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C. Project concept examples

- Public/private partnership approach.
- Design concepts, users, developer's/architect's approach and how these were phased in the past.
- Financing, funding, marketing and roles of public and private sectors.
- This first phase as an RFQ/RFI is primarily to receive qualifications and expressions of interest, and to show the Village what you've done elsewhere.

Additional Information

For additional information, please contact:

Richard Slingerland, Village Administrator
914-631-1785

Mail to : rslingerland@tarrytowngov.com

Donato "Dan" Pennella, Village Engineer
914-631-3668

dpennella@tarrytowngov.com

The Tarrytown Comprehensive Plan, and the Station Area Study Tarrytown Connected are both available online on the Village's website:

www.tarrytowngov.com

<https://www.tarrytowngov.com/village-trustees/webforms/village-of-tarrytown-comprehensive-plans>

Selection Criteria

- A. Qualifications
- B. Relevant experience
- C. Project concept
- D. Vision for the site
- E. Implementation approach
- F. Other

RFQ Schedule and Supplemental Material

A. Due date for the RFQ/RFI

September 22, 2021

B. Review of Qualifications and Letters of Interest and short list: Est. first 30 days

C. Schedule and interview: Est. second 30 days

A decision is planned to be made in December, 2021, or January 2022.

After a decision is made on the short list of prequalified developers/operators, a Request for Proposals (RFP) will be issued in 2022.