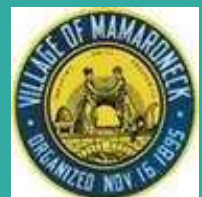
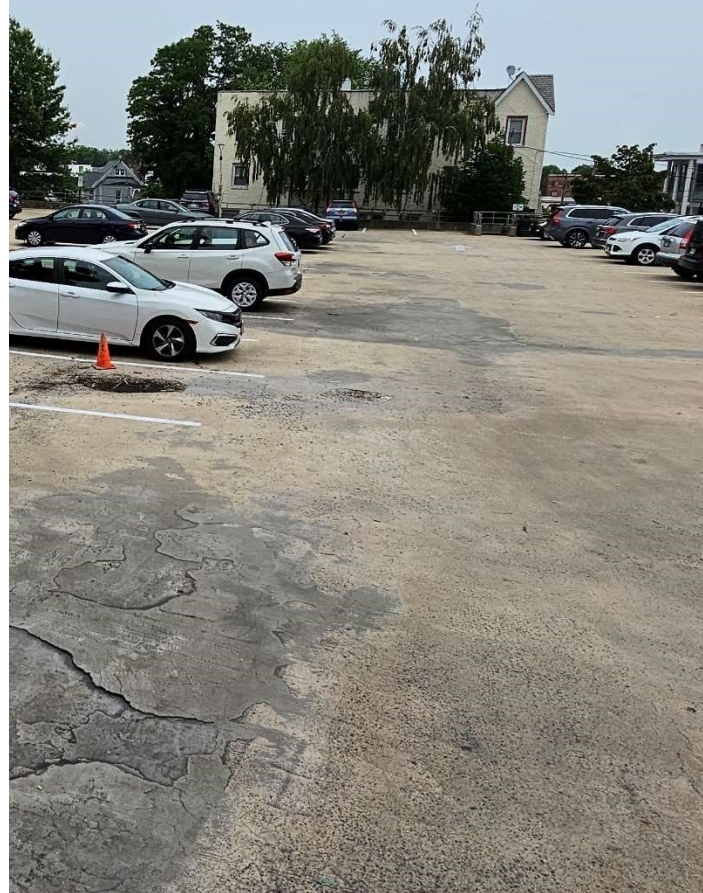


Request for Proposals

AUGUST 17

**Hunter Tier All-Affordable Mixed-Use
Development**

Village of Mamaroneck



Intent

The Village of Mamaroneck, New York, (hereinafter “Village”) solicits proposals from firms or organizations experienced in the development of complex downtown mixed-use all-affordable housing projects that incorporate residential spaces and publicly accessible parking for a property currently referred to as the Hunter Tier Parking Deck.

It is the intent of the Village to establish a relationship with the successful Responder who will be requested to submit to the Village a Term Sheet that specifically outlines a project concept, contains illustrations/renderings, describes public benefits including unencumbered ownership or lease of the public parking areas by the Village of Mamaroneck, addresses project financing and delineates the responsibilities of the successful Responder and that of the Village of Mamaroneck. Submissions are not required to contain detailed architectural drawings or other site details. Submissions should include conceptual illustrations or renderings, including a site plan that shows the anticipated height of buildings, setbacks, number of residential units, square footage of government office space or community space, number of project related parking spaces, number of public metered parking spaces, public amenities, green building elements, potential impact to school enrollment, and linkages with the core of the Central Business District.

Focus should be placed on the integration of the Hunter Tier site, physically or in the design, with the municipal building located at 169 Mamaroneck Avenue, the Mamaroneck Public Library at 136 Prospect Avenue, and be architecturally compatible and supportive of the Downtown Business District ambience. Setbacks and methods of limiting the impacts of any construction activities and post construction operations on abutting properties are important. The Village Board’s goal for seeking proposals is to gain an overview of the possibility for an all-affordable mixed-use development on the Hunter Tier site in a quality and tasteful manner. The Village Board expects submissions to be creative but also practical to address typical challenges associated with development in a downtown, around such issues as design, parking, height, neighborhood context, traffic, setbacks, massing and amenities. Key elements to be presented in the overview for the Village Board is the quality of what is being proposed;

financial viability of the proposal; legal model; public benefits and integration with the Central Business District.

General Information

The Hunter Tier Parking Deck covers 40,030 square feet, and is shown as Section 9, Block 7, Lot 281 on the Town of Mamaroneck Tax Map. The site is located within walking distance of multiple mass transit options including Metro-North's Mamaroneck Train Station, and Westchester County Bee-Line bus stops. It is also located within walking distance of the Village's Central Business District, Public Library, and Harbor Island Park, a 44-acre park located on Long Island Sound.

The property is zoned C-2. The C-2 is a commercial zone that allows, as a primary use, the development of multi-family housing with a Floor Area Ratio of 2.5 for an all-affordable development with at least 10% of the units being fair and deeply affordable (i.e. 25% - 35% of the Area Median Income).

The four primary objectives for the development of the site are:

1. Provide affordable housing at varied income levels.
2. Provide public parking, especially short-term parking.
3. Improve the aesthetics of the area and integrate the site with the Central Business District while maintaining Village character.
4. Provide public amenities and financial benefits to the Village.

Property Description

Deed

Please see Attachment for the Deed.

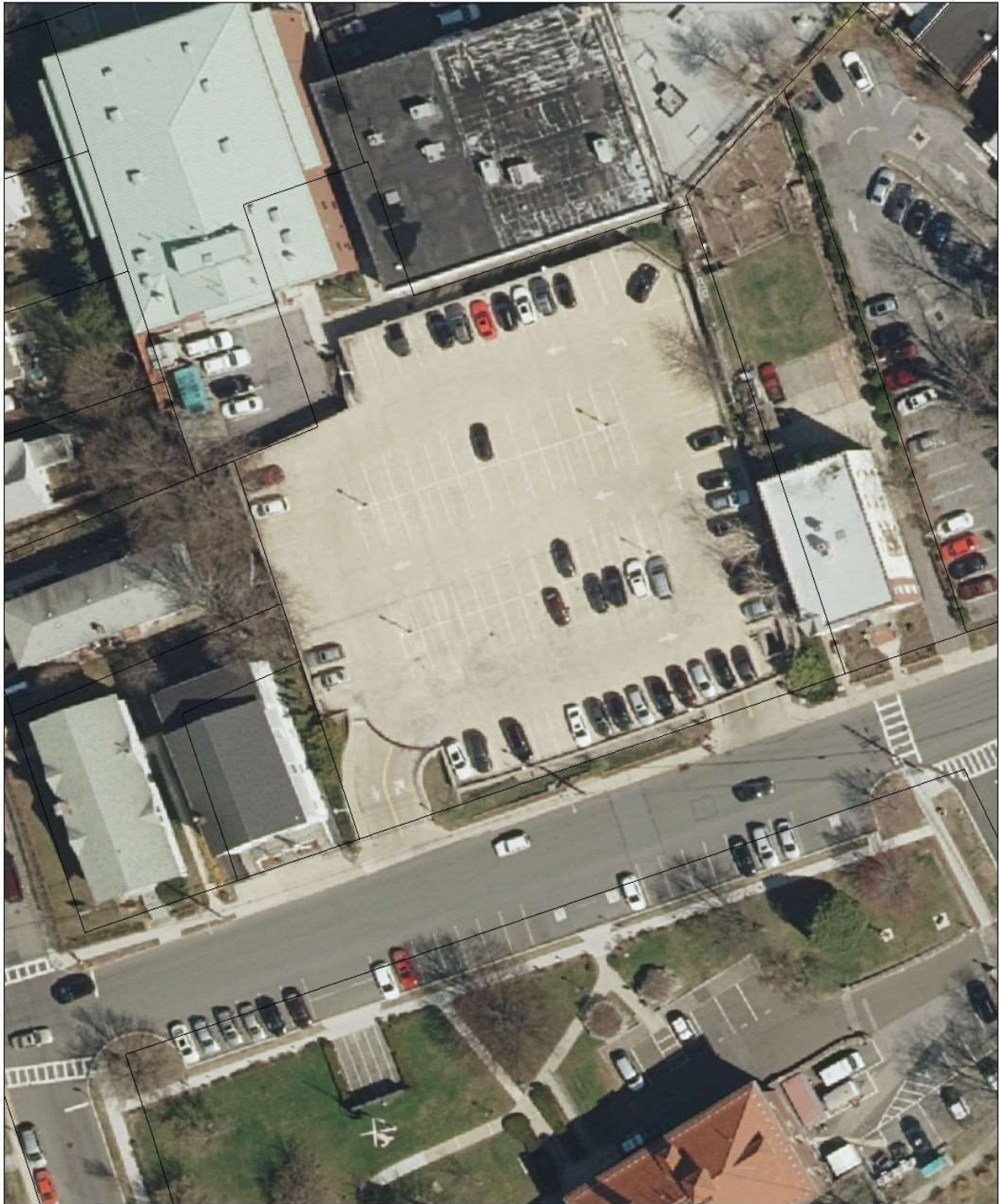
Zoning

The property is currently C-2


Utilities

- Water: Public
- Sewer: Public

Hunter Tier



6/16/2023, 1:41:13 PM

 Parcels

1:564

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Proposal

The Village shall not be liable for costs incurred in the preparation of a response to this RFP or in conjunction with any presentations before the Village Board of Trustees or local agencies. Responders are required to submit ten (10) copies and one digital copy of the proposal in a form that is typed, bound, paginated, indexed, and numbered consecutively. All materials developed under this RFP shall become the possession of the Village of Mamaroneck. Responders shall submit proposals that conform to the following components, aspects, features, and requirements for the subject site:

1. Full compliance with the Village zoning for a site located in C-2 zone.
2. Must include all-affordable residential housing, parking to serve the new facilities and public parking with easy accessibility to serve employees and shoppers/visitors to the Central Business District, Emelin Theater, Public Library, and Village Municipal Building.
3. Illustrative site plan showing setbacks, height of structures, number of housing units, square footage of retail, open space, public amenities, project required parking spaces, public parking spaces, linkages to downtown core, open space, and other site elements.
4. Floor plan for each proposed level indicated.
5. Illustrative elevations displaying the north, south, east, and west views.
6. Description of architectural features that can be used to decrease the appearance of massing on the site.
7. Illustrative view of Prospect Avenue showing traffic lanes, traffic movements, sidewalk, landscaping, lighting, and other pedestrian amenities in context with the proposed structure.

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8. Conceptual illustration of landscaping of the entire site with an example of the landscaping.
 9. Construction staging plan and discussion of construction impacts as to how the project will be managed to limit impact on neighbors and especially the public library, Emelin Theater, and police station/municipal building, in particular with respect to noise and traffic during the construction period.
 10. As the Village is seeking to realize the development of this lot with all-affordable housing, it is seeking proposals that include building and site designs that reduce the tenants' energy, water usage and cost, and limit the project's environmental impact. Proposals that meet Passive House, LEED or other energy efficiency standards are preferred. Proposers are encouraged to reach out to energy efficiency rebate programs, as well as lender and State incentives. Details regarding sustainable design features should be incorporated into the proposal.
 11. General description of an approach to lighting to lessen the use of light poles, bright lights and glare as seen from abutting properties, yet allows for pedestrian safety.
 12. General description of noise abatement practices that have been implemented by your firm/organization during construction and post construction with consideration to the anticipated removal of rock during construction.
 13. Describe the project's public and financial benefits and other amenities to the Village.
 14. Project financing – Describe in detail what, if any, local, state or federal subsidy money will be sought to create affordability and the timeline for securing those sources.
 15. Statements supporting the financial viability of the proposal and identifying potential financial sources, or methods available to the firm/ organization.

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16. General description of the legal and transactional structure that can be utilized for the development that addresses ownership, rights and obligations, e.g. fee ownership, long-term lease, or air-rights transaction, during construction and with respect to the future operation and maintenance of the housing, retail and parking components of the project.

Conceptual Design Drawings

The proposal must include 11 x 17 plans including:

1. Site plan that describes parking layout and numbers of parking spaces, building footprints, and any programmed outdoor space
2. Landscape plan with sufficient detail on how the plan addresses limiting the project impact on surrounding areas and the users of those areas Floor plans Elevations with material indications.
3. Typical unit plans
4. Color Rendering

Management Plan

Please provide a management plan that includes the following:

- Description of the target market (e.g., pricing and the strategy for affirmative marketing and lottery process).
- In addition, if the Proposer is including a property manager as part of the team, all relevant information as outlined under 'The Development Team', above, including details of any projects where the Proposer and Manager have previously worked together.
- Experience with Low Income Housing Tax Credits if proposed as a funding source.
- Experience with project-based rental assistance subsidies.
- The Proposer and/or its property manager must demonstrate:

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- A clear understanding of fair housing requirements/laws
 - Ability and commitment to utilize appropriate stated standards to determine program and unit eligibility – i.e., qualified tenants.
 - Clear criteria for tenant selection and a fair and unbiased selection process.
 - Competency for selecting properly qualified tenants.
 - Ability and commitment to maintain all necessary reports and certifications required under state and federal law.

Background of Firm/ Organization

Submissions must have a brief presentation of the organization's background, breadth of experience, professional training and education, experience of principals, noted projects completed locally and nationally and any awards or recognitions received in the last 5 years, and must include the following:

- description of the organization's history and ownership.
- specific experience in developing projects in the Northeastern part of the United States, listing the projects with year completed, financing method, illustrations/photographs and references from individuals involved with projects completed in conjunction with a governmental or public agency. Weight will be given to firms with experience developing affordable housing in the Village of Mamaroneck
- experiences that demonstrate the ability to work in a difficult urban environment, concerned abutters and the construction of residential and office space with subsurface parking facilities.
- financial resources that demonstrate your firm's/organization's ability to successfully complete a mixed-use development project of this scale and scope.

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- any information pertaining to the experience of working with government entities elaborating on knowledge of local zoning, local planning board processes, New York State Environmental Quality Review Act (SEQRA), Local Waterfront Revitalization Plans, neighborhood associations and business groups.
 - a presentation that illustrates the firm's/organization's commitment to excellent design, use of premium materials and quality workmanship in regard to construction. References from previous clients should be included with photos and other graphics of completed projects.
 - description of the project team that will be assigned to the Hunter Tier Parking Deck Project specifying the lead design firm, primary consulting engineer, environmental consultant and other parties required for specialties such as noise and light analyses, with the inclusion of relevant credentials.

Inquiries on RFP

All inquiries should be made via e-mail and directed to: Gregory Cutler, AICP, Director of Planning and Development no later than October 18, 2023. Inquiries should have a subject line entitled: Hunter Parking Tier All Affordable Development RFP Inquiry. Any inquiries after such date will not be accepted. All inquiries for which a response is provided, together with the responses, will be shared on the village's website page on www.village.mamaroneck.ny.us.

Proposers' Responsibility for Due Diligence

Proposers should undertake their own review and analysis concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals, and other development and legal considerations.

Site Tour and Briefing

A mandatory site visit will be held at the Hunter Tier Site will be held on August 23, 2023 at 12:00 p.m., to conduct a site visit, review information and answer questions about the RFP.

Submission

All proposals, fully completed, must be submitted to the Village of Mamaroneck Village Manager's office by Monday October, 23, 2023, by 4:00 p.m. Ten (10) copies shall be submitted to the attention of the Village Manager. Packages containing proposals shall be sealed, bearing on the outside the Responder's name, address and plainly marked "RFP: Hunter Tier All-Affordable Housing Development".

In addition, general questions about this RFP, submission requirements, technical questions regarding the proposal and/or requests for any documents cited in this RFP must be made in writing to the Gregory Cutler, AICP, Director of Planning and Development (gcutler@vomny.org). Responders are required to limit their contact with the Village regarding this RFP to the Planning Department and Village Manager's Office.

Evaluation

1. All proposals will be evaluated by the entire Village Board and will be conducted in accordance with the New York State Open Meetings Law (Public Officer's Law Article 7).
2. The following criteria will be used, without limitation, in determining the firm/organization that will be invited to submit a Term Sheet to the Village defining the proposal, specifying public benefits and listing all aspects, rights, responsibilities and obligations of the parties:
 - a. Completeness and responsiveness to the requirements of the RFP.

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- b. Content, quality and clear concise presentation of the public benefits to be gained by the Village.
 - c. Demonstrated qualifications and professional experience and competency in analyzing, designing and building downtown mixed-use projects.
 - d. Financial position of the firm/organization, financial viability of the proposal and reputation in the real estate financing industry.
 - e. Innovative nature and extent of creativity in addressing various aspects of the proposal.
 - f. Commitment to the Village's objectives for the site.
 - g. Demonstrated understanding of the project scope as evidenced by the quality of the submission.
 - h. References attesting to the character of the firm's/organization's principals and the quality of services performed.

Additional Information

Additional information may be obtained by Respondents on the Village's web site, www.village.mamaroneck.ny.us. Revisions to proposals are not permitted once submitted, however, proposals can be withdrawn any time prior to the submission deadline by presenting a written request from the firm's/organization's principal, to the Office of the Village Manager. Requests for withdrawal prior to the submission deadline will allow for the return of the ten (10) submitted unopened proposals to the Responder.