

# Request for Interest (RFI)

1300 Albany Post Road

(Village-owned parkland)

Village of Croton-on-Hudson, New York

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January 12, 2023

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## Introduction and Purpose

The Village of Croton-on-Hudson is soliciting qualifications and a statement of interest along with examples of prior development projects from experienced real estate developers for the adaptive re-use of a residential property. Also on the site is a two-car garage and additional outbuildings. The remainder of the property will remain in use as a public park.

The Village seeks creative approaches to redevelopment of the property – for park-based uses and a license agreement – and wishes to potentially establish a relationship with the developer(s)/operators.

## Intent

This 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 Croton-on-Hudson 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 Croton-on-Hudson 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 Croton-on-Hudson.

## The Economic Climate and Planning and Environmental Review Process

The Village of Croton-on-Hudson acknowledges that the current “post-COVID-19” economic climate poses serious obstacles to development and redevelopment. It is the Village of Croton-on-Hudson’s intent to utilize this period of recovery to address the various planning and zoning challenges associated with this site, and lay the groundwork for a licensee 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

RFI submissions shall include a two to three-page cover letter with supporting materials (see submission requirements). Submissions will be accepted from the date of publication, ending at noon on February 9, 2023. The cover letter and supporting materials should be e-mailed to Village Manager Bryan Healy at [bhealy@crotononhudson-ny.gov](mailto:bhealy@crotononhudson-ny.gov). Submissions will be kept strictly confidential until after the opening deadline, at which time they become public documents.

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## Project Site

The 1300 Albany Post Road site is the location of the Village-owned Gouveia Park. The site is open to residents of the Village and Croton-Harmon School District as a public park. The property was willed to the Village of Croton-on-Hudson in 2015, upon the death of Laurel Gouveia, a longtime Village resident.



The site is approximately 15.6 acres. On the site is a residential property (the former Gouveia House), two garages and a Quonset hut. There is also a 24-vehicle gravel/paved parking area for users of the park. In addition, there is a small pond near the parking area.

The existing residential building is approximately 4,000 square feet (with 3,000 square feet of usable space) and is currently serviced by a septic system. The existing building is currently connected to a municipal water source. The building will need various upgrades and repairs to make it suitable for commercial use.

## Best Vision Forward

The Village of Croton-on-Hudson is looking for examples of sites with park amenities, such as a restaurant. 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 RFI from developers who have successful experiences with creative 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.

## Demographic and Economic Data

Croton-on-Hudson's basic demographic and economic data (source: 2020 US Census) are as follows:

Population: 8,327

Total Households: 2,941

Median Household Income: \$135,845

Per Capita Income: \$62,532

Median Value of Owner-Occupied Home: \$584,300

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## Existing Zoning and Land Descriptions

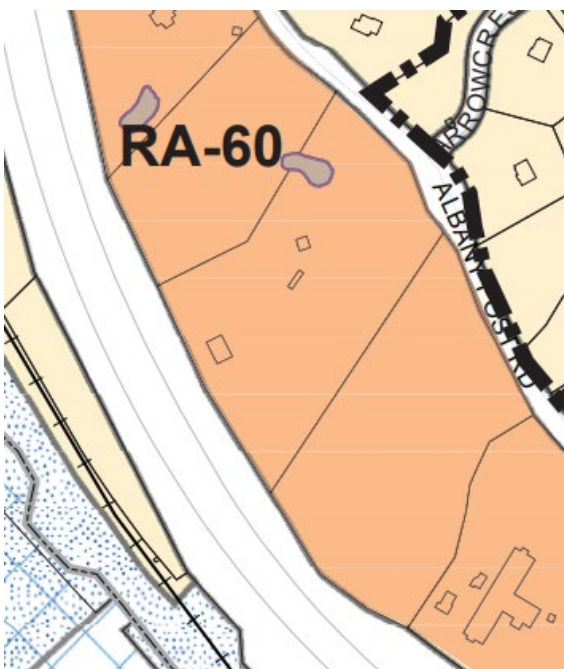
The property is designated municipal parkland, and must be utilized for parkland related purposes and attractions.

The Zoning on the property is RA-60. See the Croton-on-Hudson Zoning Code: <https://ecode360.com/29374680>.

The following is the link to the Village of Croton-on-Hudson's Comprehensive Plan, last updated in 2017: [https://ecode360.com/CR0035/documents/Comprehensive Plans](https://ecode360.com/CR0035/documents/Comprehensive_Plans)

**Parking:** The parking for the property is currently limited to on-site parking for park users. It is possible that additional parking could be developed on the footprint of the existing garages.

Excerpt of Zoning Map:



## Village of Croton-on-Hudson's Vision

The property at 1300 Albany Post Road presents an exciting opportunity for a developer to enhance the existing Gouveia Park property for the residents and visitors of Croton-on-Hudson, New York.

The approximately 16-acre site is located upon a state roadway and accessible by public transit (Bee-Line Bus System), allowing for the location to become a regional destination.

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.

## Submission Requirements

A two- to three-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.

Development team description and prior examples and track record of work on similar projects.

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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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 RFI is primarily to receive qualifications and expressions of interest, and to show the Village what you've done elsewhere.

## Selection Criteria

Qualifications

Relevant experience

Project concept

Vision for the site

Implementation approach

Other

## RFI Schedule and Supplemental Material

A. Due date for the RFI: February 9, 2023, at noon.

B. Review of Qualifications and Letters of Interest and short list: estimated to be 30 days.

C. Schedule and interview: estimated to be a second 30 days.

A decision is planned to be made by summer 2023.

After a decision is made on the short list of prequalified developers/operators, a Request for Proposals (RFP) will be issued in fall 2023.

## Additional Information

Those interested in visiting the property for a site walk should contact the Village Supt. of Public Works to schedule a visit using the contact information below.

For additional information, please contact:

Bryan Healy, Village Manager

914-271-4848 or [bhealy@crotononhudson-ny.gov](mailto:bhealy@crotononhudson-ny.gov).

Frank Balbi, Village Supt. of Public Works

914-271-3775 or [fbalbi@crotononhudson-ny.gov](mailto:fbalbi@crotononhudson-ny.gov).