

# THE VILLAGE OF SCARSDALE

## Pre-submission Meeting

### Request for Expressions of Interest

# FREIGHTWAY REDEVELOPMENT SITE

September 12, 2018

Rev. September 24, 2018



## **Pre-Submission Meeting Summary for the Request for Expressions of Interest**

On September 12, 2018 at 11:00 am the Village of Scarsdale held a pre-submission meeting for the Freightway Redevelopment, Request for Expressions of Interest (RFEI). This document incorporates all of the questions and answers that were provided at the meeting.

### **Questions regarding the process developed for selecting a preferred developer for the Freightway re-development site.**

#### ***Why has the village created a two-step process, first-step RFEI and then second- step Request For Proposal (RFP)?***

In an effort to move the redevelopment of the Freightway site forward, the Village Board of Scarsdale agreed to a two- step process to engage a preferred developer. The first step is the distribution of a RFEI.

The RFEI will garner information from the development community on suggested conceptual development plans, zoning paradigms and creative financial methods. Additionally, this process will assist in identifying qualified developers who have experience constructing and the financial wherewithal to complete complex, mixed-use, transit oriented development projects.

### **Questions regarding the developer's response to the RFEI.**

#### ***Are perspective drawings acceptable?***

The respondents should provide a conceptual plan which best illustrate their proposal.

#### ***How would the village feel about changing the way Floor Area Ratio (FAR) is calculated?***

The Village believes that the development team should be creative and develop a method that will yield the best project for the community.

#### ***When developing a new zoning district for the site would the village consider FAR bonuses?***

The Village believes that the development team should be creative and develop a zoning district that will yield the best project for the community. If FAR bonuses are required to present the best conceptual plan then explain in your narrative and include in the proposed zoning district.

### **Questions regarding technical data to be provided during the process.**

#### ***Has the Village considered providing a traffic study?***

Village officials believe that the preferred developer is best suited to provide a traffic study for the redevelopment site.

#### ***Is there any additional information on traffic or parking?***

The technical information/studies that the Village possess as it relates to traffic and parking will be provided as part of the RFP phase.

#### ***Are there schematic designs for the parking on Garth Road?***

The technical information/studies that the Village possess as it relates to the redevelopment site will be provided as part of the RFP phase.

## **Questions and Answers cont.**

### ***Will a survey be conducted on the property?***

The Village has sent out a RFP for a surveyor to complete a thorough land survey of the site. The survey will be completed in time for the RFP phase.

### ***Is there any additional information on the subsurface of the site?***

The technical information/studies that the Village possess as it relates to the redevelopment site will be provided as part of the RFP phase.

### ***Is there documentation of the subsurface of the Northeast corner of the site?***

The technical information/studies that the Village possess as it relates to the redevelopment site will be provided as part of the RFP phase.

### ***Are there any improvements to the metro north tracks proposed?***

The Metro North Railroad is planning station improvements between September 2019 and June 2022. The improvements include rebuilding the inbound and outbound platforms, ADA accessible ramps; new elevator for inbound commuters; remodeling the overpass. Additionally, the Metro North Railroad may consider the construction of a third rail, however, the Village is unaware if the project will proceed. .

### ***Is there a point of contact for the Metro North?***

Village officials have had initial conversations with Metro North, however, the Village does not have a specific contact to share with prospective developers.

### ***With regards to the egress and ingress to the site has the village considered any options to the traffic circulation issues on Garth Road?***

The Village has considered widening Garth Road to the west with the easement from the County and moving the centerline over to create another turning lane at the intersection. Click [here](#) for documents associated with that improvement.

### ***Would the village consider officer assistance at Garth Road?***

The Village will consider providing police officers to assist with traffic circulation on Garth Road during construction. This will be provided at the expense of the developer. The Village is not willing to provide an officer as a long term remedy.

### ***In the report the Village discusses staging the parking to help with the phasing of the development, has the village discussed this with ProPark?***

Village officials have not commenced discussions with ProPark to discuss possible phasing during construction.

### ***Is maintaining the 720 parking capacity a requirement?***

Village officials would like the parking capacity to be met in the development scenario.

## **Questions and Answers cont.**

### **Questions regarding the Request for Proposal (RFP).**

#### ***How many developers will be chosen after the submission?***

The Village of Scarsdale has not made a determination as to the number of developers that will be chosen to move to the next step.

#### ***When will the RFP be distributed?***

The RFP will be distributed approximately 16 weeks after the responses from the RFEI have been received. This is projected to be in the first quarter of 2019.

#### ***Will all of the ideas submitted for the RFEI be used to create the RFP?***

The Village officials will review all the responses from the RFEI and select the ideas that align with the community's vision.

Please note that all questions related to this document or the RFEI must be sent to Ingrid M. Richards, Assistant Village Manager at [irichards@scarsdale.com](mailto:irichards@scarsdale.com).