



## VILLAGE OF SCARSDALE

### **Request for Proposals –Freightway Site Redevelopment Study**

#### **Introduction**

The Village of Scarsdale is an upscale New York City suburb of approximately 17,000 residents located in Westchester County. Scarsdale's Village Center is attractive and compact, featuring a mix of retail, grocery, restaurants, banks and service businesses, as well as offices and residences. The Scarsdale train station is the second busiest stop on the Metro North Harlem Line, with over 15.5M passenger trips per year (2015) and express service to New York City's Grand Central Station in as little as 35 minutes. The Freightway Site is an underutilized Village owned property with an aging parking garage and surface parking in the heart of the Village Center.

The Village is seeking competitive proposals from qualified planning firms with experience in successfully navigating complex community and site dynamics to achieve, through thoughtful, meaningful public engagement, realistic Goals and Objectives for the redevelopment of the Freightway site. The intent is to provide clear, community-based guidance which a developer can translate into a pleasing, economically viable project to enhance the Village Center and meet local needs.

The Village intends to establish a Steering Committee consisting of stakeholders such as residents, business and property owners, representatives from neighborhood associations, land use board members, commuters and other users. The charge for the Steering Committee will be to create realistic Goals and Objectives for the redevelopment of the site, providing the basis for a Request for Proposals/Request for Interest in order to solicit proposals from the development community. The Village expects a significant degree of community collaboration throughout the process and requires the expertise of a professional planning firm to provide the Steering Committee with technical and community engagement support. The successful firm will have experience in transit-oriented development projects, community engagement, facilitation and economic development.

#### **The Freightway Site**

The Freightway Site, a map of which is attached, is a prime redevelopment parcel in the Scarsdale Village Center comprised of approximately 2.38 acres of Village-owned land. It is bounded by the Popham Road bridge to the north, the Metro North train tracks to the east, the municipal border with Eastchester to the south and privately owned properties along Garth Road to the west. The site accommodates approximately 700 vehicles in the aging five story

Freightway Garage and on two surface parking lots. Any redevelopment proposal will need to address the potential replacement of the site's current parking capacity.

The Village also owns 0.84 acres of air-rights over the Metro North railroad tracks to the east of the Freightway site as well as the 0.49 acre Scarsdale Avenue parking lot with an additional 77 parking spaces on the other side of the tracks. A narrow pedestrian bridge over the train tracks connects the Freightway Garage to Scarsdale Avenue.

The property is currently zoned PUD 1.0 which permits mixed use development with an FAR of 1.0. Permitted uses include retail, residential and office. Current height restrictions would allow for four to six story buildings on the site.

### **Site Potential**

The parcel is ideally located for transit-oriented development, directly connected to the Metro North train station by way of an ADA accessible ramp and a sidewalk under the Popham Road bridge to avoid vehicular conflicts. The Westchester Bee-Line provides regional bus access to the Village Center and the site is close to the Bronx River Parkway Reservation with its 13-mile, paved multi-use path and park connecting New York City to Scarsdale and locations farther north, including the City of White Plains and the Kensico Dam Plaza in Valhalla. The Village Center features urban pedestrian amenities, as well as bike facilities.

The 2010 Update of the Village Center Component of the Comprehensive Plan (the Comprehensive Plan) identified the "Open Lot," north of the Freightway garage, as a key opportunity site in the Village Center. Several potential development alternatives are discussed in the plan ranging from a no-build scenario, to a re-zoning in order to increase FAR. The Comprehensive Plan also identified "desired amenities" such as parking, retail uses, community or cultural space, plazas and/or open space, green building design features, better linkages to the Village Center and improved aesthetics which could be provided on the site in return for additional mixed use density. The Comprehensive Plan recognized that the site would need to be rezoned to permit the necessary density to achieve many of these goals. Although the focus at that time was the Open Lot portion of the site, the concepts and options are relevant to the entire Freightway site. The Village Center Component of the Comprehensive Plan is available on the Village web site [www.scarsdale.com](http://www.scarsdale.com) on the Planning Department page.

### **Scope of Work**

The work sought is designed to support the Freightway Steering Committee in meeting its charge to create Goals and Objectives for the redevelopment of the Freightway Site in the Village of Scarsdale. The successful firm shall furnish all labor and resources to perform the tasks listed below:

1. General: Working with the Village Planning Department, provide technical support to the Freightway Steering Committee to develop Goals and Objectives for the redevelopment of the site. These goals may likely focus on potential density, form, massing, view corridors, uses, connectivity, sustainability, affordability and desirable community amenities.
2. Background: Review relevant plans and policies including the Scarsdale Village Code, the Village Center Comprehensive Plan. Provide research and experience from transit oriented developments in the region that may help inform the Study.
3. Existing Conditions: Provide an Existing Conditions/Land Use analysis of the site including current usage, zoning requirements, access, and traffic patterns. Identify potential development constraints.
4. Community Engagement: Develop and conduct a multi-platform Community Engagement program which could include workshops, site visits, surveys and online tools to provide opportunities for those who are less comfortable attending a meeting. The program should be designed to reach as many members of the community as possible including local stakeholders, area residents, businesses, developers and transit riders and ensure meaningful community participation throughout the process.
5. Develop Goals and Objectives: Based on the land use analysis and community engagement results, develop goals and parameters for the development of the site. Provide graphic and/or visual analysis as necessary to assist in the assessment of the various goals. For each goal, identify potential impacts and or development constraints which might include revenue generation, parking, traffic, infrastructure, school enrollment and other municipal services as well as potential demographic changes. Identify issues which may require further study.
6. Prepare a Final Report with the Steering Committee recommendations: Outline the recommended Goals and Objectives accompanied by supporting rationale, summarize the community engagement program and levels of participation, identify impacts and development constraints and provide other recommendations for a suitable Request for Proposals/Interest to solicit developer interest.

### **Submission Requirements**

Responders shall submit five (5) hard copies of their proposal and email a PDF to the Village of Scarsdale Planning Department. A comprehensive, transparent, public engagement process should be reflected in all proposals. The proposals shall contain the following information:

1. A proposed work plan including deliverables and a timeline for the study. It is anticipated the project could be completed within 12 months.

2. A description of the firm's general knowledge and experience with mixed use and transit oriented projects, community engagement, economic development and impact analysis.
3. Description of similar work by the firm including dates and locations.
4. A proposed budget for completion of work tied to specific tasks and/or deliverables.
5. Resumes of firm's principals and others that will be working on the project, breadth of experience, professional training and education, noting projects completed locally and nationally.

All materials developed under this RFP shall become the property of the Village of Scarsdale. The Village of Scarsdale shall not be liable for costs incurred in the preparation of a response to this RFP.

### **Submission Deadline**

All proposals, fully completed, must be submitted by March 3, 2017, 5:00 p.m. to:

Village of Scarsdale Department of Planning  
Attn: Elizabeth Marrinan, AICP, Village Planner  
Scarsdale Village Hall  
1001 Post Road, 2<sup>nd</sup> Floor  
Scarsdale NY 10583

Packages containing the proposals shall be sealed, and plainly marked "RFP: Freightway Site Development Study". A PDF of the proposal should also be sent to [emarrinan@scarsdale.com](mailto:emarrinan@scarsdale.com).

### **Evaluation**

Proposals will be evaluated by a Village Review Committee using the following criteria, without limitation, in determining the selection of the firm.

1. Completeness and responsiveness to the requirements of the RFP.
2. Demonstrated qualifications, professional experience and competency in the analysis associated with the scope of work.
3. Proposed fee to the Village and the viability of the firm to complete the scope of services in a timely fashion.
4. Innovative nature and extent of creativity in addressing various aspects of the RFP including presentation materials.

Questions concerning this Request for Proposals should be addressed to Ms. Elizabeth Marrinan, AICP, Village Planner, at (914) 722-1132 or at [emarrinan@scarsdale.com](mailto:emarrinan@scarsdale.com).

Freightway Site  
Scarsdale, New York

