

Request for Proposals (RFP)

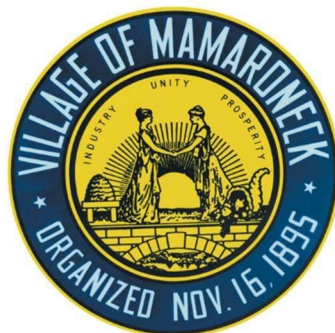
Development Opportunity

Village Civic Center

**Redevelopment of the Existing Hunter Tier Parking Deck
and Property at 169 Mount Pleasant Avenue, with
Potential Additional Parcels, into New Municipal
Facilities/Offices, Public Parking, and Residential
Development**

Main Project Sites: 4.1 acres

Village of Mamaroneck, New York



November 13, 2025

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I. Overview

The Village of Mamaroneck (hereinafter the “Village”) is seeking proposals from qualified and experienced organizations for private development and/or a public-private partnership (“PPP”, or “P3”), or other partnership types, to redevelop some or all of several Village-owned properties at 169 Mount Pleasant Avenue and the adjacent Hunter Tier Parking Deck across the street on Prospect Avenue, totaling approximately 4.1 acres, into a mixed-use Village Civic Center.

There is an ongoing and unprecedented opportunity for new and adaptive creative development within the Village.

Locations

The proposed main project sites are currently developed with a mixture of buildings, per below:

- **169 Mount Pleasant Avenue** (Town Section-Block-Lot (SBL) 9-13-66, Village 9-49-1) – The largest of the sites is the 2.5-acre property at 169 Mount Pleasant Avenue, improved with a three-story building housing Village municipal office space, its Police Department and Courts, along with surface parking and landscaped green space. The building is over a hundred years old and has outlived its useful life, as well as being code deficient.
- **Hunter Tier Parking Deck** (Town SBL 9-7-281, Village 9-31-1B) – Located across the street to the north from 169 Mount Pleasant Avenue is the approximately one-acre site that is developed as the two-level Hunter Tier Parking Deck with 214 spaces. The parking deck has noted structural issues and is in need of rehabilitation and/or replacement.

In addition to the main project area for the envisioned Village Civic Center, there are also other nearby properties that are assets of the Village and could be considered as part of a master redevelopment scheme, per below:

- **Current Village Hall Space in the Regatta at 123 Mamaroneck Avenue** (Town SBL 9-12-29, Village 9-51-2) – Village Hall is currently located on the first floor of the mixed-use building at the Regatta at 123 Mamaroneck Avenue, the sale of which could help fund the development scheme once a new Village Hall is constructed and staff are able to relocate.
- **Fire Department’s Hook #1** (Town SBL 9-12-8, Village 9-51-7B) – The Fire Department’s Hook #1 building is located at 145 Mamaroneck Avenue. The building currently used as storage space for the Department and the Village.

Village Needs

There are a number of needs that the Village has for inclusion within the envisioned master planned civic center:

- **Combined Village Hall** - Municipal offices in the Village are currently scattered and situated in less-than-ideal locations. Village Hall presently occupies first floor office space at the Regatta at 123 Mamaroneck Avenue. The Building and Planning Departments, along with the Police and Courts, are at 169 Mount Pleasant Avenue. Other off-site locations

provide file and document storage. There is a real need and desire to co-locate these functions together in a new and modern Village Hall that residents can be proud of.

- **New Police Station** - The Village's Police Department is in dire need of a new Police Station, as their current facilities are outdated and do not meet New York State guidelines and requirements.
- **New Court Facilities** - The Village's Court facilities are outdated and need to be replaced and expanded, with secure and direct access to the Police.
- **Municipal Parking** - There is a need to replace the aging Hunter Tier Parking Deck. The structure has several sections that are showing deterioration, with several spaces already sectioned off from allowable use.
- **New Housing** - The Village, like many neighboring municipalities, is in need of new housing for its current and future residents. As part of the partnership with the selected Developer, the Village will entertain new market-rate and affordable housing, with a preference for senior housing, affordable condominium and housing for Village of Mamaroneck flood victims, on portions of the projects sites to help off-set the costs for the remaining civic center portions. In an effort to mitigate impacts on the school district, new housing units should be predominantly studios and 1 bedroom units with limited 2 bedroom units.

Overall Goals

The overall goal of the Village is to witness a transformation of the selected properties into the highest and best uses, and to include the following:

- Replacement of municipal public parking from the Hunter Tier Parking Deck.
- Construction of a new Village Hall to consolidate employees together in one location.
- Sale/reuse of the current Village Hall space at the Regatta 123 Mamaroneck Avenue.
- Construction of a new Police Station with required amenities and dedicated parking.
- Additional/relocated storage space for the Fire Department (Old Hook #1 building).
- Construction of new Court facilities with required amenities and shared parking.
- Reuse/relinquish current off-site storage space (650 Halstead Avenue, etc.).
- Construction of new residences that can include a mixture of affordable and market-rate housing as needed to support the development scheme.

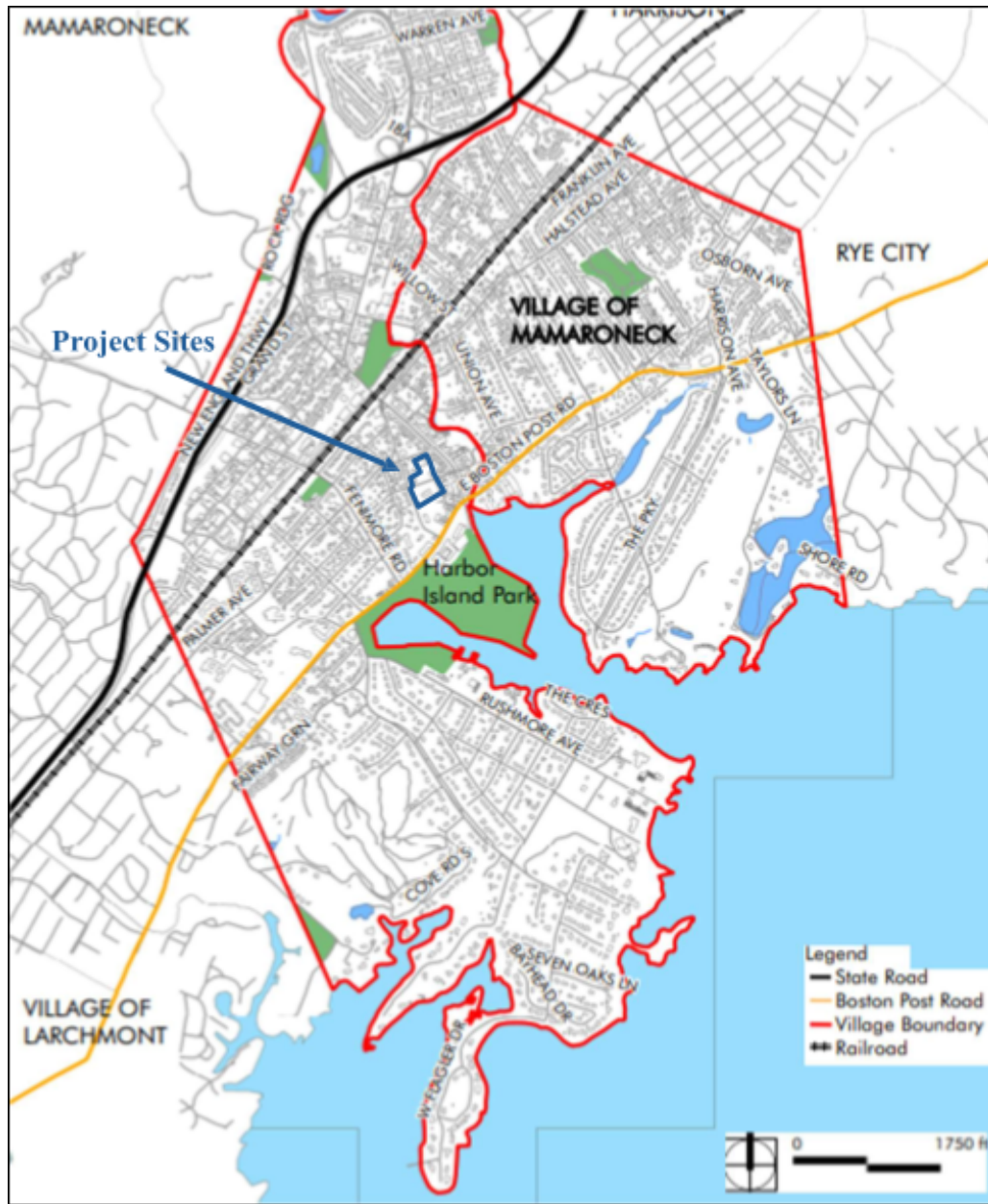
Further discussion of the proposed goal and concepts are described in the Section V. Proposed Concept Plan.

II. General Information

Village of Mamaroneck

The Village of Mamaroneck is located on Long Island Sound in Westchester County, approximately 23 miles north of New York City. The Village is bordered by the Town/Village of Harrison to the north, the City of Rye to the east, the Village of Larchmont to the southwest, the unincorporated area of the Town of Mamaroneck to the south and west, and Long Island Sound to the southeast.

Village of Mamaroneck

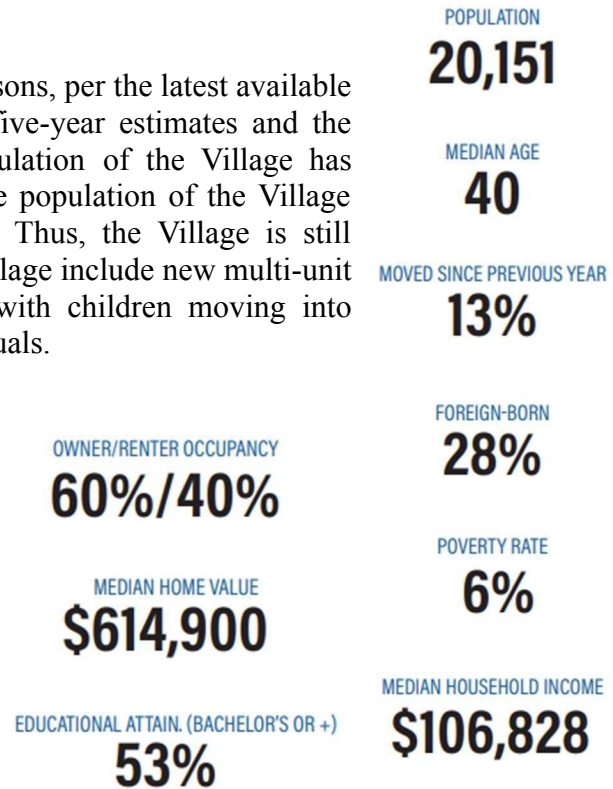


Source: 2012 Comprehensive Plan

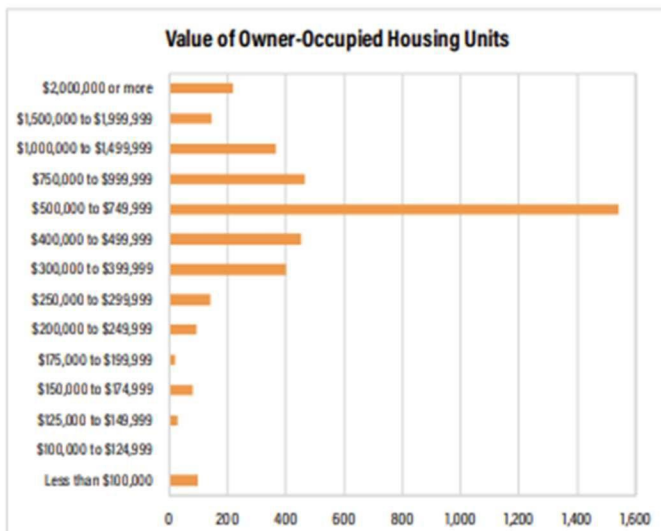
Mamaroneck is situated in a key location with regard to regional transportation. Both I-95 and the Boston Post Road (US Route 1), a historically significant road, run through the Village providing connections south to New York City and north to New England. The Village is also situated along the Metropolitan Transportation Authority (“MTA”) Metro-North Railroad’s New Haven line, with a 40-minute train ride to into the Bronx and Midtown Manhattan (both Penn Station and now Grand Central Terminal/Madison), as well as to Stamford and New Haven in Connecticut.

The Village’s population in 2020 was 20,151 persons, per the latest available 2020 American Community Survey (“ACS”) five-year estimates and the 2020 Decennial Census. Since 2010, the population of the Village has increased approximately 6 percent. In 2010, the population of the Village was 18,929, an increase of 0.9% from 2000. Thus, the Village is still growing. Sources of population growth in the Village include new multi-unit residential developments as well as families with children moving into houses that were sold by older couples or individuals.

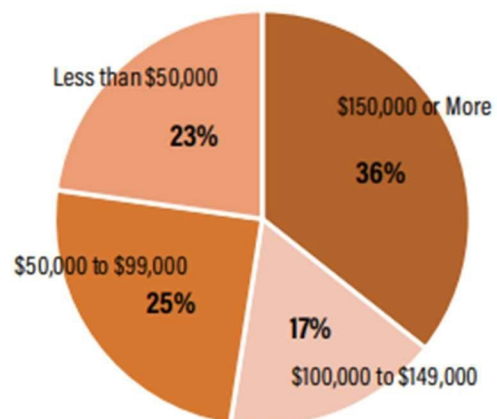
The Village is a fairly well-rounded community in terms of having a variety of types of houses that can support residents of various ages and generations. The multifamily buildings that have been developed over the past several years in the Village provide additional living options for young adults, downsizing older adults, and others. The Village is just as diverse culturally and ethnically, with more than 28% of the population being born in a different country. Almost 30% of the population is of Hispanic or Latino origin.



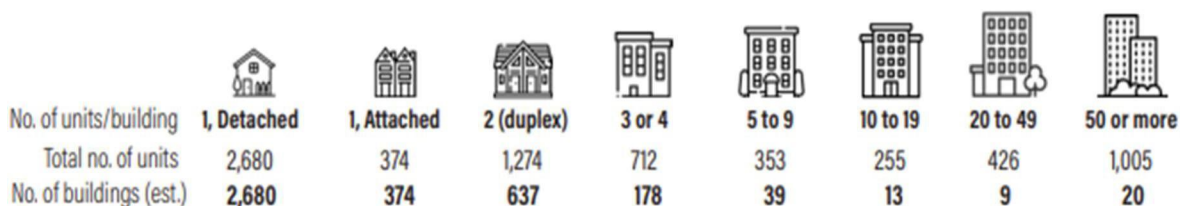
Source: 2023 Comprehensive Plan



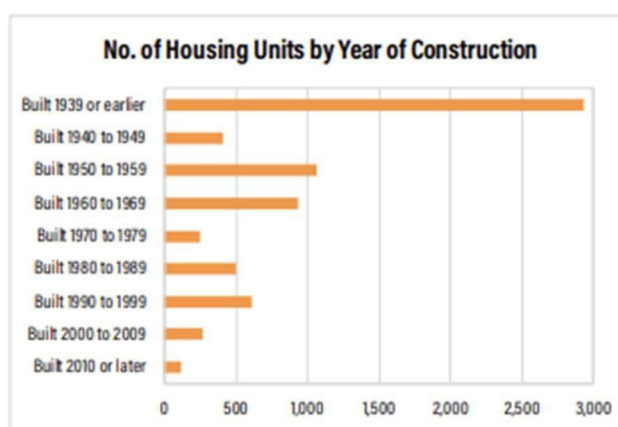
Percent of Households by Income Range



The Village has a variety of housing types available. However, rising home values and rents are making the Village increasingly unaffordable. Since 1990, the median gross rent and the median home value have increased at much greater rates than the median household income. Trends in households are showing “rent burdened,” or paying more than 30% of their income to rent. However, many renters are paying 50% or more of their incomes toward rent, which is considered “severely rent burdened.”



Prior to the pandemic, most employed Village residents commute to Manhattan for work, while 13% work in the Village itself. There is some reverse commuting from New York City to the Village for work, especially from the Bronx. As companies and jobs started to concentrate in New York City, the population of surrounding communities with access to Metro North Railroad stations increased between 2010 and 2016.



Where People Who Live in the Village Work

Location of Work	No. of Workers	Percent of Total
Manhattan borough (New York, NY)	1,839	25%
Mamaroneck Village, NY	1,006	13%
White Plains City, NY	387	5%
Bronx borough (Bronx, NY)	263	4%
New Rochelle City, NY	293	4%
Harrison Village, NY	276	4%
Queens borough (Queens, NY)	194	3%
Rye City, NY	185	2%
Stamford City, CT	177	2%
Yonkers City, NY	175	2%
Greenwich CDP, CT	104	1%
Larchmont Village, NY	103	1%

Where People Who Work in the Village Live

Location of Work	No. of Workers	Percent of Total
Mamaroneck Village, NY	1,006	13%
Bronx borough (Bronx, NY)	887	11%
New Rochelle City, NY	587	7%
Yonkers City, NY	398	5%
White Plains City, NY	346	4%
Queens borough (Queens, NY)	314	4%
Harrison Village, NY	264	3%
Manhattan borough (New York, NY)	215	3%
Mount Vernon City, NY	194	2%
Port Chester Village, NY	168	2%
Stamford City, CT	93	1%
Larchmont Village, NY	80	1%

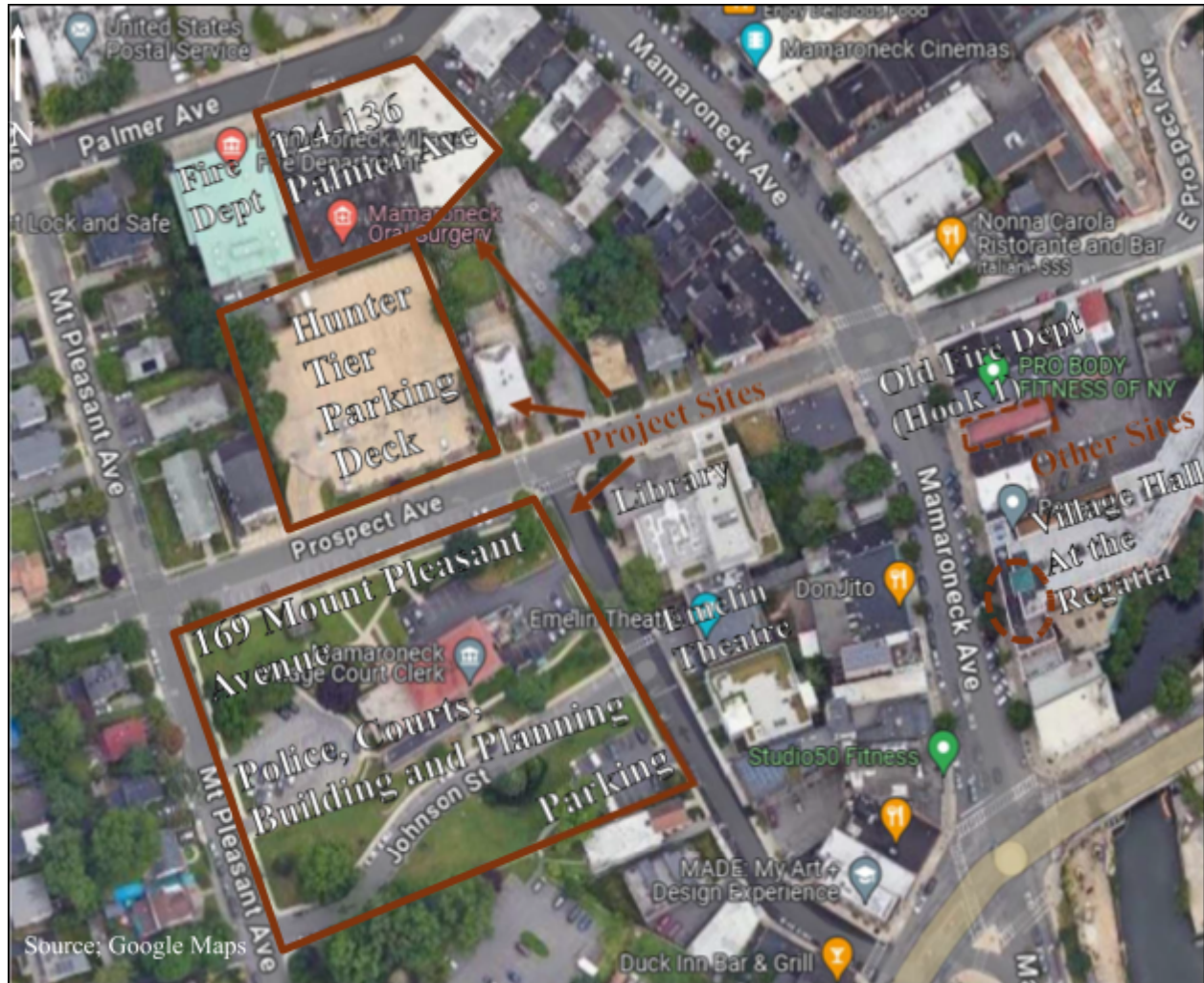
The pandemic, however, has turned these trends around. Working from home has reduced the overall amount of activity in employment districts in Manhattan, causing office buildings and supporting businesses such as restaurants to struggle financially. In turn, demand for commuter rail and commuter parking at stations has decreased. The pandemic also caused a shift in population from New York City to outlying towns, suburbs, and rural areas in the region.

Project Area

The selected area 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 project sites envisioned as part of this development for the Village Civic Center encompass a total of approximately 4.1 acres (177,316 square feet). All of the projects sites are served by public water and sewers.

Project Sites and Immediate Area



The properties anticipated as part of this redevelopment are further described as follows:

169 Mount Pleasant Avenue

The site at 169 Mount Pleasant Avenue covers 112,232 square feet of area, as is shown as Town SBL 9-13-66, Village 9-49-1. This site is currently zoned R-5.

The site is owned by the Village of Mamaroneck and is developed with an 18,000 square foot three-story building (with basement and attic) that was constructed in 1887. Conversions of the building occurred in 1939, and in 1961 a one-story addition for a courtroom was added on the western side. The building currently contains offices for the Village's Police Department on the lower levels and part of the third level, courts on the second level, and Building and Planning Departments on the third level. The building has been determined to be eligible for historic registration on the State and National Register. Surface parking is provided for the Police and for employees around the eastern, northern and western sides, with green spaces around the parking. A small poetry sculpture garden is situated on the northeastern corner with some mature trees.

In 2014-2015, a Village Needs Assessment was conducted that noted sufficient deficiencies of the current building per the American Disabilities Act ("ADA"). Additionally, in 2022 the Village received an ADA compliant from Westchester County. Around the same time a mold report was also performed along with necessary remediation and remodeling, notably on the third level.

The southern section of this property contains Johnson Street, a one-way street that runs east to west with parking on both sides for Police and Court Officers. South of Johnson Street is a municipal surface parking lot of 16 spaces with access to Library Lane.

The site also contains some significant topography that slopes downward from north to south, from the southern portion of the existing building down to Johnson Street.

The Hunter Tier Parking Deck

The site of the Hunter Tier Parking deck covers 40,030 square feet of area, and is shown as Town SBL 9-7-281, Village 9-31-1B. This site is currently zoned C-2. The address for this structure is often cited as 0 Prospect Avenue.

The site is owned by the Village of Mamaroneck and is presently developed with a two-level open parking deck/garage with a total of 214 spaces, with 113 spaces on the upper level and 101 spaces on the lower level. The concrete slab deck was dedicated in 1988. Directly northwest of the parking deck is the Village's Fire Department.

Per a 2017 structural engineering assessment, the parking deck was noted to be in need of considerable repair and/or potential replacement. Further structural engineering assessments are currently underway.

In August 2024, the Village received a Valuation of Real Property Appraisal Report for the Hunter Tier Parking Structure. The purpose of the appraisal was to demonstrate, through

the use of professionally recognized and commonly accepted appraisal practice and procedure, and to value the subject parcel in accordance with its highest and best use. The appraisal report listed a current assessment of \$4,300,000 and a value conclusion of \$5,265,000, less demolition costs, per the highest and best use under current zoning with an affordable housing development. More information can be found at: https://www.village.mamaroneck.ny.us/sites/g/files/vyhlf826/f/uploads/valuation_plus_i_nc_hunter_tier_lot_appraisal_2024-08-10.pdf

Additionally, there are other nearby sites that are available for consideration:

Village Hall at the Regatta 123 Mamaroneck Avenue

Village Hall is currently located on the first floor of the mixed-use building at the Regatta at 123 Mamaroneck Avenue (Town SBL 9-12-29, Village 9-51-2), in approximately 5,300 square feet of space for the Village Manager, Clerk, Treasurer, Attorney, Personnel and other uses. The Village owns the space, which is worth approximately \$1.5 to 2.0 million. The Village currently pays around \$93,000 a year in common charges and other fees for this space. The sale of this space could help fund the development scheme once a new Village Hall is constructed and staff are able to relocate.

Old Fire Department Hook #1

The old Fire Department's Hook #1 two-story building is located at 145 Mamaroneck Avenue, and is shown as Town SBL 9-12-8, Village 9-51-7B. This site is currently zoned C-2. The building is a designated local Village landmark. The site cover approximately 2,920 square feet is currently being used as storage space for the Department and the Village. While the building is outside of the main project area for redevelopment of the Village Civic Center, it can be considered for repurposing as part of the development scheme.

For any and all privately-owned tax parcels, including those proposed as part of this RFP and any others that the Respondent may separately propose as part of a conceptual development scheme, the Village prefers that the selected Developer negotiate the purchase of the parcels with the land-owners.

III. Background and History

Hunter Tier Parking Deck

The site of the Hunter Tier Parking deck covers 40,030 square feet of area, and is shown as Town SBL 9-7-281, Village 9-31-1B. This site is currently zoned C-2. The address for this structure is often cited as 0 Prospect Avenue.

The site is owned by the Village of Mamaroneck and is presently developed with a two-level open parking deck/garage with a total of 214 spaces, with 113 spaces on the upper level and 101 spaces on the lower level. The concrete slab deck was dedicated in 1988. Directly northwest of the parking deck is the Village's Fire Department.

Per a 2017 structural engineering assessment, the parking deck was noted to be in need of considerable repair and/or potential replacement. Further structural engineering assessments are currently underway.

In 2023, the Village issued a RFP to redevelop the site with new affordable housing and replace the existing municipal parking structure. The Village received two responses, both of which were further refined in 2024 into final and best offers.

- The proposal from Washington Housing Alliance / Westhab was refined from an original proposal in 2023 of 77 affordable housing units and 122 parking spaces (70 spaces for residences and 52 spaces of municipal parking) to 62 units of affordable housing (removing former three-bedroom units) and increasing parking to 180 spaces (55 spaces for residences and 125 spaces of municipal parking). Additionally, the proposed six-story building was reduced by one level to five-stories tall. This proposal also included \$430,000 in funds towards to the Village.
- The proposal from Luna Collective was refined from an original proposal in 2023 of 188 affordable housing units (removing all former three-bedroom units) and 187 parking spaces (154 spaces for residences and 33 spaces of municipal parking) to 176 units (half of which [88] of which would be market-rate units) and 280 parking spaces (178 spaces for residences and 150+ spaces of municipal parking with shared parking), along with 8,000 square feet of community space. This proposal also included \$1,500,000 in purchase price funds to the Village.

In August 2024, the Village also received a Valuation of Real Property Appraisal Report for the Hunter Tier Parking Structure. The purpose of the appraisal was to demonstrate, through the use of professionally recognized and commonly accepted appraisal practice and procedure, and to value the subject parcel in accordance with its highest and best use. The appraisal report listed a current assessment of \$4,300,000 and a value conclusion of \$5,265,000, less demolition costs, per the highest and best use under current zoning with an affordable housing development.

More information on the above proposals and valuation report can be found at: <https://www.village.mamaroneck.ny.us/board-trustees/affordable-housing-proposals>

Both proposals and their final and best offers were reviewed by the Village and its retained consultants. Discussion noted that neither proposal provides the same number of current municipal parking (214 spaces) in the Hunter Tier Parking Deck, and neither proposal comes close to providing the purchase price funds of the estimated \$5,265,000 appraisal of the site. It was recommended that the Village should re-issue the RFP to request potential developers to provide more parking and funds to the Village, along with a needed new Village Hall and Police Station, in exchange for additional housing.

169 Mount Pleasant Avenue

The site at 169 Mount Pleasant Avenue covers 112,232 square feet of area, as is shown as Town SBL 9-13-66, Village 9-49-1. This site is currently zoned R-5.

The site is owned by the Village of Mamaroneck and is developed with an 18,000 square foot three-story Mediterranean Revival building (with basement and attic) that was constructed in 1887 as a residence and school for women by the St. Michael's Home. The Village purchased the building in the 1930s to serve as its municipal building and conversions of the building occurred in 1939 for office uses. In 1961, a one-story addition for a courtroom was added on the western side.

The building currently contains offices for the Village's Police Department on the lower levels and part of the third level, courts on the second level, and Building and Planning Departments on the remainder of the third level. Surface parking is provided for the Police (12 spaces) and for employees (23 spaces) around the eastern, northern and western sides, with green spaces around the parking. A small poetry sculpture garden is situated on the northeastern corner with some mature trees.

Based on its past use and type of structure, the building has been determined to be eligible for historic registration on the State and National Register (see Resource Evaluation USN: 11946.000154, report created 4/19/2023).

In 2014-2015, a Village Needs Assessment was conducted that noted sufficient deficiencies of the current building per the American Disabilities Act ("ADA"). Additionally, in 2022 the Village received an ADA compliant from Westchester County. Around the same time a mold report was also performed along with necessary remediation and remodeling, notably on the third level.

Further information on the 169 Mount Pleasant Avenue building and potential separate ongoing replacement studies can be found in Section IV. Planning and Zoning.

IV. Planning and Zoning

Planning Studies

There have been a number of planning and related studies performed over the past several years that are applicable to the project sites and proposed reuse that the Respondent should be aware of, as further noted below:

2023 Comprehensive Plan

The 2023 Comprehensive Plan was adopted by the Village on September 12, 2023, building on the previous Comprehensive Plan from 2012. The 2023 Comprehensive Plan sets forth the goals, objectives, priorities, and recommendations for investing in the physical, environmental, and economic future of the Village of Mamaroneck for the next ten years, from 2023 to 2033. While addressing a wide range of topics of importance today and into the future, the 2023 Comprehensive Plan focuses on the top priorities of the Village that are expressed in the 2023-2033 Statement of Goals and Objectives:

- Protect the Village from storms, floods and rising sea levels.
- Make streets safe for walking and bicycling.
- Preserve existing affordable housing and create new affordable housing.
- Protect and improve the environment.
- Update the zoning code and maintain walkable Village form.
- Support Business Development and Revitalize the Corridors.

Related to the 169 Mount Pleasant Avenue property (as well as Village Hall at 123 Mamaroneck Avenue), the 2023 Comprehensive Plan note that the Village has outgrown the current spaces that it occupies. The Plan notes that the 2015 Village Space Needs Study (further discussed below as the Municipal Facilities Space Needs Assessment) made several recommendations related to Village Hall at the Regatta and the Municipal Building, among other recommendations for other Village facilities.

More information on the 2023 Comprehensive Plan can be found as follows:
<https://www.village.mamaroneck.ny.us/sites/g/files/vyhlf826/f/uploads/vom-2023-comp-plan-adopted.pdf>

2014-2015 Municipal Facilities Space Needs Assessment

A Village needs space study was conducted by Lothrop Associates LLP Architects (“LAA”), who responded to a Village of Mamaroneck RFP and were retained to prepare a Municipal Facilities Space Needs Assessment for the following locations:

- At Harbor Island: the Pavilion, Police Building, Coast Guard Building and the Senior Building.
- 169 Mount Pleasant Avenue.

- Village Hall at 123 Mamaroneck Avenue.
- DPW Garage and Transfer Station at 313 Fayette Avenue.

The objectives of the Municipal Facilities Space Needs Assessment were as follows:

- Document the current facility conditions and deficiencies.
- Perform a Code review of the facilities.
- Perform ADA Compliance review of the facilities.
- Determine potential improvements based on programmatic needs.
- Prepare an opinion of probable cost.
- Project future facility needs.

In preparing their report, LAA assembled existing conditions information by gathering data from a number of sources, including field visits to the various sites and photos documenting the buildings. Information was gathered was utilized to create drawings for each of the buildings. cursory on-site surveys were done of each building to confirm the layouts and current use of each space. Building code evaluations for each structure were conducted based on confirmed plans and use. Physical needs assessments were conducted to document visible damage. Each building was visually surveyed both in the interior and on the exterior. To evaluate the effectiveness of current layout, interviews were conducted with the management of each department housed in each building. In addition, the office of the Village Manager provided a former “Village Hall Feasibility Study” dated February 1988 and a “Harbor Island Master Plan” document dated April 2004.

The data from the interviews, physical need assessments, code reviews and program needs were then evaluated and recommendations were made. An opinion of probable cost was formed for each recommendation. The data gathered, assessments, recommended remedial action and probable costs are reported in this document.

Regarding the property at 169 Mount Pleasant Avenue, recommendations include sensational rehabilitation to bring the existing building into code and ADA compliance, completely replacing the facilities and construction of a new police station with courts and a new combined Village Hall that would include offices from the Regatta at 123 Mamaroneck Avenue, and/or a combination of rehabilitation with replacement of structures.

The primary aim of the work was to develop a conceptual approach for addition(s) and/or new building(s), taking advantage of the topographical features of the land occupying and surrounding 169 Mount Pleasant Avenue. The Village would like to consolidate its Administrative Offices (Building, Planning, Engineering, Justice Court, Village Manager, Village Attorney, Clerk-Treasurer, Public Works) and possibly also Parks, Recreation, and Harbor Master, while constructing a new Police Station and Court. The following are some of the goals the Village hopes to achieve:

- Prepare for growth to meet resident demand for services.

- Provide ADA access to all offices.
- Improve accommodations to service residents and others doing business with the Village.
- Strengthen departmental collaboration.
- Improve employee work environment.
- Provide sufficient multi-purpose meeting areas.
- Provide sufficient parking for the public and employees.
- Create high-quality facilities that maximize natural light.
- Have a well-organized facility oriented to serving the citizens and visitors to the facility.
- Develop a building plan and site plan that is flexible and plans for future expansion.

More information on the Municipal Facilities Space Needs Assessment can be found as follows: <https://www.village.mamaroneck.ny.us/planning-department/pages/village-space-needs-study>

2019 Village Hall Feasibility Study

At the request of the Village, a feasibility study for a new Village Hall and Police Department/Station at the 169 Mount Pleasant Avenue site was initiated in 2019 by Geddis Architects. Only initial review and conceptual recommendations were provided as work was suspended in early 2020 as stated due to COVID-19. Initial recommendations included de-mapping all or part of Johnson Street, demolishing the existing one-story courtroom at the western side of the building, and constructing a new secured underground police parking garage with employee and public surface parking above.



Local Waterfront Revitalization Plan (LWRP)

The Village's Local Waterfront Revitalization Program ("LWRP") was adopted in 1984. An updated LWRP was produced in 2017-2018, but never formally approved. An LWRP is a land and water use program that expresses a vision for the waterfront area and provides the means to achieve that vision. It is the only planning and regulatory tool that allows a local community to refine Statewide coastal policies to apply to the local situation. It may be comprehensive and address all issues that affect a community's entire waterfront, or it may address the most critical issues facing a significant portion of its waterfront.

The Village is unique in that the LWRP applies to the entire Village. The Village's LWRP refines and supplements the State's Coastal Management Program and provides a comprehensive framework within which critical waterfront issues can be addressed and planned waterfront improvement projects can be pursued and implemented. The following is a list of the goals in the Village's 2018 draft LWRP:

1. To maintain and enhance the unique coastal character of the Village and protect and enhance Mamaroneck and Larchmont Harbors, Long Island Sound shoreline and its rivers, streams, brooks, creeks and ponds.
2. To preserve and expand water-dependent uses (and discourage non water-dependent uses) along our Village waters.
3. To protect fish and wildlife habitats and protect our fragile marsh and wetland buffer areas.
4. To preserve the public interest in, and use of, lands and waters that are held in public trust.
5. To protect and enhance passive and active access by the public to Village waters.
6. To improve and protect water quality of the Village's waters.
7. To cope with erosion and flooding hazards, and mitigate dangers to life and property from flooding and erosion.
8. To protect and enhance the Village's scenic areas and view corridors to and from waters throughout the Village.
9. To protect and enhance green and open space areas throughout the Village.
10. To protect historic areas and resources.

Zoning

The sites under this RFP are currently governed by two zoning classifications:

C-2

The northern portions of the project area, over the Hunter Tier Parking Deck are zoned C-2, a Central Commercial District. A number of different businesses, professional offices, government offices, restaurants, banks, places of worship, theaters and clubs, and other uses are allowed as-of-right within the C-2 district. Light manufacturing, as well residential uses, are also permitted.

Within the C-2 district, the maximum allowed floor area ratio ("FAR") is 2.0, but may be increased in accordance with certain provisions per Article XV for below-market-rate housing. Maximum building height is four-stories and 45 feet tall. The C-2 district does not require any minimum lot area, minimum lot width, maximum building coverage (as a percentage of the lot area) or maximum building coverage and impervious surfaces (also as a percentage of the lot area). Off-street parking and loading requirements vary per Article VIII.

R-5

The southern portion of the project area, over the 169 Mount Pleasant Avenue site, is zoning R-5, a One-Family Residence District. A number of one-family dwellings, places of worship, municipal uses for the Village, public and private schools, clubs, and day care homes are allowed, as well as Planned Residential Developments subject to additional requirements. Home and professional offices are allowed as accessory uses.

Within the R-5 district, the minimum lot area is 5,000 square feet with a minimum lot width and frontage of 50 feet and minimum lot depth of 100 feet. The minimum habitable floor area is 1,400 square feet for a two-story building and 1,100 square feet for a one-story building. The maximum height of a principal building is two-and-a-half-stories and 35 feet tall. A minimum of a 20-foot front yard is required, as is a 25-foot rear yard. The maximum coverage for all buildings is 35% of the lot area, with a total maximum building and impervious surfaces coverage of 45% of the lot area. Off-street parking and loading requirements vary.

Further information on zoning in the Village can be found at <https://ecode360.com/7712654>.

It should be noted that although the sites that cover the project area are currently mapped as C-2 and R-5 zones, the Respondent may propose to redevelop these sites under a different proposed zoning district. In addition, the Respondent may also propose to request applicable zoning variances and/or special permits as part of the proposed redevelopment.

It should also be noted in section § 342-8. Village-owned properties of the zoning code:

"All Village-owned property, improved or unimproved, whether now owned or hereafter acquired, and however designated on the Zoning Map, shall be put to such public uses as

the Village Board may duly determine and prescribe, and such uses by the Village shall not be subject to any limitations or regulations or procedures provided in this chapter, whatever the zone in which the property may be located.”

V. Proposed Concept Plan

As noted, there are a number of needs that the Village has for inclusion within the envisioned civic center:

- **Combined Village Hall** - Municipal offices in the Village are currently scattered and situated in less than ideal locations. Village Hall presently occupies first floor office space at the Regatta at 123 Mamaroneck Avenue. The Building and Planning Departments, along with the Police and Courts, are at 169 Mount Pleasant Avenue. Storage is provided at other off-site locations (650 Halstead Avenue). There is a real need and desire to co-locate these functions together in a new and modern Village Hall that residents can be proud of.
- **New Police Station** - The Village’s Police Department is in dire need of a new Police Station with dedicated parking for officers and department vehicles, as their current facilities are outdated and do not meet New York State guidelines and requirements.
- **New Court Facilities** – The Village is in need of new court rooms and offices to support its courts and related functions.
- **Storage for the Fire Department** – The Old Hook #1 building is currently used for storage, and any reuse of this building would require that replacement storage space (if not additional storage space) be provided for the Fire Department.
- **Public Parking** - There is a need to replace the aging Hunter Tier Parking Deck. The structure has several sections that are showing deterioration, with several spaces already sectioned off from allowable use.
- **New Housing** - The Village is in need of new housing for its current and future residents. As part of the partnership with the selected Developer, the Village will entertain new market-rate and affordable housing on portions of the projects sites to help off-set the costs for the remaining civic center portions.

It is expected that all new facilities and structures would of course be ADA compliant, as well as comply with all required New York State Building Codes. Energy savings and environmental considerations, such as green roofs, solar panels, etc., are also expected to be incorporated into all applicable new structures.

Each of these needs and the requirements are further discussed below:

Village Hall

The key component of the new Village Civic Center would be a new and modern Village Hall that residents could be proud of, with space to co-locate key functions and offices.

Currently, the functions of Village Hall are mainly located at the Regatta at 123 Mamaroneck

Avenue of around 5,300 square feet of space for the Village Manager, Clerk, Treasurer, Attorney,

Personnel and other uses. It is expected that that the sale of this space, once a new Village Hall is constructed, could fetch \$1.5 to \$2.0 million, which would help fund the larger Village Civic Center.

The Building and Planning Departments are situated currently on the third floor of the 169 Mount Pleasant Avenue building in around 2,300 square feet of space. Additionally, the Village has around 3,000 square feet of building file and storage space rented at 650 Halstead Avenue, and currently pays around \$24,000 in rent for this space.

All of these uses need more room and need to be placed together. It is envisioned that the new Village Hall of **approximately 20,000 square feet of floor area** would need to include the following spaces:

- 7,500 square feet of floor area for the Village Manager, Clerk, Treasurer, Attorney, Mayor, Engineer, Personnel, Harbor Master, IT and other uses currently at the Regatta, including public lobby and related space.
- 2,500 to 3,000 square feet for the Building and Planning Departments.
- 4,000 square feet for file storage (replacement of 650 Halstead Avenue).
- 2,000 square feet of new community space for enhanced resiliency, to include community rooms for emergency housing, preparedness and flexible space, with toilet and related facilities.
- Toilets and janitorial space.
- Breakrooms.
- IT and server rooms.
- Outdoor landscaped areas for congregation (e.g., a Village Green).
- Off-street parking for Village employees and vehicles with at least **50 spaces**.

The Village Manager will be able to provide more refined space needs as the development scheme is refined.

Police Station

The Police Department currently occupies around 8,500 square feet of space within the existing three-story municipal building at 169 Mount Pleasant Avenue, along with surface parking for their vehicles, police officers and other employees. The Police Department has stated that they need approximately **11,000 to 12,000 square feet** of floor area in their new Police Station, to include the following:

- Modern facilities that adhere to New York State requirements.
- Separate and secure entrance for visitors to the Desk Sergeant.
- Offices for the Police Chief, Detectives, Sergeants, etc.
- Escorted public area space for interviews.
- Offices to meet with youths.
- Detention areas for males (at least 4) and females (1-2).

- Lockers and support areas.
- Toilets and janitoring space.
- Fitness and training areas.
- Evidence rooms.
- Decontamination space.
- K-9 space.
- IT and server room.
- SWAT and weapon storage.
- Parking for officers and staff of at least **60 spaces** (for shift turnovers).
- Dedicated and secure sallyport area.
- Vehicle impound area.

The Police Department will be able to provide more refined space needs as the development scheme is refined.

Court Facilities

The proposed Village Civic Center will need to include new facilities for the Courts. These can be proposed to be situated within or adjacent to the new Village Hall, within or adjacent to the new Police Station, or as a separate yet secure area (though direct and secure access to/from the Police Station is likely warranted).

Currently, the Village Courts occupy around 3,300 square feet of space. For continued and future use, the Courts have requested an increase to approximately **5,000 square feet** of floor area if possible, to include the following:

- A large Courtroom.
- Judge's Chambers.
- Jury and Conference Rooms.
- Clerk space.
- Toilets and other janitorial space.
- Parking for Court officers and staff of **5-10 spaces**.

Secure off-street parking for the judge's and staff (estimated 5-10 spaces) should be included in the development scheme, which can be combined or intertwined with other employee parking. Parking for residents and others attending the Courts is expected to continue to be public parking (replacement for the Hunter Tier Parking Deck, as further described below).

Representatives from the Courts will be able to provide more refined space needs as the development scheme is refined.

Storage for the Fire Department

The Old Hook #1 building at 145 Mamaroneck Avenue is currently used as storage space for equipment by the Fire Department and other Departments. If this site is repurposed as part of any development scheme, then the storage space (approximately **1,000 square feet**) needs to be relocated, if not expanded, elsewhere (could be in other Village locations, as determined).

Public Parking

As part of a proposed development scheme, new public municipal parking must be provided that replaces the current public parking over the project sites if removed, as follows:

- The Hunter Tier Parking Deck contains 214 spaces.
- The small surface parking lot on the western side of Library Lane contains 16 spaces.
- Prospect Avenue contains 26 on-street parking spaces.
- Johnson Street contains approximately 36 general parking spaces.

The replacement of these public parking spaces, if not more, must be provided as part of any new redevelopment. As such, the Village would like to see any new proposed development scheme to contain at least **250+ dedicated public parking spaces**. They can be either proposed to be all situated in one new location in a new multi-level parking garage/deck or spread out among the development sites in smaller garages and/or lots. Village code requires parking stall spaces to be 19-feet long by 9-feet wide. Widths of the aisles for movements should be 20 to 25 feet.

Housing

As part of the proposed development scheme, the Village Civic Center is intended to include new residential housing units, to both support the neighboring mixture of uses in the area as well as for the selected Preferred Developer to be able to financially undertake the endeavor. It is expected that the Village will transfer selected properties that would contain new housing to the Preferred Developer for a nominal fee, in exchange for the Development Team to construct the other portions of the civic center (e.g., Village Hall, Police Station, Court Facilities, and Parking).

At this time, the Village does not have a specific minimum or maximum number of total housing units for the project sites. Rather, the Village would like the Respondents to provide proposed suggestions as to the numbers, types and placements of any and all new housing for the project sites.

All proposed residential units must show that they are provided with adequate off-street parking as well. The Preferred Developer should be aware that they may need to conduct a traffic and parking management study/plan at a later date to confirm that the surrounding roadway network can accommodate any increase in vehicular traffic, with the Preferred Developer providing potential mitigation measures as needed, including any required amenities for pedestrian safety.

VI. Selection Criteria

The selection of a Preferred Developer for the proposed redevelopment of these applicable properties will be based upon the responses received to this RFP and subsequent materials, information and/or conversations with the Respondents.

The Village will evaluate the RFP responses based on their completeness, feasibility, responsiveness to the RFP requirements and redevelopment plan goals, the strength of the development approach, innovation of the proposal, and the Respondents' comparable past experience and capacity to successfully complete the proposed development. Specifically, the Village will evaluate proposals based on the following key criteria:

- Experience with and successful completion of similarly scaled mixed-use and public-private partnership development.
- Quality and feasibility of the proposal.
- Strength of the team's qualifications.
- Demonstration of financial capacity.
- Inclusion of local businesses.
- Inclusion of local community groups.
- Ability to commence the project expeditiously.
- Efforts to incorporate sustainable development.
- Efforts to incorporate new mobility strategies.
- Ability to communicate the project to the public.
- Proven success on meeting expectations, milestones and schedules.

As noted in the Proposed Concept Plan, the overall goal of the Village is to witness a transformation of the properties into the highest and best uses, and to include the following:

- Replacement of municipal public parking from the Hunter Tier Parking Deck, and if altered the municipal surface parking lot off of Library Lane, including spaces from Johnson and/or Prospect Streets if they are removed, in one or more locations on the project sites.
- Construction of a new and modern Village Hall to house municipal employees currently at the Regatta at 123 Mamaroneck Avenue and at 169 Mamaroneck Avenue.
- Construction of a new Police Station for the Police Department with secure parking for vehicles and employees.
- Construction of new Court facilities with shared amenities as needed.
- Replacement of equipment storage for the Fire Department (in the Old Hook #1 building).
- New residences that can include a mixture of affordable and market-rate housing as needed to support the development scheme.
- No long-term debt for the Village.
- Cash-on-hand for as needed transition of Village services.

While it is the goal of the Village to maximize the reuse of the project sites to accommodate as much new municipal office space, public parking, residential housing and other applicable uses as possible, the Village may, in its sole discretion, select a balance of such uses that might result in less new space of one type of use but allow for more space of another type of use.

VII. Submission Conditions and Requirements

Acknowledgements

By responding to this RFP, each Respondent will be deemed to acknowledge and consent to the following conditions relative to the qualifications process and the selection of qualified Respondents:

- This RFP is not intended and shall not be construed to commit the Village to procure or to contract for any services.
- The Village reserves the right to negotiate a Development Agreement with any Respondent to this RFP.
- All costs incurred in connection with responding to this RFP will be borne solely by the Respondent(s).
- The Village reserves the right to reject, for any reason, any and all responses and to eliminate any and all Respondents responding to this RFP from further consideration for this procurement.
- The Village reserves the right to eliminate any Respondent who submits incomplete, inadequate responses, or is not responsive to the requirements of this RFP.
- The Village may qualify Respondents whose responses contain immaterial deviations from the qualification criteria.
- The Village reserves the right, without prior notice, to supplement, amend, or otherwise modify this RFP, or otherwise request additional information, or to withdraw this RFP at any time.
- The Village may, at its discretion, waive any provision herein as it deems in the best interest of the projects and/or the Village.
- All qualification statements become the property of the Village and they will not be returned, and they may be made available to the public.
- Any and all responses not received by the cutoff time (Eastern Standard Time) on the cutoff deadline date may be rejected.
- The Respondent will answer written questions and attend an interview with the Village, if so requested.
- The formation of a joint venture or P3 after qualification, and any change in a prequalified joint venture, will be subject to the written approval of the Village prior to the deadline for submission of proposals and may be denied if: (i) partners withdraw from the joint venture and the remaining partners do not meet the qualifying requirements, and/or (ii) the new partners to a joint venture are not qualified, individually or as another joint venture.

Respondents should submit an electronic copy (PDF) plus ten (10) hard copies of their proposal on 8.5" x 11" size paper, printed double-sided. Planning/design diagrams should be submitted on 11" x 17" size paper within the proposal, as further noted below.

Conceptual Design Drawings

The proposal must include conceptual design drawings on 11" x 17" size plans, as follows:

- Site plan that describes building footprints, parking layout and numbers of parking spaces, and any programmed outdoor space.
- 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.
- Typical unit plans.
- Color renderings.

Development Team

The proposal must include basic information on each member of the Development Team, including specification of:

- Lead development partner, planning and design team, and all other partners.
- Primary point of contact for all submissions, inquiries, acknowledgements, amendments, and any other correspondence under this RFP.
- Principals on the team, with the following further information:
 - o Contact information (name, address, telephone and fax numbers, email address).
 - o Resume.
 - o Role or title within the team.
 - o Years of experience.
- Project experience: number of projects, size of projects, and budget ranges.
- Awards, prizes, citations, etc., if applicable.
- Affiliations or relationships with any company, parent company, or subsidiary.
- Minority/Women Business Enterprise ("M/WBE") status of any partners on the development team, including development equity, consulting and professional services firms, construction, and management and operations services.

Qualifications and Experience

The Respondent must demonstrate the qualifications, prior experience, and success with mixed-use residential, commercial development, and municipal building projects similar to the project contemplated in this RFP, as follows:

- Summary of past and ongoing projects, including the project name, address, size, client, development program, total development cost, and project team members including the project principals, roles, financing structure, architect, and date of completion.
- Details of projects (up to five) for each team member, with a brief physical description of the project, such as photographs, renderings, and/or site plans.

- Two to three references for principals involved in the above projects, including: Name, address, telephone number, and email address.
- Demonstration with regional experience is preferred.

Development Approach

The Respondent is to provide the following information and materials on the project development approach:

- Site specific design diagrams and programs, including those that satisfy current or proposed zoning requirements, maximize the use and potential of the project sites, and align with the goals and objectives in this RFP.
- Utilization of a mix of uses and size of program components.
- Conceptual layouts and development programs.
- Description of the proposed project's support of environmental sustainability.
- Target market for the development components, including rents and absorption rates and any other financial assumptions.
- Conceptual plans for any commercial tenant strategy, citing examples of tenants if possible.
- Any additional diagrams and illustrations to communicate the development vision and strategy are encouraged.

Commitment and Project Readiness

The Respondent is to describe the commitment of development team to project implementation, demonstrating financial capacity:

- Commitment to assume pre-development risk.
- Financial resources and commitment to funding predevelopment costs, including those related to environmental review, zoning changes, etc.
- Preparedness to commence significant pre-development work promptly.
- Where the proposal involves currently owned private property, the level of commitment of the current private property owner to participate in the proposal.
- Disclosure of any of the team members' property rights or business interests in the Village.
- Commitment to any local and/or M/WBE participation, with information provided of any local and/or M/WBE proposed as part of the Development Team, including the name(s) of partner firms, individuals, and expectation of their roles on the project.

Financial Feasibility

The Respondent is to provide sufficient information for the Village to determine the financial feasibility of the development proposal, including the following materials:

- A preliminary project financial plan, including a table of preliminary sources and uses, estimated hard and soft cost budgets, and operating pro forma through project stabilization.

- An indication of whether the development proposal is dependent upon any public subsidies and/or incentives, and if such, to specifically indicate what is needed.
- Land valuation assessments, that are not to be considered a formal financial offer for any of the project sites.

Financial Capacity

The Respondent is to provide the following evidence of financial capacity to carry out the development proposal:

- Evidence of the ability to fund all predevelopment activities.
- Evidence of the ability of Respondent's contractor to obtain a payment and performance bond for the construction of the projects covering 100% of the cost of such construction from a lender whose long-term debt rating of at least "A".
- Evidence that the Developer has sufficient liquidity or can secure a Letter of Credit, or obtain a surety bond in an amount to be negotiated that represents the projected operating deficit through lease-up until a break-even operation is attained.
- Statement of financial condition(s) prepared by an independent auditor.
- Balance sheets.
- Income statements.
- Statements of changes in financial position.
- Cash flow statements.

Information concerning facts or events that would materially affect the business of the respondent or principal company, including significant changes in business operations, bankruptcy, mergers and acquisitions, and any pending litigation.

Business Qualifications

Respondents are to provide the following information with their proposal:

- A statement of the willingness of the Respondent to assume overall responsibility for implementation of the project.
- A statement that, if selected, the Respondent will make provision for meaningful performance and completion guarantees.
- A statement that, if selected, the Respondent will design and construct the project(s) in accordance with the terms and specifications presented by the Village and memorialized in the Development Agreement.
- A statement that, if selected, the Respondent will pay damages in the event that the project(s) are not completed on the timelines memorialized in the Development Agreement.
- A statement that, if selected, the Respondent will maintain appropriate insurance policies at levels specified in the Development Agreement, will name the Village as an additional insured and will indemnify the Corporation.

- A statement that indicates the approximate percentage or amount of equity that the Respondent would invest in the project.
- Evidence that the Respondent, its subsidiaries, and its affiliates have an acceptable record of business dealings, including compliance with labor and environmental laws.
- Any additional information that the Respondent wishes to provide, include a business approach description.

Management Plan

Respondents are to provide a management plan that includes the following:

- Description of the target market for any affordable or market-rate housing (e.g., pricing and the strategy for affirmative marketing and lottery process).
- If a property manager is included as part of the Development Team for either the proposed municipal, parking and/or residential components, all relevant information including details of any projects where the Responder 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.
- Demonstration of a clear understanding of fair housing requirements/laws.
- Demonstration of the ability and commitment to utilize appropriate stated standards to determine program and unit eligibility (i.e., qualified tenants).
- Demonstration of a clear criteria for tenant selection and a fair and unbiased selection process.
- Demonstration of a competency for selecting properly qualified tenants.
- Demonstration of the ability and commitment to maintain all necessary reports and certifications required under state and federal law.

Firm/Organization Background

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 five (5) years, and must include the following:

- Description of the organization's history and ownership.
- Specific experience in developing projects in the Tri-State Region (New York, New Jersey, and Connecticut) and 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.
- Experiences that demonstrate the ability to work in a confined 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.

- 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 (LWRP), and with 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 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.

Site Tour and Briefing

A site visit will be held per request. Please email cwong@vomny.org by **12/10/2025** if you would like a tour. The site visit is not mandatory; however, all proposers must familiarize themselves with the properties by undertaking an independent review and analysis of physical conditions, regulatory constraints, required permit and approvals, and other legal considerations.

Inquiries on this RFP

All inquiries should be made via e-mail and directed to: cwong@vomny.org no later **12/10/2025** than Inquiries should have a subject line entitled: "RFP Inquiry: Redevelopment of the Hunter Tier Parking Deck and Property at 169 Mount Pleasant Avenue." Any inquiries after such date will not be accepted. All inquiries for which a response is provided, together with all the responses, will be shared on the village's website page on www.village.mamaroneck.ny.us.

Submission Deadline

All proposals must be fully complete and must be submitted to the Village of Mamaroneck Village Manager's office by **January 15, 2025**, 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: Redevelopment of the Hunter Tier Parking Deck and Property at 169 Mount Pleasant Avenue".

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 Manager's Office, cwong@vomny.org. Responders are required to limit their contact with the Village regarding this RFP to the Village Manager's Office.

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.

Schedule

Issuance of RFP: 11/13/2025
Questions submitted by: 12/10/2025
Questions answered by: 1/10/2025
Submission Deadline: 1/15/25

Respondents' submissions must be addressed and hand delivered to:

Village Manager's Office
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Please submit the electronic PDF copy, as well as direct all inquiries, to cwong@vomny.org. Submissions must be received by 4:00 p.m. of the submission deadline date.