

VILLAGE OF AMITYVILLE REQUEST FOR PROPOSAL (RFP) FOR DOWNTOWN REVITALIZATION PLAN

1. INTRODUCTION

The Village of Amityville (the “Village”) hereby solicits proposals from selected Request for Qualifications (RFQ) respondents to formulate a development plan for the revitalization of the downtown area of the Village and ultimately implement the prioritized key strategies and initiatives in a collaborative manner with the Village. The Village seeks a firm that represents the best fit for the community with downtown planning, downtown revitalization, redevelopment, design and implementation experience. The real estate development organization shall demonstrate in their RFP response how it’s planning and development experience is relevant to the Village’s revitalization initiatives.

The Village of Amityville created a Downtown Revitalization Committee (DRC) in October 2103, composed of residents and business owners, with a primary goal of facilitating investment in the downtown area which would result n strengthening businesses, expanding the tax base and creating a vibrant walkable destination. The completion of numerous planning studies in collaboration with the DRC provides relevant strategies and insights into redevelopment opportunities and recommendations. Additionally, the completion of the Town of Babylon Bus Rapid Transit (BRT) report provides relevant information for proposed transportation infrastructure improvements and operations within the Village of Amityville. A copy of the RFQ is attached as Appendix.

The Village’s RFQ for the Downtown Revitalization Plan was solicited in November 2015 with submissions made to the Village in January 2016. The depth of experience and qualifications of the RFQ respondent teams have reinforced this special opportunity for a collaborative initiative to be formulated in advancing the Village’s Revitalization Vision.

2. PROJECT BACKGROUND

The identified revitalization target area (refer to Exhibit A within the RFQ document appended to this document) has been established based on recent planning studies that would facilitate meeting the goals and needs of the Village. The Village recognizes that the target area may require enlargement and/or modification based on the overall development concept, implementation strategies and entitlement process proposed and agreed to with the Village.

3. EXISTING ZONING & PUBLIC LANDS WITHIN REVITALIZATION TARGET AREA

Existing zoning data, identification of Village owned parcels and public properties are provided for background and context purposes. The Village's current zoning classifications for the Revitalization Target Area include:

- B-1 Retail Business District
- B-2 General Business District
- H Historical
- Industrial
- B Residence

Complete detail of each zone classification is contained within the Village's code which is available at www.amityville.com. Public lands located within the Revitalization Target Area are identified on Exhibit B within the RFQ document appended to this document.

The Village's current zoning regulations and associated bulk standards and parking requirements do not support the Village's redevelopment vision. Accordingly, it is anticipated that the real estate development organization will formulate a Downtown Overlay District and/or propose specific zoning amendments in a collaborative process with the Village that ultimately will be adopted for development implementation purposes.

4. REVITALIZATION PLAN & DEVELOPER SCOPE RESPONSIBILITIES

Note – The following scope items are outlined as minimum requirements that the real estate development team will be required to complete as part of their commitment to the Village. Additionally, the developer must address each of the following items as part of the RFP response, specifically providing their approach and insights as part of the RFP submission.

The real estate development team will be responsible for the formulation of a master development plan. Key components of the of the Master Development Plan will include, but not be limited to, the following:

A. Development Plan

-prepare an overall plan that includes detailing proposed mix of land uses, density of land use(s), overall scale and character of development including TOD concepts and mixed-used development. The plan will detail proposed parking solutions including traffic

management, shared parking, parking ratios, etc.

-the plan will address how public improvements such as streetscape improvements including widening of sidewalks in the downtown area, parking improvements, plaza space, garden space, pedestrian connectivity, etc. will be integral to the development implementation

-developer shall identify how and where a cultural arts center/theater could be integrated in a plan and the financing considerations associated with this land use

-developer is to identify their commitment to sustainable/green building design and construction

-developer shall detail proposed acquisition strategies including opinion regarding eminent domain

-developer shall detail proposed approach to Village owned property within the revitalization target area including acquisition options (i.e. – ground lease, fee purchase, etc.)

-the plan shall include a Real Estate Market & Economic Impact Study. The study shall include at a minimum a market demand analysis and economic impact analysis that provides details on tax revenues, job creation, economic output including direct, indirect and induced benefits, etc.

-the developer shall prepare an environmental impact assessment in accordance with SEQR regulations. It is envisioned that a Generic Environmental Impact Statement (GEIS) will be prepared that will include potential impact issues such as traffic, parking, schools, taxes, water, sewer, etc.

B. Project Financial Plan

-developer is to identify proposed financing approach for project implementation including their intent to participate in project financing, construction and subsequent operations.

-developer is to identify if financing approach contemplates future partnering with development entities

-developer is to identify whether funding sources are to be entirely private sourcing and/or from potential public funding sources including local, state and/or federal sources.

C. Community Outreach Plan

-developer shall coordinate and facilitate key stakeholder meetings throughout the process. The stakeholders are anticipated to include business groups, community and civic organizations, special interest groups, property owners and municipal entities. The developer should provide their approach to a successful community outreach plan including milestone meetings, etc.

-developer is required to create a dedicated website associated with the Master Development Plan. The website shall be maintained and updated throughout the duration of the implementation process.

D. Implementation Plan

- the implementation plan shall be structured in a manner that facilitates the execution of the approved Master Development Plan.
- the plan is anticipated to include draft zoning code regulations based on the Master Development Plan that would be adopted by the Village Board of Trustees
- the plan should include a phasing plan which outlines a prioritization of development focus areas and project types
- the plan should include a proposed schedule and timeline associated with contemplated entitlement, regulatory approvals, financing and build-out associated with key projects, phasing, etc.
- the plan should include any additional detail, beyond that included in the Development Plan, on private and public financing sources that will support the project implementation

5. PROJECT BENEFITS AND COMPATIBILITY

Note – the developer must address each of the following items as part of their RFP submission

- A. Developer is to identify anticipated community benefits including economic, tax base, local job creation, housing, open space, commercial/business presence, etc. and identify proposed opportunities and constraints to optimizing the community benefits.
- B. Developer is to provide their intent or commitment to the local workforce hiring
- C. Identify the key components of project approach and implementation that will deliver a Master Development Plan compatible with the character and scale of Amityville

6. DEVELOPMENT TEAM & RELEVANT EXPERIENCE TO AMITYVILLE

Note – the developer must address each of the following items as part of their RFP submission

- A. Development Team – the developer shall demonstrate the capacity to implement the Village’s vision and specifically identify how the team’s qualifications are optimally suited for the Village. Experience in public-private partnerships, innovative land use design, distinctive contextual fit, and project entitlement/regulatory approvals success should be detailed. The respondent shall identify key team members including but not limited to development partner(s), architect(s), land use planner(s), engineer(s), economist(s), public relations, etc. The key contact from each team member shall be provided. An organization chart shall be included which identifies the role of each team member and the key contact(s) for each team member.
- B. Qualifications and Experience – the submission shall include the respondent’s four most relevant projects that demonstrate success in downtown revitalization projects

identifying common components and consistency with the vision and make-up of the Village of Amityville. The extent and detail of past financial participation in each of the projects should be detailed.

C. References – provide the name, address, telephone number and email address of at least four (4) specific references (preferably local government) the developer has served either currently or in the past five years.

7. MASTER DEVELOPER AGREEMENT TERMS

Note – the developer must address each of the following items as part of their RFP submission

A. The developer shall submit draft agreement terms that would be essential to ultimately entering into an agreement with the Village, if selected. The agreement terms should be as comprehensive as practical to include financial terms, project schedule terms, ability to dissolve agreement, Good Faith Effort clause, etc.

B. Public Resources – developer is to identify their intent to pursue local, state or federal funding, grants or resources as part of the Master Development Plan and Implementation

C. Master Developer Financial Terms – terms of escrow accounts to cover expenses of Village consultants (note – the developer shall be responsible for all professional fees/costs associated with the Village’s consultants anticipated to include, but limited to a planning/SEQR consultant, engineer, architectural consultant and legal representation)

8. MASTER DEVELOPER RFP SELECTION CRITERIA & PROCESS

A. Selection Committee – The Village will appoint a Selection Committee, consisting of the Village DRC and selected representatives, to review and evaluate all proposals received. In turn, the Selection Committee will make its recommendation for selection of a Master Developer to the Village Board of Trustees.

B. Basis of Award – The Selection Committee will base its recommendations on the “Evaluation Criteria” set forth in this RFP. Based on the results of the evaluation, the highest rated development team(s) will be invited by the Village Clerk/Treasurer to make oral presentations to the Selection Committee and Board of Trustees. The Selection Committee may make such reasonable investigations as it deems proper and necessary to determine the ability and qualifications of each development team. After review and evaluation, and based on its sole discretion, the Village reserves the right to reject any or all proposals received in response to this RFP and will not compensate offerors for the cost of proposal preparation whether or not an award is consummated.

C. Notice of Award – Once a Master Developer is selected with a Notice of Award, the Village reserves the right to negotiate further with the selected developer. As a result of agreement discussions and negotiation, the Village reserves the right to amend the scope of the RFP or the developer’s proposal prior to executing a comprehensive Master Developer agreement. If a satisfactory comprehensive agreement cannot be negotiated with the selected developer, negotiations will be terminated. The Village reserves the right to negotiate with the second ranked development team and so on or conclude the process with no award.

D. Evaluation Criteria

| Maximum Points | Evaluation Criteria |
|----------------|---|
| 25 | Qualifications and Experience |
| 20 | Project Vision and Master Plan Approach |
| 20 | Project Benefits and Compatibility with Village |
| 20 | Developer Financial Participation |
| 15 | References |

9. RFP SCHEDULE

- RFP Issued – April 11, 2016
- RFP Response Due – July 12, 2016
- Selection Committee RFP Review and Interviews – July 18, 2016 – September 15, 2016
- Master Developer Selection/Award – September 22, 2016

10. RFP RESPONSE SUBMISSION REQUIREMENTS

The RFP response submission must consist of:

- Ten (10) originals plus five (5) copies to the Village Clerk/Treasurer
- One (1) complete electronic copy of the proposal submitted on a CD
- All materials, whether mailed, sent by delivery service, or hand-delivered must be delivered to: Dina Shingleton, Clerk/Treasurer, Village of Amityville, 21 Ireland Place, Amityville, NY 11701

11. EQUAL OPPORTUNITY

- A. Any selection by the Village of a respondent for engagement shall be made without regard to age, disability, religion, creed, or belief, political affiliation, race gender or ethnicity.

APPENDIX

- RFQ solicitation for Downtown Revitalization Plan