

PRIME VILLAGE -OWNED SITE
AVAILABLE
FOR MIXED- INCOME, MIXED-USE DEVELOPMENT
REQUEST FOR SITE CONCEPTS & DEVELOPER QUALIFICATIONS

VILLAGE OF OSSINING NY



JULY, 2019

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REQUEST

The Village of Ossining (Village) is pleased to issue this Request for Site Concept and Developer's Qualifications (RFQ) for the development of a strategic Village-owned site located on Main Street, Water Street and Central Avenue along the Sing Sing Kill and referred to as the DPW site (DPW site). The Village intends to work collaboratively with a developer to redevelop this site in accord with the community's vision.

GUIDING PRINCIPLES

- Creates affordable residential opportunities attractive to a range of income levels in the Village and all generations.
- Execute a key policy strategy in Ossining's 2017 Housing Needs Assessment: provide a deeper and broader level of affordability requirements for new housing development to ensure access to affordable housing by lower income households and that support mixed income housing.
- Creates space for commercial opportunities and community programming.
- Provide a public amenity that facilitates a pedestrian connection between Upper Main Street and Station Plaza.
- Provide public access along the Sing Sing Kill and make a connection to the Sing Sing Kill Greenway.
- Encourages additional development in the area.
- Employs modern materials and sustainable practices.
- Pedestrian friendly.

PURPOSE OF RFQ

- To identify a development option for the DPW site.
- To identify a qualified developer to work with the Village to implement the development option.

SCHEDULE (subject to change)

Release of RFQ:	July 15, 2019
Pre-Submittal Meeting with Interested Developers (mandatory attendance):	July 31, 2019
Deadline for Developers Questions:	August 16, 2019
Responses to Developers Questions:	August 26, 2019
Proposal Submission Deadline:	September 16, 2019
Interviews:	October 7-18, 2019
Selection:	October 31, 2019

Submissions will be used to identify a select number of proposers who may then be asked to provide additional clarifying information and be interviewed by Village representatives and Housing Action Council, followed by the Village's selection of a developer. From there, the Village will initiate negotiations with the developer. The Housing Action Council is serving as the Village's consultant for this RFQ.

SUBMISSION

All interested parties should submit responses as instructed in this document, clearly marked “Response to RFQ for DPW Site” by September 16, 2019 to:

Housing Action Council
55 South Broadway
Tarrytown, New York 10591
Attn: Rose Noonan, Executive Director

Questions

All questions must be directed to the Village’s Consultant, Housing Action Council, in writing. Email to hac@affordablehomes.org and indicate in the subject RFQ for DPW Site.

Additional Resources:

Connecting the Dots: Working Toward Comprehensive Community Development prepared by Patterns for Progress in 2018

https://www.villageofossining.org/sites/ossiningny/files/uploads/connecting_the_dots_final.pdf

Housing Needs Assessment prepared by Kevin Dwarka, 2017

<https://www.villageofossining.org/planning-department/pages/housing-needs-assessment-final-report-kevin-dwarka-72017>

This RFQ is not a request for proposals or an offer by the Village of Ossining to sell the property described herein. The Village will use the submissions received from said request to better understand the available options to develop the property in accordance with the Village’s vision and to create a link between the Village and one or more developers. The information received from developers may be used for negotiations with developers or for use in a subsequent procurement for the property. It is understood that no obligation is made by the Village or any interested parties that submit a proposal.

PROPERTY DETAILS – DPW SITE

OWNERSHIP	Village of Ossining
MUNICIPALITY	Village of Ossining
SITE ADDRESS	Main Street to the South, Central Avenue to the North, and Water Street to the West 10562
NUMBER OF PARCELS	5
TAX ID#	89.19-6-22 89.19-6-26 89.19-6-27 89.19-6-28 89.19-6-29
SIZE	3.40± acres
ZONING	<p>PW-b Central Waterfront-Transit Oriented with the following goals:</p> <ol style="list-style-type: none">1. To establish a carefully designed mixed-use development plan for the waterfront area that will implement the planning goals and objectives of the Comprehensive Plan, and the2. Local Waterfront Revitalization Plan, and protect and promote the environment and public health, safety and general welfare of the community. <p>Key to these goals is the PW-b zoning district which should involve development that:</p> <ul style="list-style-type: none">○ Takes advantage of its location adjacent to the train station;○ Limits heights of new buildings to be contextual with adjacent, existing architecture except when topography allows for greater heights that will not obstruct view corridors, but will provide expansive views of the Hudson;○ Allow for greater densities on larger land parcels in exchange for amenities, as long as the design of any project adapts to the steep slopes that are present.
WATER SUPPLY	Village of Ossining Municipal Water
WASTEWATER/ SEWER	Village of Ossining Municipal Sewer
ELECTRIC	Con Edison
NATURAL GAS	Con Edison
CURRENT USE	DPW Equipment & Storage Lots

ENVIRONMENTAL Site is the former Ossining Manufactured Gas Plant. Remediation is being addressed under a multi-site consent order between Con Edison and the NYS DEC

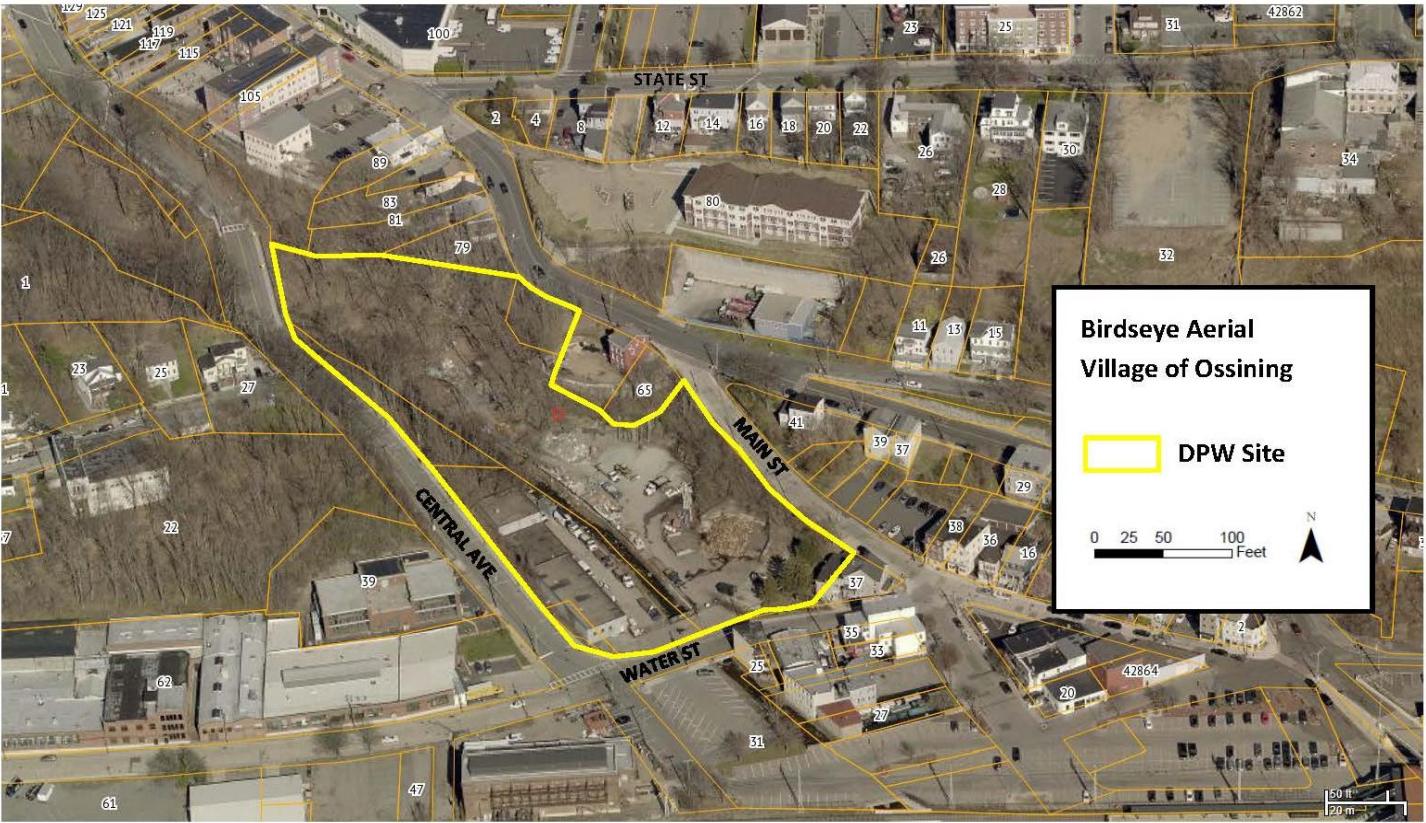
**LOCATION
AMENITIES** Proximity to Metro North Hudson Train Line, Hudson River, Downtown Ossining, RiverWalk (part of Hudson River Valley Greenway), and Sing Sing Kill Greenway

**CENSUS
TRACT** 133.01

ADJACENT USES Residential and Industrial

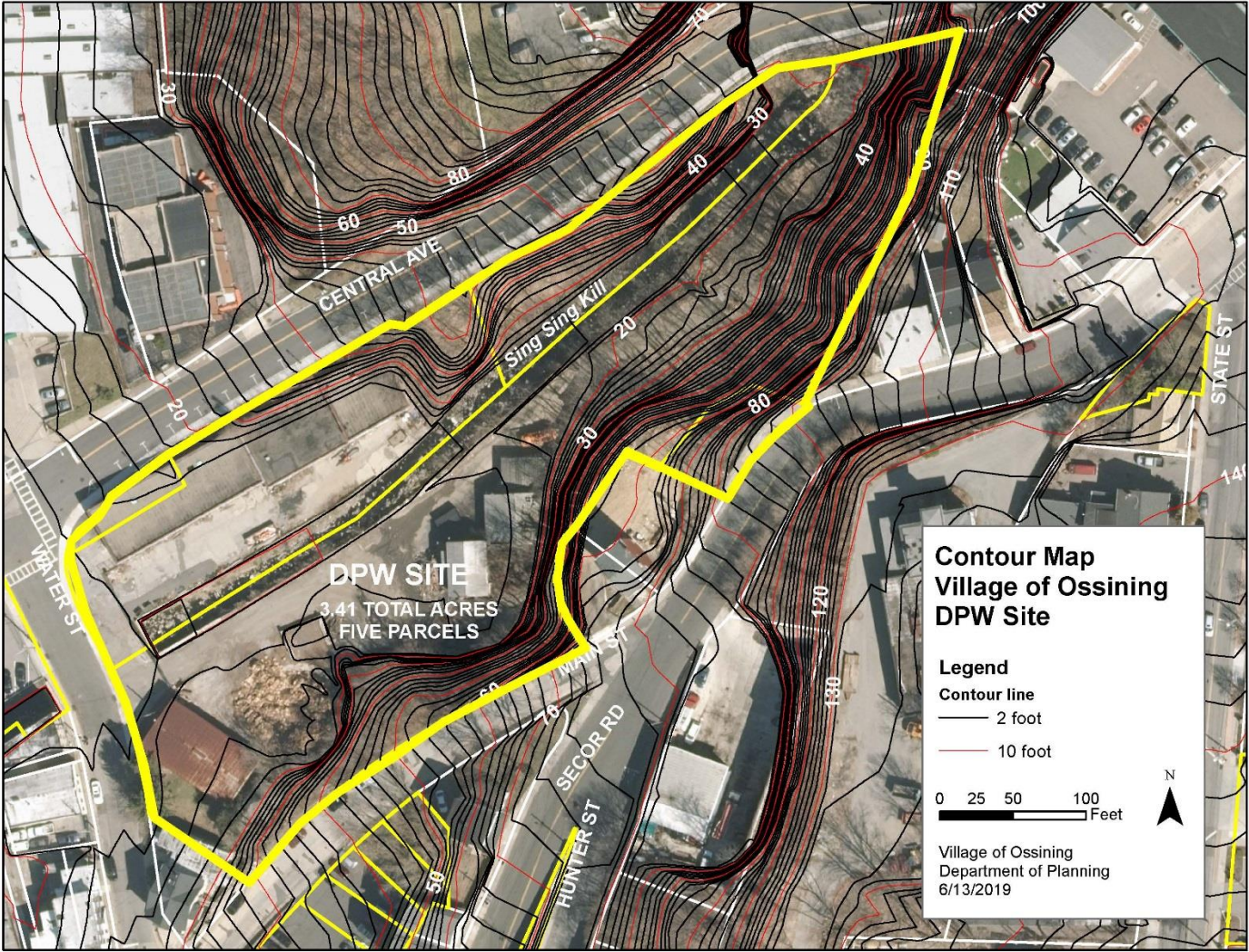
OTHER FEATURES Site is positioned in a key location for bridging the steep slope between the Waterfront and Downtown. The western end side of the site is level with the Station Plaza neighborhood, just steps from the train station. The eastern end of the site is almost at the elevation of upper Main Street. The site is also divided by the Sing Sing Kill River.

BIRDSEYE AERIAL OF DPW SITE

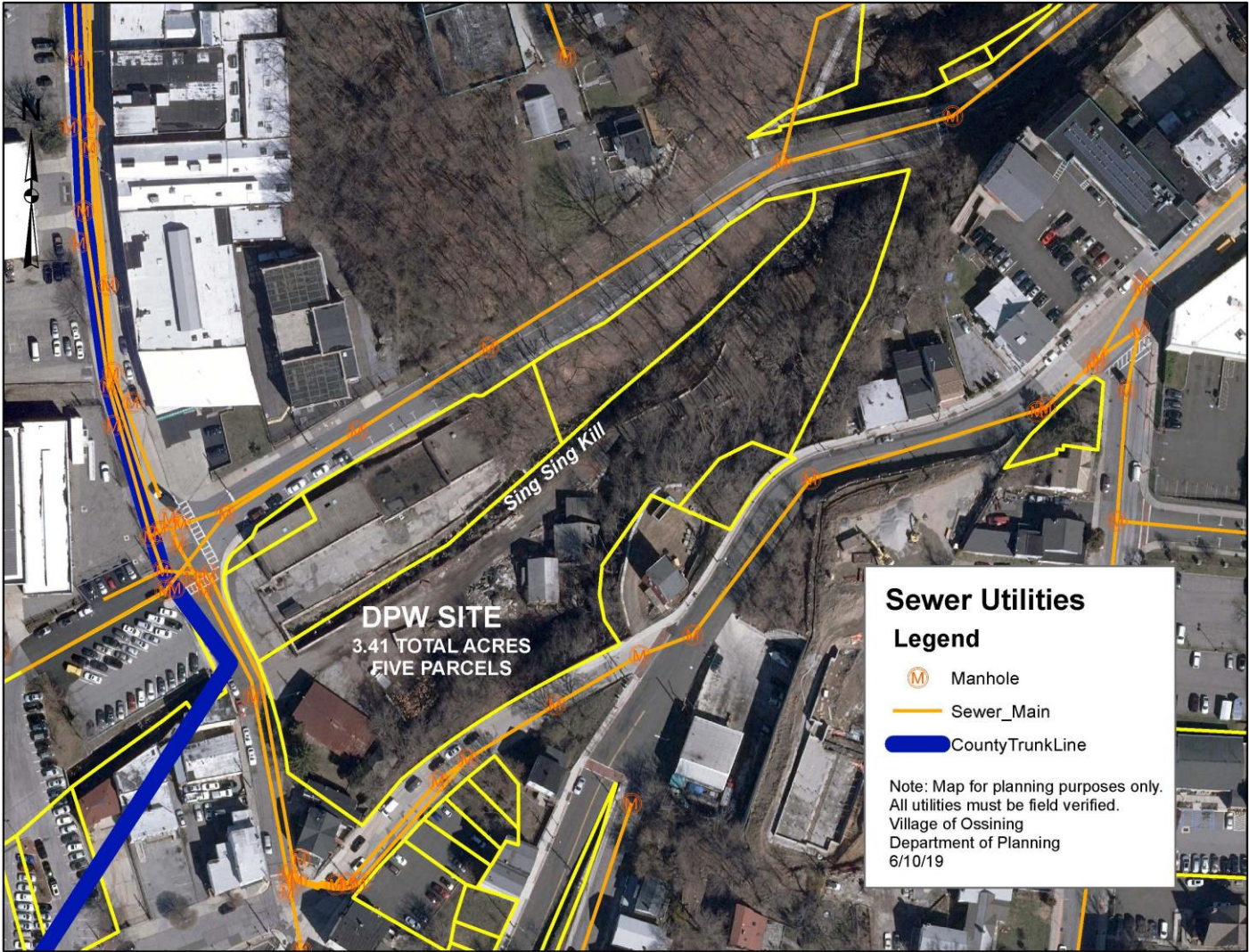


Village of Ossining
Department of Planning
6/12/19

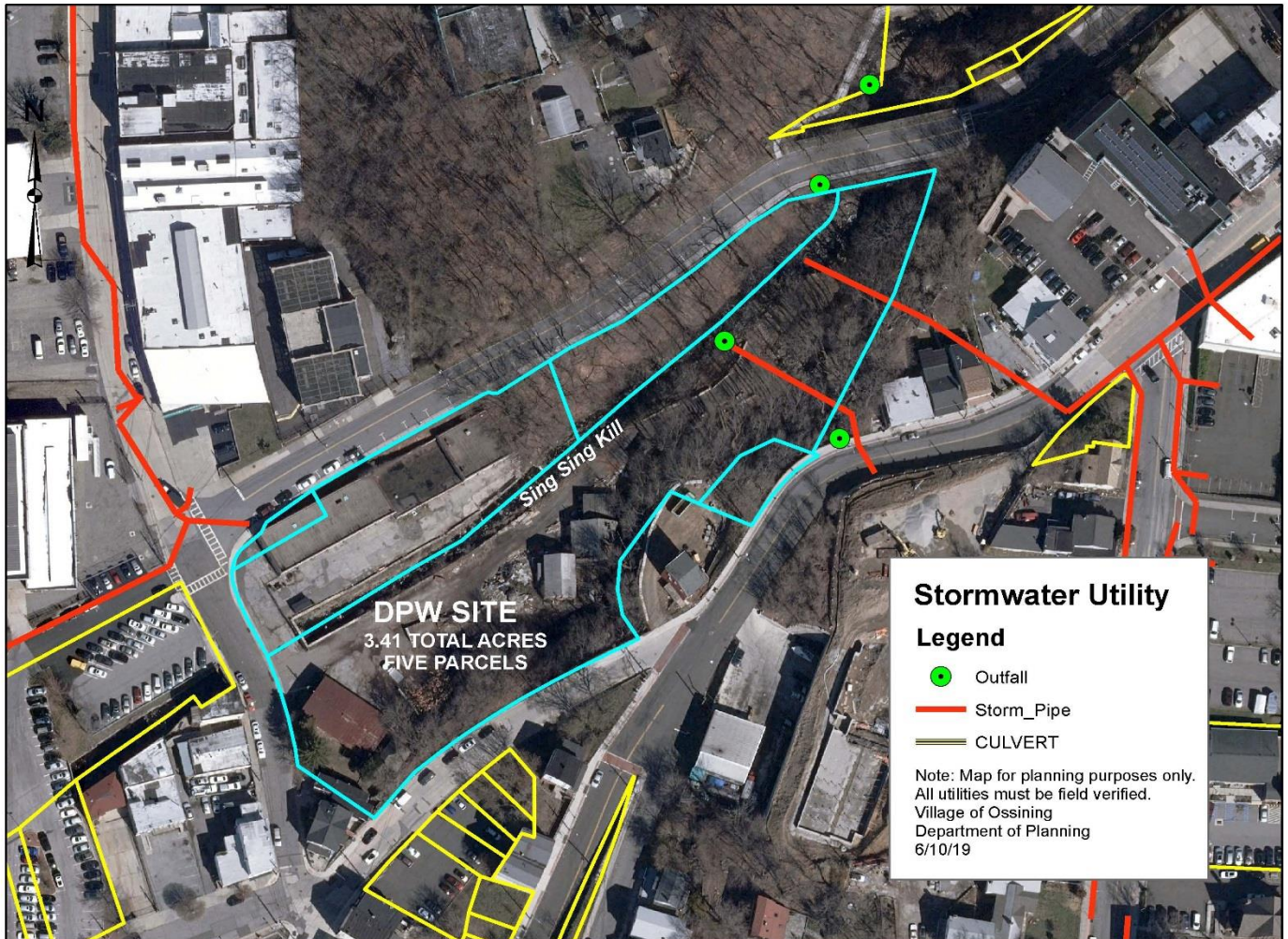
CONTOUR MAP OF DPW SITE



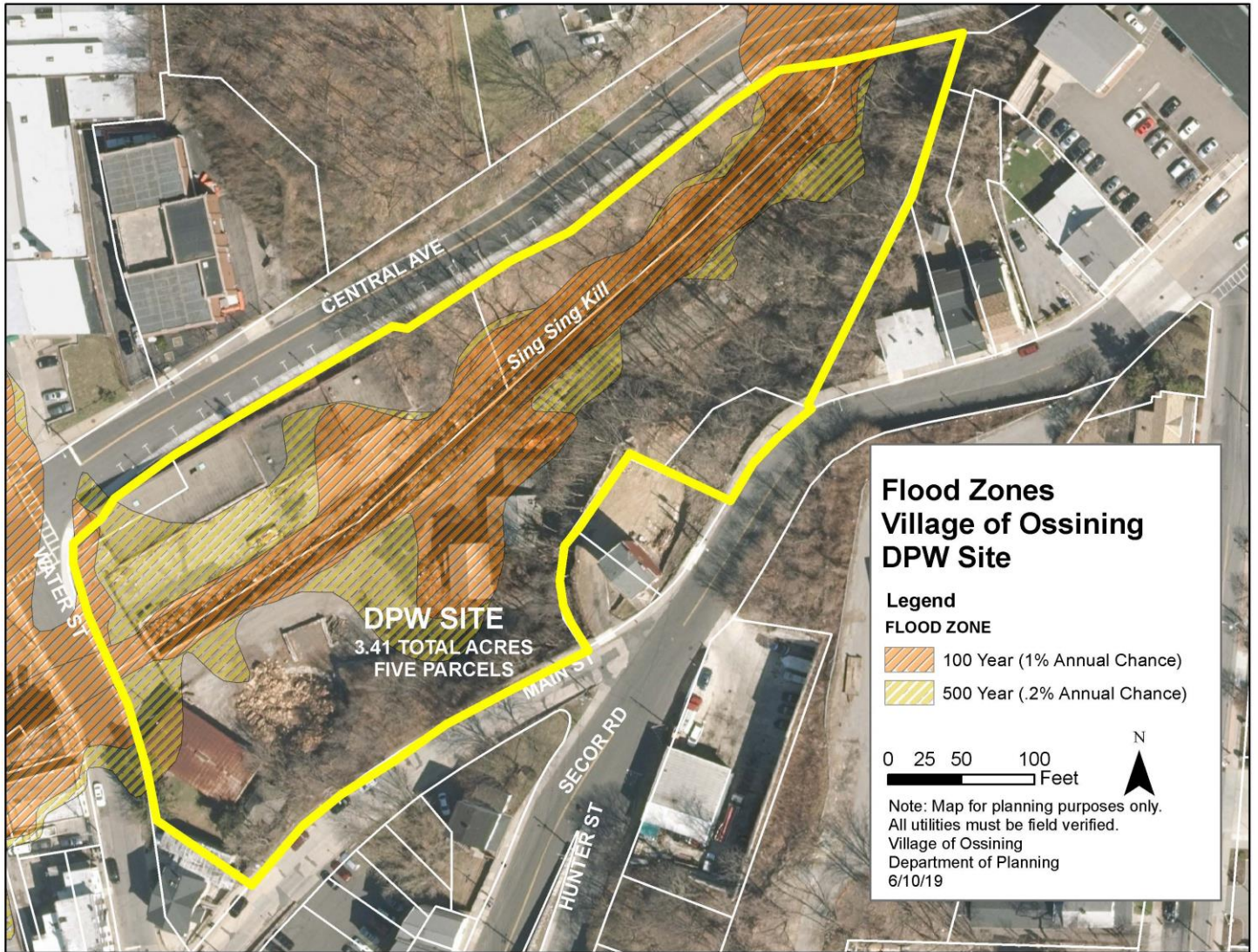
SEWER UTILITIES – DPW SITE



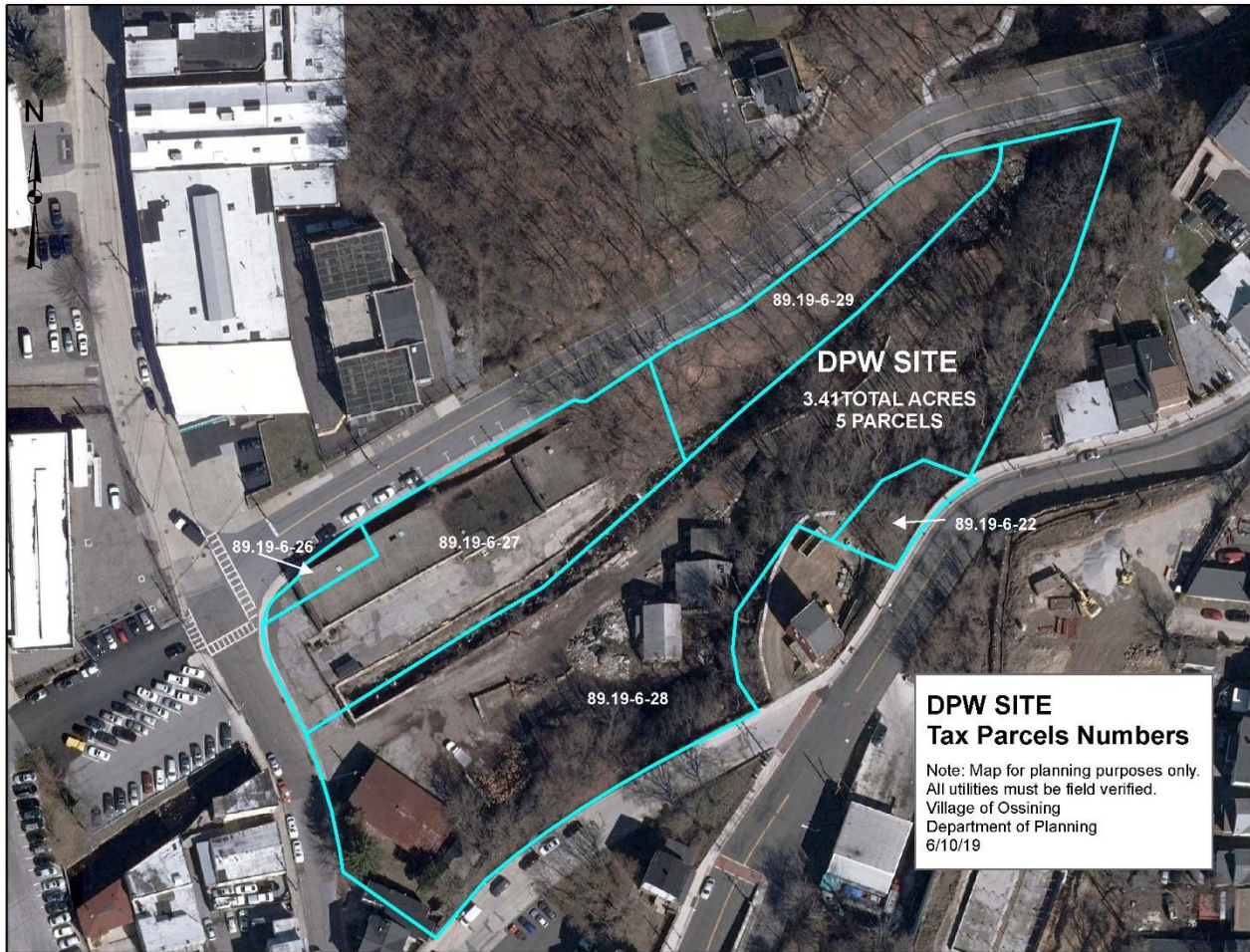
STORMWATER UTILITIES – DPW SITE



FLOOD ZONE MAP FOR DPW SITE



TAX LOT ID FOR DPW SITE



VILLAGE OF OSSINING
ZONING ORDINANCE
Section 270 Appendix B, Bulk Requirements
for PW-b Central Waterfront – Transit-Oriented Subdistrict

Setbacks	
Minimum lot area (sq. ft.)	40,000
Building width and open area (ft.)	Shall be in accordance with § 270-23
No building or part thereof shall be situated within:	20 ft. of any street or 15 ft. of any lot line
Minimum setback for parking or loading areas from street or lot line (ft.)	10
Minimum distance between any two buildings except attached dwellings sharing a party wall (ft.)	50
Maximum spacing between pedestrian building entrances on Main, Secor, Central and Water Street frontages	70 ft.; entrances must be usable for ingress and egress by building users
Maximum parking along street frontage	30% of total street frontage for any given lot along Water Street, Central, Main and Secor Road can be parking
Residential Requirements	
Density	15 units per acre pursuant to § 270-23
Density: special permit application	Baseline density: 22 units per acre up to 32 dwelling units per acre pursuant to § 270-23
Bedroom mix	one-bedroom units or studios: 10% of total units two-bedroom units: 20% of total units
Heights	
Maximum building height	No building shall extend more than 4.0 stories or 48 ft. from either the average elevation of the proposed finished grade of the site or the curbline on Water Street, Central Avenue, State Street, Main Street and Secor Road, whichever is greater; no building shall extend more than 1.0 story or 16 ft. above Market or Hunter Streets.
Coverage	
Maximum impervious coverage (percent)	60
Maximum building coverage (percent)	40
Open Space	
Minimum open space	15% of lot area

Village of Ossining

Community Vision



Station Plaza - Adjacent to the Metro-North Ossining Station and the proposed DPW site

Station Plaza, on lower Main Street, is a historically Black business district which has been disenfranchised. This industrial and residential neighborhood, with its quaint business section, requires improvements to the built environment to invite residents, visitors, and commuters to spend time in the historic meeting place. Development of a new mixed-use mixed-income DPW site will restore visibility to this neighborhood, creating a still-authentic, desirable destination, while breaching the topographic constraints of the connection between the two critical anchors, Waterfront and Downtown.

Ossining is where EVERYONE can live, work, and play. Preserving our community's cultural and socio-economic diversity is core to our approach to economic development. This mighty Village of the Hudson is ready to capitalize on public assets that will catalyze private investment.

The revitalization of Main Street after decades of vacancy and neglect heralds a new day for Ossining. Visitors arriving by water or rail will be drawn to our Waterfront and Downtown business corridor with new wayfinding signage and further enhanced streetscaping. With the [Sing Sing Prison Museum](#) Preview Center opening in 2020, now is the moment to strengthen the Downtown/Waterfront connection for new visitors.

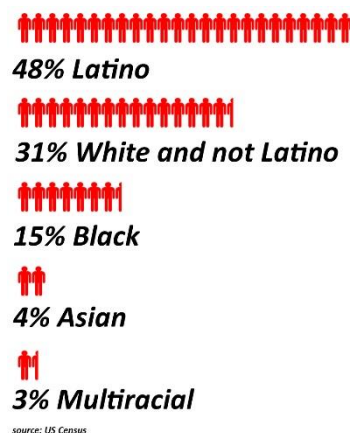
It is time to turn the page on Urban Renewal, which resulted in the Village owning 25% of the land in the Main Street Corridor. The future success of the Village hinges on the ability to leverage these parcels to transform the composition of Downtown and the Waterfront. Under-utilized surface parking and vacant land are poised to become two optimally designed mixed-use mixed-income developments with private investment dollars.

The greatest obstacle to restoring the south side of Main Street will be eliminated with parking structures that consolidate demand. ***Meanwhile, on the Waterfront, the Village is taking action to repurpose the DPW site, a property positioned in a key location for bridging the steep slope between the Waterfront and Downtown. Just as the introduction of new retail businesses to Main Street signals new local jobs, hundreds of new residents to Water Street bolsters the viability for new retail businesses to thrive at Station Plaza.***

Ossining has nearly every piece of the puzzle for the vibrant community of the future: a progressive history and social structure, abundant public amenities, engaged residents, a commitment to sustainable and inclusive development, the entrepreneurial business community, and the experience to execute the funding and get things done. What is needed to realize this vision is an investment to remove the repeatedly identified roadblocks and catalyze a transformation far greater than the sum of its parts.

The Village, formerly known as Sing Sing, has a unique sense of place, which developed around the most iconic prison in the world. The Downtown's exceptional, intact historic streetscape of 19th-century Italianate style buildings placed it on the State and National Registers of Historic Places. The topography affords beautiful views of the Hudson River and Palisades, and scenic pedestrian trails cross through the Downtown. The walkability is complemented by singular restaurants and ethnic retail, and a growing local craft business focus.

Distinctive to Ossining is the Village's commitment and actions to protect the racial and socio-economic diversity of the tight-knit community. Median Household Income for all Villagers is 71% of Westchester County, renters occupy 54% of housing units, and 46% are owner-occupied. With more people choosing to live in diverse communities (Ossining Village's 15-year population growth is double that of Westchester County as a whole. (Retrieved from U.S. Census 2013-2017 American Community Survey 5-Year Estimates)).) Our planned development of the DPW site is a near-term intentional, strategic investment with diversity protection as a priority.



Members of Ossining's Black community still often equate "economic revitalization" with "displacement." Ossining's approach to economic development today reflects lessons learned from Urban Renewal. ***Preserving our cultural and socio-economic diversity is a guiding principle in the Request for Qualifications for a mixed-use mixed-income development on the Village-owned lot at the corner of Water Street and Central Avenue, commonly known as the DPW lot. Ossining's commitment to affordability is paramount to the development of this project. The Village recognizes that to have the best schools, restaurants, attractions and local businesses, we need a thriving workforce. This requires quality housing options with a range of affordability to accommodate those who hold essential and valuable jobs where market rate compensation is often inadequate to obtain quality housing given the region's high housing costs.*** Our partners in this effort include Housing Action Council and Interfaith Council for Action (IFCA) (our local affordable housing non-profit). New York State Homes and the County of Westchester have and continue to provide valuable guidance.

Ossining's Downtown is built on a ridge plateau 100 feet higher than the Hudson River. Connecting the Downtown and Waterfront destinations will enhance both areas and deliver economic development benefits. Investment is needed to strengthen this connection, visually and experientially bridging the barrier of the steep slope, while contributing to the placemaking of a historic industrial-residential section of Ossining to generate economic activity near the train station and celebrate an overlooked history.

The Main Street Corridor is also defined by its transit access with:

- Metro-North train station that boasts express commuting times of 45 minutes
- N.Y. Waterway Ferry connects Ossining and Haverstraw
- Four Bee-Line Bus Service routes connect at the intersection of Spring Street and Waller Avenue with two continuing to the train station
- The Old Croton Aqueduct 25-mile trail bisects the Main Street Corridor providing pedestrian and bicycle access
- Automobile access from neighboring towns is convenient via Route 9A, Route 9 and the Taconic State Parkway
- Amtrak Empire and Adirondack service include stops only 3 miles away at the Croton station for travelers from further afield

The municipality's capacity is enhanced by its unique collaboration with a network of well-established local non-profit and community organizations. This collaboration is integral to the Village's operating style, advancing the government's efficacy. Many of our non-profits boast a long tenure in Ossining, and they are the mainstay in preserving a community where diversity thrives. Village government benefits from their contributions to policy development, planning, and the provision of historical context, as well as program-area expertise, and relationships of trust with residents in demographic groups traditionally tricky for the government to make connections. The financial resources made by high net worth board members and donors to these organizations translates into significant investment concentrated in Ossining's Downtown.

The Village works closely with non-profits and community organizations whose work improves quality of life:

- IFCA which provides safe, quality and affordable places to live
- The Ossining Public Library is a center for lifelong learning that has the most programming for the community than any other library in the county
- Green Ossining's Earth Day celebration is Westchester County's largest community-run earth day festival – with more than 4,000 visitors and 100+ vendors
- Ossining Innovates! teaches entrepreneurial skills to drive economic activity, and is working create a business incubator in the Downtown
- Open Door Medical Center (Open Door) is a federally qualified community health center providing high quality, affordable healthcare
- Ossining Children's Center (OCC) provides infant care, pre-school, pre-K, after-school programs and summer camps

- Neighbors Link integrates immigrants with workforce development, English as a second language classes, parent-child together classes, and community law practice
- Ossining MATTERS, education foundation, fundraises to augment school district programs and enrich learning.



Past investment, future investment potential.

Ossining has become a hub for entrepreneurial retail business. Investment in the Downtown within the last three years includes an award-winning coffee shop, highly rated Peruvian, vegan, Turkish and Jamaican restaurants, a craft brewery and taproom in a former manufacturing space, CrossFit gym, toy store, and clothing shop. Plus, a co-working space on Main Street is slated to open in the summer of 2019.

Ossining is attracting luxury and market-rate mixed-use developments. Avalon's 169 units opened on North Highland Avenue in 2013, Ginsburg Development Companies' 188 rental units on the Hudson opened in 2016. Future development ranging in size from 24 units to 189 units are in the pipeline with applicants actively presenting their proposals to land use boards.

Public Infrastructure Investment



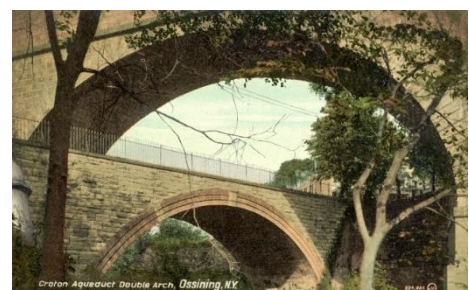
The Village proactively invests in public infrastructure. Main Street and the connecting Secor Road and Central Avenue benefit from ADA sidewalks, decorative lighting, tree well improvements, and hanging flower baskets. Historically the Village maximized CDBG funding for infrastructure investments of this nature. Renewed CDBG opportunities are now set to enhance future projects to benefit pedestrians and seniors with an additional \$250K.

In 2017 Ossining invested \$700K in energy efficient LED street lights for the entire community.

In anticipation of future development, the Village has invested in its drinking water supply. \$350K in water transmission upgrades were followed by a \$6.2M rehabilitation of our municipally-owned reservoir and spillway.

In July, the Village will bid out construction of a new treatment plant, which will increase capacity to satisfy the anticipated loads projected in the 2009 Comprehensive Plan. At an estimated cost of \$40M, the project will increase capacity from 4 MGD to 7 MGD. To limit the plant's areas of disturbance, the treatment facility will boast a green roof.

Visionary leadership transformed a sanitary sewer upgrade into a glorious pedestrian greenway in the heart of Ossining's Downtown. The transformative \$5.3M Sing Sing Kill Greenway project's impressive trail is the setting for scenes in the 2018 Spike Lee movie,



BlackKlansman. With the development of the DPW site, the ADA compliant trail will fully realize its intended purpose as a pedestrian connection between the Waterfront and Downtown.

The next ribbon-cutting for a major Village infrastructure project will be at the Broadway Bridge, the lower section of the Old Croton Aqueduct Trail's historic Double Arches. This \$2.8M upgrade restores the historic façade while reconstructing the internal structure with the best of today's engineering technology.

Waterfront Investment

To enhance the recreational, cultural, and economic development of our Waterfront, we are in the design phase of a public dock extension. The expanded pier will open the Ossining Waterfront to day boaters, small tourism vessels, and fishing. The extension design will also accommodate larger boats, including the Clearwater and the Freedom Schooner Amistad which can then include Ossining as a stop on their regional Hudson River tours. The \$115K design phase of the partnership between the Village, Hudson Valley Arts & Science and Ginsburg Development Companies was partially funded by a 2015 Hudson River Estuary Grants for River Access and River Education grant.

Harbor Square's 188 residential units, 175 seat restaurant, and Waterfront public park with sculptures, a RiverWalk trail segment, playground, landscaping, and interpretive signage about Ossining history was garnered from \$67M in private and public investment to create the mixed-use transit-oriented development.



Ossining Waterfront

An additional \$2M , including federal Boating Infrastructure Grant Program funds, upgraded the Shattemuc Yacht Club marina and extended their dock. The Metro-North Train Station, too, was updated with new platforms, stairs and elevators, thru-fair, digital schedules, and electronic ticketing facilities. In summer 2019 the MTA will commence the historic preservation of the train station's roof.

Private landowners along both sides of the train tracks have expressed interest in transforming their industrial properties to capitalize on expanding residential, retail, and recreational enjoyment of the Waterfront.

Social Service Investment

Emblematic of Ossining's culture of welcoming all families to live and succeed here, are the service organizations that were born here to serve the people of our community. Two of these institutions are investing heavily in our Downtown as they expand their capabilities to help Ossining families succeed.

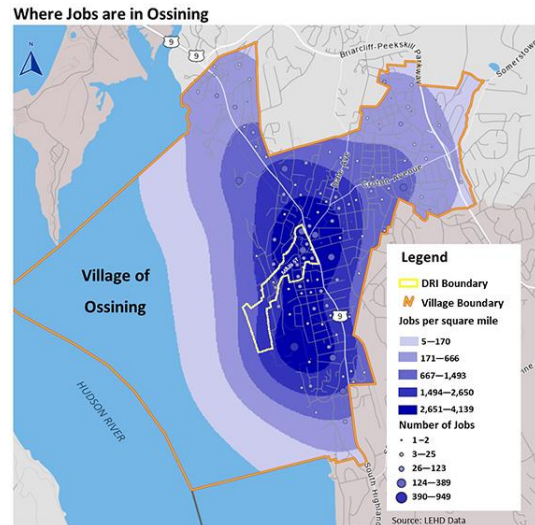
The OCC breaks ground this year on its new 27,000 sf facility. This \$16.8M public/private investment will increase enrollment by 50% to meet the growing need for affordable childcare in the community, and unite all of OCC's programs under one roof resolving logistical challenges for parents. To remove barriers to access for very low-income families, OCC supports parents as they

navigate the daunting application process for federal childcare subsidies. They also offer tuition assistance.

Open Door has invested \$5.1M in a second building in the Main Street Corridor. A public and private \$20M investment will build out the 22,500 sf to alleviate their space constraints. Open Door, whose patients are primarily uninsured or under-insured, has long been on the cutting edge of thoughtful healthcare delivery and anticipates incorporating a telehealth practice and focusing on the social determinants of health. The administration for all seven Open Door Medical Centers is headquartered in Ossining, as are their residency training programs in pediatrics, internal medicine, physician assistants and midwife trainees.

Recent or impending job growth. Founded in Ossining and now with seven medical centers in Westchester, Putnam and Ulster counties, Open Door employs 175 people at its Ossining headquarters. While the anticipation of transformative changes in healthcare delivery currently constrains accurate job growth projections, the addition of a second large facility in the Downtown portends significant

healthcare growth, an industry that already employs 15% of Ossining workers. The Ossining Extension Center of Westchester Community College (WCC) specializes in workforce development programs with a broad range of courses for those seeking careers in healthcare. WCC also partners with hospitals, nursing homes, and community organizations to provide training and externship opportunities for students within the Greater Ossining area.



Ossining also boasts four nursing and rehabilitation centers, with employment of over 500 people.

The Sing Sing Correctional Facility, the Village's largest employer, has almost a thousand full time workers.

The OCC projects the addition of 15 jobs with their September 2020 expansion to the new facility at 32 State Street, 0.2 walkable miles from the Main Street Corridor.

One hundred sixty full-time workers are employed on General Electric's campus, 2.5 miles from the Main Street Corridor, 120 of whom live within ten miles of the campus.

Ossining Innovates! and Speak Easy Creative Coworking, which is slated to open in summer 2019, both support the entrepreneurial spirit of our diverse community. Ossining High School also has a very successful entrepreneurship and business program.

Jobs have been created with the opening of several new businesses that have garnered a regional name for themselves. This trend will enjoy a dramatic boost with the restoration of the south side of Main Street, and the increased viability of Station Plaza.

The Sing Sing Prison Museum will create 257 construction jobs in Westchester (value of \$20.8M in labor income) of which 255 workers are projected to live in Ossining. Indirect and induced impacts, given the economic ripple effect of construction, will create an additional 153 jobs. Economic models show that, once it opens, 27 people will be employed by the Museum which, with indirect and induced impacts added, is a benefit of 44 jobs and \$2.8M in labor income to the area, and \$5.9M in total economic activity annually.

Attractiveness of physical environment. Ossining's picturesque Village is comprised of rolling hills, mature trees providing shade and urban greening, and a topography assuring magnificent views of the Hudson River, Palisades and stunning sunsets from every neighborhood. The visual connection to the river reinforces Ossining's strong Hudson Rivertown identity. Recreational trails are a distinguishing Downtown



Ossining Waterfront from across the Hudson

feature intersecting the Main Street Corridor and providing healthy recreation and transportation alternatives in the. The Old Croton Aqueduct is a 25-mile linear park that bisects the heart of Main Street, with decorative pedestrian lighting, benches, trees, and interpretive signage. This park intersects with the new east-west Sing Sing Kill Greenway, an ADA accessible path in the Kill's rocky gorge, with the stream rushing along beneath it and tree canopy shading above. Pedestrians can pass under the iconic Double Arch Bridge and enjoy nature while walking to down to Station Plaza and train station.

Henry Gourdine Park and Village owned open space at the Waterfront includes two large-scale sculptures by internationally renowned artists, a playground, comfort station, RiverWalk segment, and a pavilion beginning with Ossining's history of the Sint Sinck Indians. The Waterfront parks are flanked by Ossining Boat & Canoe Club, Shattemuc Yacht Club, and the Westerly Marina. They are also a short walk from the future home of the Sing Sing Prison Museum. Ossining Boat & Canoe Club, Ferry Sloops, and a Hudson River Valley Greenway Water Trail site at Engel Park provide affordable access to the Hudson River for residents of all income levels.

Walkability and Bikeability: Many Ossining residents do not own cars, and the walkability of the inner Village has always been a priority. The post office, medical center, police station, public library, Joseph G. Caputo Community Center and other essential services are located either within or proximate to the Main Street Corridor, as is the Ossining High School campus. The Old Croton Aqueduct Trail, with its wide bridge crossing the gorge and pedestrian lighting, connects to residential neighborhoods and beyond. The Village partnered with the Towns of Ossining and New Castle to create the award-winning Millwood-Ossining Go! Trail Plan (MOGO). The MOGO plan identified Route 133 as a priority to connect assets of the Downtown Village of Ossining and the Millwood Business district, to the Empire State Trail at NYS Route 100 with a safe bicycle and pedestrian route. The project is currently being advanced to move the project towards final engineering and construction.

Need for Housing at Different Levels of Affordability:

Most workers employed in the Village of Ossining, including those currently living in the Village, earn more than \$40,000 per year, but 48% of workers earn less. Many of these workers hold positions in Ossining's school district, its health care agencies and other local public and private agencies where living in close proximity is an important consideration, however, the low incomes of these workers may make it difficult to find housing in or near Ossining. According to Ossining's 2017 Housing Needs Assessment, nearly 60% of Ossining Village renters are cost burdened, paying over 30% of their incomes on housing costs and of those, 34% are severely cost burdened, paying over 50% of their incomes on housing costs. To ensure a mix of housing types and cost, the Village works with IFCA, NYS Homes and Community Renewal and, Westchester County to develop and preserve regional affordable housing options. The housing stock bears witness to Ossining's commitment to quality housing for various income levels to maintain sustainable economic growth and diversity. Development of the DPW site underscores Ossining's commitment to ensure that our community provides for a thriving workforce to support excellence in education, healthcare, service and retail businesses.

Key policy strategies identified in Ossining's 2017 Housing Needs Assessment are directed to this need, specifically:

Policy Strategy #4: Expand the Village's Network of Local Housing Developers.

Policy Purpose ▪ Expand the network of housing developers within the Village of Ossining in order to ensure a more diverse group of builders, enhance access to innovative funding sources, and align new development with housing and economic development goals.

Policy Strategy #5: Revise Village Affordable Housing Policy.

Policy Purpose ▪ Provide a deeper and broader level of affordability requirements for new housing development to ensure access to affordable housing by lower income households and that supports mixed income housing.

Quality of Life policies. Affordability: Ossining is where EVERYONE can live, work, and play. The Village is committed to providing housing for people of all income levels to guard against the displacement of our residents and maintain the diversity of our population.

Health and Wellness opportunities include an extensive parks system and a very active Joseph G. Caputo Community Center. Located in Downtown this local gem provides outstanding programming at the center's gymnasium, aquatic center, and numerous full range exercise classes. Open Door offers affordable workout classes, yoga, and nutrition classes in their Main Street building. Down to Earth Farmers Market sells produce and ready-to-eat food in the Downtown, and accepts SNAP, WIC, and FMNP. The centrally-located Ossining Food Pantry and Loaves & Fishes free Saturday dinner provide nutritious food. The Village promotes physical activity through initiatives such as Car Free Day and a recent bike share pop-up program.

Arts & Culture are thriving in Ossining, and small-venue music and theater locations attract top-flight artists. To meet the increasing demand for a greater diversity of live entertainment venues, the Village Board updated the Code in 2016, prompting a steep increase in the number of cabaret licenses issued in the Village. Ossining boasts several arts organizations.

Planning studies have benefitted from land use, economic development, planning, and research expertise, as well as the engagement of an enthusiastic community and stakeholder buy-in. Listed below, the plans laud the strength of Ossining's historic, scenic, walkable and socially diverse character, and an abundance of public amenities. They also consistently prioritize the same projects; identifying the need for the resources necessary to breach the barrier of disruption caused by underutilized spaces in the Downtown to take advantage of trends to create and market a Downtown as a unique destination unlike any other in the region:

[1998 Downtown Vision Plan](#)

[2015 Market Square](#)

[2009 Comprehensive Plan](#)

[2017 Downtown Redevelopment Working Committee](#)

[2011 Revised LWRP](#)

[2017 Housing Needs Assessment](#)

[2011 Waterfront Access & Trail Plan](#)


[2018 CONNECTING THE DOTS: Working toward Comprehensive Community Development](#)

The Pattern for Progress 2018 study, **CONNECTING THE DOTS: Working toward Comprehensive Community Development**, added value by producing a comprehensive community development resource guide of grant programs for municipalities, non-profits, and private developers.

Ossining's 2015 **Complete Streets Policy** seeks the convenience of access and mobility on sidewalks, streets, and highways by users of all ages and abilities through the use of complete streets design features and best practices. The Village Code was revised to require the Village Engineer and Planning Board to apply the policy where context-appropriate in permit issuance, application review, and site development plan review.

The [2009 Comprehensive Plan](#) led to the creation of the Planned Waterfront Transit Oriented Zoning District (PW-b) that encourages the development of attractive uses along the riverfront while preserving and enhancing mixed use of old industrial buildings to bring creative small businesses, artisans and entrepreneurs to the community and support the Village's economy. The PW-b District also facilitates mixed-use for the Waterfront area near the train station implementing the planning goals and objectives of the Local Waterfront Revitalization Plan. The Village is currently updating its Comprehensive Plan to build upon recent planning studies.

SUBMISSION REQUIREMENTS



SUBMIT RESPONSES CLEARLY MARKED “RESPONSE TO DPW RFQ” BY SEPTEMBER 16, 2019 TO:

HOUSING ACTION COUNCIL
55 SOUTH BROADWAY
TARRYTOWN, NY 10591
ATTN: ROSE NOONAN, EXECUTIVE DIRECTOR

RESPONSE FORMAT:

Submit two (2) hard copies, in addition to one digital copy (via email or USB) in pdf format. Responses should be limited to no more than 24 pages including Appendices. Respondents must submit the following information:

Letter of Interest (2-page max)

The letter must identify the development team members and identify the primary contact person for the lead and all main partners. Include the home office address for each team member.

Narrative (6-page max)

Provide a narrative description of your vision for the DPW site and how it responds to the Guiding Principles outlined in this RFQ. Include a conceptual site plan, drawings, and/or elevations that illustrate your vision. Multiple scenarios are welcome.

The narrative should detail the plan, including proposed uses including income mix, community space and/or commercial space. It is understood that the specifics of the development program and site and unit designs will be refined through a collaborative process between the developer and the Village.

Preliminary Development and Operating Budget (2-page max)

Include projected level of and sources of financing that developer intends to commit/secure. Identify timing for securing financing commitments. Multiple scenarios are welcome.

Project Schedule (2-page max)

Estimate the Project Schedule and identify significant milestones and estimated time to complete each milestone.

Team Description and Qualifications (10-page max)

Describe the Developer’s firm in annual revenues, number of employees, and a description of type, location, completions accomplished during the most recent three years, scheduled completion and dollar value of developments in the pipeline.

Include up to three recent developments completed or under construction that the proposer feels is most relevant to the development of the DPW site. Include any links to website or supplemental

information. Identify the individual who will serve as Project Manager/lead for the development and who will direct and coordinate the effort through completion. Describe the Project Manager's prior experience with projects of similar scope and size with particular emphasis on experience directing a multi-disciplinary team and working cooperatively with municipalities. Provide two concurrent years of CPA prepared financial statements. Provide three references.

Include background information on other team members.

EVALUATION CRITERIA

Proposer's submittals will be evaluated based on the criteria listed in this section. In preparing the submittal to the Village, it is important for proposers to clearly demonstrate their expertise and qualifications in these areas.

I. Development Concept Alignment with Community Vision

- a. Proposer clearly articulates its willingness and agreement to collaborate with the Village in a manner that achieves the vision of the community.
- b. Proposer appears to understand the guiding principles for the development set forth in this RFQ and is able to demonstrate a feasible financing and development plan.
- c. The degree to which the proposer demonstrates an appreciation of the potential problems associated with the development program and details a coherent and creative approach to solving issues.

II. Experience and Capacity of Developer

- a. Ability to obtain, structure and implement financing for similar developments.
- b. Financial capacity as evidenced by financial statement.

III. References

- a. The extent to which references evidence the ability and capacity of the proposer to collaborate with municipalities to be successful in development efforts.
- b. Development references demonstrating long-term economic and social viability of past efforts.