

REQUESTS FOR PROPOSALS

CITY OF NEW ROCHELLE ARMORY

May 2012

INTENT

The City of New Rochelle invites qualified development teams, cultural and civic organizations, colleges and universities, non-profit and for-profit business entities to submit proposals for the adaptive reuse of the former Armory located at 260-70 E. Main Street (U.S. Route 1), New Rochelle, New York. Through the adaptive reuse of the Armory, the City seeks to:

- Rehabilitate and preserve a historic structure with distinctive architectural features;
- Activate a currently underutilized site for the public's enjoyment and benefit;
- Complement and enhance the surrounding revitalization of the New Rochelle shoreline.

WATERFRONT HISTORY AND VISION

New Rochelle is fortunate to be situated on the Long Island Sound, extending from the southern shore of New York through Connecticut. Echo Bay, a sheltered inlet on the Long Island Sound is envisioned as a new waterfront destination with public open space, residential living, and water-related amenities. Much of the property surrounding Echo Bay and along the U.S. Route 1 corridor underutilizes and undervalues the waterfront. It is the City's goal to revitalize this region.



In March 2006, the City of New Rochelle completed the Echo Bay Redevelopment Plan, which set forth a compelling vision for a new and exciting mixed-use waterfront destination at Echo Bay. Through a competitive solicitation process in 2007, the City selected Forest City Residential Inc. as its waterfront development partner.

In April 2012, the City Council updated this vision and approved a Restated Memorandum with Forest City Residential. The current development plan envisions mixed-use construction consisting of a minimum of 4.5 acres of publicly accessible waterfront open space, amenities and uses (including the Armory building), approximately 200 to 300 residential units and an estimated 25,000 to 50,000 sf of retail space, and associated parking. The Concept Plan also shows the widening of the existing Armory driveway to provide vehicular access to the Armory and to the main residential lobby of the mixed-use building, as well as to a shared parking area to the south.

Subject parcels in the first phase of this redevelopment include Block 84, Lot 5 (the Public Works Yard) and a portion of Block 84, Lot 22 (the Armory). The project shall extend to parcels located at Block 84, Lot 120 (the former concrete plant) and possibly Block 84, Lot 110 (the former private marina) for a total area of approximately 11 acres.



Echo Bay Center Concept Plan

THE ARMORY

Historically, the land was occupied by residential dwellings and associated out-buildings (circa 1911-1931). The property is recorded as being deeded to the Naval Militia in two parcels in 1930 and 1933; it became a repository for armaments and a site for military drills and readiness during WWII. However, it also served as a locale for other civic functions, both social and cultural. The City of New Rochelle acquired the site in 1997 and it remains under the City's ownership today.

The building is inactive and in disrepair. It is presumed that the HVAC, electrical, and plumbing services will need replacement/installation. Adaptive reuse of the Armory facility may require the installation of an ADA compliant elevator. Code compliant ramps or lifts would also have to be incorporated into a future use as well as to meet accessibility standards in the restrooms.

The Armory has several structural components:

Vaulted Core: The main portion of the Armory consists of brick masonry building with steel and concrete roof and floor framing. It is comprised of an estimated 11,200 sf vaulted space with a small mezzanine level viewing area and a basement (approx. 11,000 sf) running the length of the building, formerly used as a shooting range. The vaulted space has direct access to the waterfront through oversized doors facing Long Island Sound. While there has been an obvious intrusion of water through the roof, the structure appears to be sound.



Annex: The vaulted core space is connected to an adjacent two-story, 14,175 sf building, previously used for office and meeting space. The connecting vestibule leads to the main entrance on U.S. Route 1. The interior of the building is in poor condition and has clearly been subject to years of moisture infiltration through the roof, which has left the floors and walls in a deteriorated condition. Proposals may recommend both the preservation and adaptive reuse of the Annex or its demolition.

Total square footage of both buildings is 36,575 sf.

Out-buildings: These include a large metal-sided garage and two small masonry buildings. These buildings lend very little to the adaptive reuse of the Armory and may likely be subject to demolition once a plan for reuse is in place.

THE SITE

The Armory site is a 2.92 acre area bordered to the east by the existing Public Works Yard that is the focus of the Forest City redevelopment proposal, which incorporates housing and retail development with public access to the waterfront. To the west are two unused and vacant parcels that once housed a concrete plant and a private marina that are planned to be incorporated into the overall Echo Bay redevelopment. Proposals can suggest the use of the entire Armory parcel as well as those parcels to the west. Parcels should not utilize the Public Works Yard site to the east.

Proposals should recognize several site issues:

Waterfront Setback: All proposals must reserve a waterfront setback for a continuous, publicly-accessible shoreline promenade along the length of Echo Bay's northern shore.

Consistency with Echo Bay Center Concept Plan: With respect to overall layout, means of ingress and egress and potential shared parking arrangements, proposals should seek to complement the larger Echo Bay development.

Zoning: The Armory property is currently zoned Planned Waterfront Development – 5 (PWD-5) which allows for a FAR of 1.0 for water-related uses and .75 for all other uses, a height restriction of 3-5 stories and a shoreline setback of 75' from the Mean High Tide elevation. While these standards are subject to potential alteration by the City, proposals are expected to be consistent with current zoning.

State Restrictions: Letters Patent dated August 5, 1997 from the State of New York restrict the use of the premises for park, recreation, street and highway purposes, including incidental necessary municipal business. Proposals should be cognizant of these restrictions, but should not be bound by them. If necessary to achieve a desired reuse, the City will seek to amend State restrictions as well as to secure the necessary approvals within the New York State waterfront alienation laws in order to assist an adaptive reuse project to develop.



CREATIVE VISION WELCOMED

The City of New Rochelle has an unprecedented opportunity to create an exciting, dynamic regional facility that can accommodate any of a number of uses including a variety of civic uses. The City has not committed to any single reuse concept and welcomes creative proposals, providing that they are practical and financially viable. Some examples of reuse options include a performing arts center, non-profit use, art gallery/exhibition hall, maritime center, restaurant/banquet facilities, and/or retail/festival market places. Design features recognizing the military history and connection to veterans are encouraged. Respondents can view the New Rochelle Armory Adaptive Reuse Survey Study by HR&A Advisors, Inc., dated September 12, 2011 at <http://newrochelleny.com/DocumentCenter/Home/View/2150>

THE RFP PROCESS

Submittals must contain the following:

- A. Information describing the Experience & Capacity of Development Team
 - a. Similar Projects
 - i. project name, scale/purpose, location
 - ii. project development costs
 - iii. completion date and photos
 - b. Key team members' resumes
 - c. Project references
- B. Proposed Project Site Plan, and Schedule
 - a. Proposed use of structural and site components, noting which will be reused and which will be removed within the proposed plan
 - b. Public/private partnership outline, if such a process is to be employed
 - c. Preliminary Site Plan
 - i. External -ingress and egress
 - ii. Preliminary parking demand calculation and accommodation plan
 - iii. Internal - space layout/design
 - d. Renderings
 - i. Illustrate structural and architectural details
 - e. Schedules
 - i. Due diligence
 - ii. Construction
 - iii. Programming
 - f. Programming of uses within the Armory, including public access
 - g. Compatibility with Echo Bay Center Concept Plan
- C. Financial Approach (including building renovation and construction costs associated with support facilities such as parking, and costs for the start-up and ongoing operation of any proposed use)
 - a. Project development costs
 - b. Sources and Uses of funds
 - i. Describe public subsidies, if needed
 - c. Prospective Operating pro forma

- D. Follow-Up Material - After initial review, respondents may be required to provide:
- a. Market Studies
 - b. Business Plan
 - c. Evidence of Financing/Funding

The City will accept proposals until 3:00 pm on Friday, July 20, 2012. Proposals will not be accepted beyond this date. One electronic and five (5) hard copies should be submitted to:

Suzanne Reider, Senior Project Manager
c/o Purchasing Department
City of New Rochelle
515 North Avenue
New Rochelle, NY 10801

There will be an Evaluation Committee which will review all proposals and evaluate the proposals based on the information presented. Short-listed firms will be asked to meet with the Evaluation Committee and the City Council.

Armory Site Plan

