

REQUEST FOR PROPOSALS (RFP)
FOR CONCEPTUAL PLANS FOR USE OF
HISTORIC TUXEDO TRAIN STATION

INFORMATION FOR PROPOSERS

RFP ISSUED BY: Town Board – Town Of Tuxedo
Town Hall
One Temple Drive
Tuxedo, NY 10987

Phone: Supervisor: 845-351-2265
Town Clerk: 845-351-4411

LOCATION

OF PROPERTY: 240 Route 17
Tuxedo Town Center
Hamlet of Tuxedo
Town of Tuxedo, Orange County, New York

BACKGROUND:

Continuing its mission of revitalizing the Tuxedo Town Center, the Town of Tuxedo is in the process of completing a comprehensive renovation of the Tuxedo Train Station, a National Historic Landmark.

The Town Center, comprising the hamlet of Tuxedo on Route 17, includes a number of architecturally and historically important structures that were built in the late-19th Century as well as several significant structures built in the decades immediately following thereafter. The Town Center is a multi-modal transportation hub and serves as the civic, cultural and business heart of the community.

Among the most treasured structures is the Victorian-style train station. The railroad is actively used as both a commuter line (Metro-North) and freight line (CSX). The station building is currently receiving the finishing touches on an extensive rehabilitation project designed to restore it to its original architectural integrity inside and outside, with the exception of installing code-mandated upgrades.

This building is one of the fundamental building blocks for the revitalization of the Town Center. It will continue to be used in part as a train station. The train station platform, which accommodates a vast ridership, adjoins the building.

Tuxedo, the southernmost Town in Orange County, is literally the gateway to the County. Its current population is approximately 3,700. It has a potential build-out capacity of nearly twice that number (about 7,000). Most of this future population is likely to occur in a single planned development now going through the approval review process.

A majority of the Town is comprised of State parkland, including a substantial portion of the 17,000-acre Sterling Forest State Park. The Town itself is in the process of developing a park at

the north end of the Town Center as well as along the Ramapo River, which will connect to numerous popular hiking trails in state park land. That site includes a former powerhouse building (being converted into an amphitheater/recreation center) and a 160-space commuter parking lot, which has a pedestrian link to the train station.

TRAIN STATION INFORMATION:

The train station is a small brick Victorian-style structure with approximately 1,200 square feet on one level, including a commercial kitchen which has been installed as part of the renovation project. There is a partial second story that has limited usable space. [See attached Fact Sheet for more information.]

The structure occupies a portion of a one-plus acre Town-owned parcel that is utilized primarily for commuter parking. The Post Office building adjoins this property on the south. Several parking spaces at the south end of the property are utilized for post office customer parking.

There are approximately 90 existing parking spaces on this site.

AVAILABILITY OF SITE:

The Town will celebrate the grand opening of the refurbished building on May 25, 2009, after which the building will be available for occupancy.

TOWN OBJECTIVES:

It is the Town's intent to accept proposals from financially qualified individuals, firms or entities for the use of the train station building. The following are the Town's objectives:

1. At least a portion of the structure is to serve as a train station, including waiting area and possibly a ticket dispensing area. The specific square footage necessary for this use is negotiable and should be coordinated with the Town.
2. The Town will consider proposed uses which will preserve the historic character of the building and honor and complement Tuxedo's history, spirit and scenic resources. The Town believes that the highest and best use for the property remains retail/commercial but will consider proposals that contemplate other uses of a neighborhood-oriented, pedestrian-scale nature. Creative, high-quality ideas are desired and welcome, provided that they are compatible with the use of the structure as a train station and will not require extensive or long-term parking.
3. Retention of a substantial majority of the parking spaces for commuter use. The Town will consider shared parking if operational schedules for both uses can be coordinated.

CONDITIONS:

The Town will retain ownership of the structure and will consider entering into a lease for the selected use.

The successful proposer will be expected to maintain the station interior and the immediate environs of the building.

SITE VISIT:

Potential proposers are welcome to visit the property during the business week. Arrangements to gain access to the structure may be made with the Town Supervisor's Office at 845-351-2265 or the Town Clerk's Office at 845-351-4411.

PROPOSAL SUBMISSION REQUIREMENTS:

The proposal should include the following as a minimum:

1. Specifics and marketability of proposed use of building
2. Preliminary sketch of interior layout
3. Analysis of proposed parking needs and how the parking will be coordinated with commuter parking
4. Statement of company or individual background, including experience with proposed use, and financials
5. Any other information which will assist Town Board in understanding and evaluating concept

Proposals are to be delivered to the Town Clerk's office by 3:00 p.m. on Thursday, June 18, 2009. Please identify the proposal on the outside of the envelope/package as "Response To Train Station RFP - Town of Tuxedo" and hand-deliver or mail to:

Elaine M. Laurent, Town Clerk
Tuxedo Town Hall
One Temple Drive
Tuxedo, NY 10987

FACT SHEET

The historic, Victorian-era railroad station where some of the most powerful tycoons of American business and industry routinely passed the time has been restored to its former grandeur.

The Vincent Astors, the Pierre Lorillards, the J. P. Morgans began the journeys that shaped much of modern American commerce from the luxurious mansions in Tuxedo Park through the Tuxedo Train Station. But they weren't kept waiting for long--the depot was used much like a community taxi stand of today. Trains were stopped and dispatched at the convenience of the members of the Tuxedo Park community, a resort haven for persons especially prominent in the tightly-restricted and regulated spheres of society. In the heyday of Tuxedo Park, a special parlour car was reserved exclusively for Tuxedo Club members, complete with an attendant who saw to the amenities for the passengers. Met by green and yellow enameled coaches, debutantes, royalty and business magnates passed under the station's porte-cochere, which remains to this day.

Some of the finest scientific minds of the early-20th century traveled through the Tuxedo terminus to collaborate at the famous Alfred E. Loomis laboratory.

Designed by renowned architect Bruce Price and built in 1886, the station building blends well with the Tudor influence of the buildings in the surrounding area. Many experts in the field of architecture feel the Tuxedo train station is an outstanding rendition of a Swiss Chalet.

In 1968, the station was converted into quarters for the Tuxedo Police Department. The interior stained glass inserts and the wooden paneled door, along with the tin ceiling, have all been preserved. Also, the ever-present weathervane, at the summit of the cupola, still stands sentinel, guarding the integrity of a historical landmark.

With the transfer of the police to larger headquarters, the station building was primed for its renaissance, which we are celebrating now. The Town now wishes to liaise with persons of vision to consider alternate uses for this structure. The Town invites proposals as described in the documents which accompany this narrative.