

**CITY OF WATERVLIET
STATE OF NEW YORK**

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July 28, 2022

RE: Request For Information (RFI) – Hudson Shores Park Restaurant

The City of Watervliet ("City") is issuing a Formal Request For Information ("RFI") for a unique waterfront restaurant development and operation lease opportunity for qualified respondents. The restaurant site is located along the central waterfront of Hudson Shores Park and will be integrated into the redeveloped park setting further activating the space. The Park was once home to the Rusty Anchor, a popular floating restaurant and bar that was damaged in January 2019 during inclement weather and ultimately shuttered.

The new land-based restaurant site will feature an approximate 3,000 square foot (gross floor area) pier-elevated building pad incorporating an outside deck overlooking the Hudson River and Hudson Shores Park. The building pad could potentially be delivered by the city with municipal water and sewer connections, natural gas service, electrical service and pad mounted transformer, and conduits for telecom and internet access. Lighting already exists for the parking available on site. A license for the exclusive use of some existing parking spaces can be negotiated. Ingress and egress and maintenance of utilities will accompany the leasehold interest. The building is proposed to be elevated on structural foundation piers and finished floor elevation will be one (1) foot above the base flood elevation for the 100-year flood event. Exterior building design will be subject to City staff approval. Interior building design and fit-up will be the responsibility of the leasee.

The city is committed to making significant improvements to Hudson Shores Park over the next few years. The master plan for the park is attached. Currently, the city is in the process of designing a reconstructed riverfront shared use path. The city is actively seeking funding for the bicycle and pedestrian tunnel under I-787 that will be located at the southern portion of the park. The city is also actively working to reinstall the ramps and boat docks that are likely to be partially used by a tour boat company. The park hosts several events throughout the year and the existing pavilion is rented frequently by local residents.

Despite being isolated by I-787, the park is used regularly by people from across the capital district, during weekdays, evenings, and weekends. Trail counts were conducted on the adjacent Mohawk Hudson Bike Hike Trail/Empire State Trail in Fall 2021. With an average of 123 trail users per day, it is anticipated that a significant portion of these trail users will travel through Hudson Shores Park once the tunnel is constructed, in addition to the existing park users.

The proposed restaurant will be visible from I-787, and easily accessible from exit 7. I-787 has an annual average daily traffic (AADT) of 87,882. Additionally, 23rd Street, where the main entrance to Hudson Shores Park is located, has an AADT of 14,981. The restaurant will also be visible from the Congress Street Bridge, with an AADT of 15,161.

The City of Watervliet and City of Troy are jointly seeking funding to convert half of the bridge into a pedestrian and bicycle shared use path / linear park. This is anticipated to significantly increase the 118 pedestrians that use the bridge daily and draw visitors from across the region.

The previously referenced tunnel project will provide users of the Congress Street Bridge a more direct connection to Hudson Shores Park and the restaurant.

Based on the responses received to this RFI, the City of Watervliet will be developing and then issuing a Request for Proposals to develop and operate the restaurant within the park. A successful Respondent to the future RFP will have demonstrated the ability to finance, design, construct and operate a restaurant on the site, with the goal of negotiating a Lease and related documents for the development and lease of the Restaurant. The city intends to select a Respondent that can successfully create an establishment that provides the surrounding neighborhood and businesses with an affordable, family friendly, casual dining choice. The city is committed to the participation of local owners featuring local concepts in its retail opportunities, as well as in the development and operation of these concepts.

Questionnaire

Please fill out the questionnaire by September 2, 2022, using the link below to assist us with developing the RFP:

<https://forms.gle/3kzGtsTnSi2NWiaf9>

Any questions related to this RFI or responses outside of the questionnaire can be submitted to HudsonShoresPark@verityeng.com.

Thank you for your time and consideration.

Sincerely,

Joseph LaCivita

General Manager, City of Watervliet