Town of Brookhaven Issues Request for Proposals for Transit-Oriented Development in North Bellport
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**RFP calls for a mixed-use development with affordable housing**

**Farmingville, NY** - On June 30, 2011, the Town of Brookhaven issued a Request for Proposals (RFP) for a transit-oriented development (TOD) around the Bellport Long Island Rail Road station. This transit-oriented development concept is part of the Greater Bellport Sustainable Community Plan issued in January 2009, which was the result of a visioning process led by Councilwoman Connie Kepert, the Greater Bellport Coalition, and other government and community stakeholders.

"My office has been working with the community to implement the Greater Bellport Sustainable Community Plan, which includes the establishment of a mix of uses adjacent to Long Island Rail Road Station in Bellport. Such Transit-Oriented Developments have been successful in providing much needed affordable housing for our young people, promoting the use of mass transit, and reducing congestion," stated Councilwoman Connie Kepert.

"Redeveloping the Town-owned property around the Bellport train station to create a beautiful new mixed-use, walkable development will create more housing options, especially for our young people, expand business development in the community, and encourage use of the train station. I look forward to receiving creative responses to this RFP," said Supervisor Mark Lesko.

"We expect the development of the TOD to be a boom for our community. Providing additional housing options as well as walkable access to the train station and local shops will help stimulate the business sector and create needed employment opportunities," said John Rogers, the Chair of the Greater Bellport Coalition.

The RFP seeks a private developer who will partner with a not-for-profit developer to create a pedestrian-friendly sense of place near the train station with a diverse mix of residential housing types, office space, retail, and entertainment uses. The cornerstone of this project is 3.5 acres of Town-owned property and an additional 4.8 acres of property in the Town right-of-way that will be dedicated for affordable housing. In addition to the Town-owned property, there are approximately five more acres owned by several private property owners and some smaller parcels that could become part of the North Bellport TOD. After the RFP is awarded, the Town plans to rezone the properties to accommodate the new development.

The RFP encourages both new homeownership and affordable rentals and requires that 60% of the 60 units proposed must be affordable housing. The RFP requests that 20% of units proposed at the site for sale and another 20% of the units for rent must be priced for those whose annual salary is 120% of the adjusted median income, which is $89,100 a year for a household of one. In addition, 10% of the units for sale and 10% of the units for rent must be priced for those who make 60% of the adjusted median income, which is $44,500 a year for one person.

The RFP for a transit village in the greater Bellport community is another step in implementing the Greater Bellport Sustainable Community Plan. Working with the community, Councilwoman Kepert's office has established a community garden on the corner of McDonald and Patchogue Avenues, the St. Joseph the Worker community garden was enhanced and trees were planted this spring along Station Road. Security cameras have been installed at the Bellport Train Station, and various improvements were made to Robert Rowley Town Park. Code enforcement efforts have heightened due to the Quality of Life Task Force, which was created in 2009.

The RFP for the North Bellport TOD is due on August 11, 2011. To obtain a copy, contact the Purchasing Department at (631) 451-6252.

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