



## New Stapleton Waterfront Residential Development RFP

Project # 5725

Q&A #2

May 3, 2024

### QUESTIONS AND ANSWERS<sup>1</sup>

The following are responses to specific and general questions about the New Stapleton Waterfront Residential Development RFP (the “RFP”).

#### General

1. **Q: Is it possible to share information that was conveyed during the informational session on March 27, 2024?**

**A:** Resources related to the informational session (PowerPoint presentation, questions and answers, attendance list) are available for download at the RFP website: <https://edc.nyc/new-stapleton-waterfront-residential-development-rfp>.

2. **Q: Will there be special consideration for Staten Island firms?**

**A:** NYCEDC encourages all firms to respond to this RFP.

3. **Q: Can proposals be submitted for a portion of the overall project (design, construction, etc.)?**

**A:** The RFP seeks a development team. Proposals that are incomplete or not in conformance with the requirements of this RFP may be eliminated from further consideration. Respondents should carefully note the Proposal content requirements detailed in this RFP.

4. **Q: Is there a list of Respondents that subcontractors can use to provide pricing to contractors and Developers?**

**A:** Attendance lists for both the informational session and site tour are available for download at the RFP website: <https://edc.nyc/new-stapleton-waterfront-residential-development-rfp>.

5. **Q: Is there a weighting system for the selection criteria provided in the RFP?**

**A:** NYCEDC will evaluate each Proposal according to the combination of Selection Criteria outlined in the RFP.

6. **Q: Are there any other digital files available outside of the Site File?**

**A:** NYCEDC included all resources available via the Site File. The Site File is available upon request by emailing [Stapleton2024@edc.nyc](mailto:Stapleton2024@edc.nyc) prior to the deadline for questions on May 9, 2024 no later than 5:00PM ET.

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<sup>1</sup> All capitalized terms used in this Frequently Asked Questions shall have the same meaning as such terms in the RFP.

**Existing Conditions**

**7. Q: What was on the Site previously?**

**A:** In 1980, the United States Navy purchased the Site and surrounding property for a homeport to use for docking new ships and as a maintenance facility. In 1994, the Navy decommissioned its homeport at Stapleton, and it transferred the property to the City. Since then, the Site hosted various temporary uses.

**8. Q: What are the boundaries of the Site?**

**A:** For more information on the boundaries of the Site, please refer to the survey in the Site File. The Site File is available upon request by emailing [Stapleton2024@edc.nyc](mailto:Stapleton2024@edc.nyc).

**9. Q: Is the Site built on a pier?**

**A:** No, the Site is not on a pier. Please refer to the geotechnical report in the Site File for more information. The Site File is available upon request by emailing [Stapleton2024@edc.nyc](mailto:Stapleton2024@edc.nyc).

**Development**

**10. Q: Where is the Site represented on Table 1. Summary of Pervious/Impervious Areas of the NYSDEC Permit (“Table 1”) included in the Site File and shown below?**

**A:** The Site is represented on Row E - South Phase, Parcel Lots.

Table 1. Summary of Pervious /Impervious Areas					
Location	Phase	Pervious (SF)	Impervious (SF)	Total (SF)	
A	<i>Tompkinsville (Estimated)</i>	8163	34931	43094	
	<i>Percentage</i>	19%	81%	100%	
B	<i>Hannah St. Pump Station (filed by other)</i>	14106	3512	17618	
	<i>Percentage</i>	80%	20%	100%	
C	<i>North phase</i>	Waterfront	53,500	119,055	172,555
		Parcel lots	32,746	6,707	39,453
D	<i>Phase 1</i>	66,323	21,569	87,892	
E	<i>South phase</i>	waterfront	49,942	72,703	122,645
		Parcel lots	85,861	17,586	103,447
C+D+E	<b>New Stapleton Water Front</b>	<b>Total Area</b>	288,372	237,620	525,992
		<b>Percentage</b>	55%	45%	100%
F	<i>Future phase (Estimated)</i>	81859	49692	131551	
	<i>Percentage</i>	62%	38%	100%	
A+B+C+	<b>Full Project Extends</b>	392,500	325,755	718,255	
D+E+F	<b>Percentage</b>	55%	45%	100%	

**Note 1:** The Tompkinsville pervious and impervious areas are calculated and provided by COWI for reference only.

**Note 2:** The Phase 1 cove pervious and impervious area quantities were perviously determined and agreed upon with the DEC during the permitting process of Phase 1 (which has been constructed)

**Note 3:** Approximate bioswale loations on NYC property have been considered as proposed pervious areas in Tompkinsville and Future Phase area

**11. Q: Are the amounts in Table 1 subject to change?**

**A:** Yes. The pervious/impervious numbers in Table 1 reflect the current design of the esplanade and upland parcels and are the most conservative approach to complying with the DEC permit. The amounts in Table 1, including the amounts of the Row E - South Phase, Parcel Lots, Row C - North Phase, Waterfront and Row E – South Phase, Waterfront are subject to change. In particular, for example, the impervious square footage may decrease for Row C – North Phase, Waterfront and/or Row E, South Phase, Waterfront, and therefore, it is possible that the impervious amount in any other row, including Row E - South Phase, Parcel Lots (the Site), could increase as a result of such a change. Respondents may propose building footprints which assume a larger percentage of impervious square footage within the Site (Row E - South Phase, Parcel Lots).

**12. Q: Are there specific development requirements for accessibility and inclusion?**

**A:** Proposals must comply with zoning requirements and all applicable local, state, or federal law and regulations.

**13. Q: Can Respondents propose a different housing program than what is prescribed in the RFP i.e. more affordable units or different AMI levels?**

**A:** Respondents must submit a financial model that complies with the “Proposal Requirements” section of this RFP. We welcome respondents to also propose an alternative housing program in addition to the one outlined in the RFP, including a housing program that considers 485x or an alternative PILOT structure.

**14. Q: Can there be subgrade development at the Site?**

**A:** It is Respondents’ responsibility to perform any due diligence. The Site File is available upon request by emailing [Stapleton2024@edc.nyc](mailto:Stapleton2024@edc.nyc).

**15. Q: Should Respondents assume parking requirements as required by zoning?**

**A:** It is Respondents’ responsibility to perform any due diligence. NYCEDC expects Respondents will account for zoning requirements, leasing considerations, design guidelines, and other factors when determining the amount and location of proposed parking.

**16. Q: Are parking requirements affected by the Department of City Planning’s new ‘City of Yes’ proposal?**

**A:** The Site is subject to any parking requirements required by zoning. If there are updates to the zoning applicable to the Site, the Site would be subject to the updated requirements. It is the Respondent's responsibility to perform due diligence as it relates to zoning.

**Esplanade**

**17. Q: Who is the design team working on the Esplanade?**

**A:** Arup is the lead design firm for the Esplanade. SCAPE and Marpillero Pollack Architects are also working on the Esplanade’s design.

**18. Q: Does the Esplanade affect the buildable area of the Site?**

**A:** The Esplanade and the Site will be located on distinct tax lots. The building footprint is affected by the pervious/impervious proportions as currently outlined in Table 1, which affects allowable building footprint. Both are governed by the same NYSDEC permit, though. The allocation of impervious amounts within NYSDEC’s jurisdiction is not finalized and subject to

change. NYCEDC is exploring options to increase the total allocation of impervious square footage for the Site.

## **Mass Timber**

**19. Q: Should implementation of Mass Timber be related solely to the structure of the building? How should proposals balance Mass Timber with other sustainability goals?**

**A:** Respondents are strongly encouraged to submit Proposals that include mass timber for all above-grade structural elements. Proposals will be evaluated on their broader sustainability, energy, and carbon neutrality strategy, including the proposed types and gradations of certifications that best support the strategy (e.g., LEED Platinum, etc.).

**20. Q: Are Proposals required to have an all Mass Timber structure or can Mass Timber be integrated with alternative construction methods?**

**A:** Respondents are strongly encouraged to submit Proposals that include Mass Timber for all above-grade structural elements. Respondents must provide an explanation of the extent to which the Proposal includes Mass Timber and why. For a primer on Mass Timber and its feasibility at the Site, please review the Mass Timber Feasibility Study available in the Site File. The feasibility assessment has found that the above grade structure for parcels B4 and B5 can be readily constructed from commonly available Mass Timber components. NYCEDC will take a holistic approach to reviewing Proposals.

**21. Q: Are there any requirements to source Mass Timber domestically or regionally?**

**A:** NYCEDC does not prescribe how Respondents should source the Mass Timber supply. For initial information about potential suppliers, please refer to the “Material Sourcing” section of the Mass Timber Feasibility Study in the Site File.

## **Regulatory**

**22. Q: Are there any height restrictions for the new development per zoning?**

**A:** Special Stapleton Waterfront District ZR116-23 outlines building height restrictions that currently affect the Site.

**23. Q: Is ULURP required for this Project?**

**A:** The Site is already authorized for disposition and development pursuant to zoning (C 060469 PPR), and Proposals that are as-of-right developments are preferred.

## **Environmental**

**24. Q: Has NYCEDC performed any remediation work on the Site?**

**A:** NYCEDC has not performed any remediation of the Site.

**25. Q: Is there a Phase I or Phase II available for the Site?**

**A:** Yes, Phase I and Phase II reports are available in the Site File. To request the Site File, please email [Stapleton2024@edc.nyc](mailto:Stapleton2024@edc.nyc).

**26. Has any work been performed on the Site as it relates to test pits and/or borings?**

**A:** For more information on test pits and boring, Respondents should refer to the Phase II report and geotechnical report in the Site File, which is available upon request by emailing [Stapleton2024@edc.nyc](mailto:Stapleton2024@edc.nyc). It is Respondents' responsibility to perform any due diligence as it relates to environmental conditions.

**27. Q: Is remediation required on the Site?**

**A:** Yes. A memorandum of understanding was executed between NYCEDC and the New York City Department of Environmental Protection ("NYCDEP"), that requires successors and assigns of the Stapleton Homeport parcels, including the Site, to obtain administrative approvals and perform necessary remediation which will be prescribed after the development program is established but before construction commencement. The Site has an E-designation and the Proposal must comply with the requirements. Please refer to the "Environmental Conditions" section of the RFP for more details.

### **Infrastructure**

**28. Q: What infrastructure will be provided to the Site?**

**A:** NYCEDC will deliver the Site with certain critical infrastructure installed under the rebuilt Front Street such as electrical, sanitary, stormwater, sewer, and water main work. It will be the Developer's responsibility to provide any infrastructure within the Site.

**29. Q: Does the Developer need to contribute any financing towards the provision of infrastructure under Front Street?**

**A:** No.

**30. Q: Who is building the infrastructure for the Site? Is NYCEDC managing the infrastructure work?**

**A:** Yes, NYCEDC is managing the infrastructure work being built under Front Street.

**31. Q: How far down is the water table?**

**A:** For more information on the groundwater at the Site, please refer to the geotechnical report in the Site File. The Site File is available upon request by emailing [Stapleton2024@edc.nyc](mailto:Stapleton2024@edc.nyc).

### **Minority and Women-Owned Business Enterprises ("M/WBE")**

**32. Q: Are there M/WBE requirements?**

**A:** NYCEDC set a target goal of 25-35% for participation by M/WBEs in the design and construction components of the Project.

**33. Q: Can NYCEDC connect M/WBEs to Developers that attended the Site Tour on April 9, 2024?**

**A:** An attendance list of everyone who attended the tour is posted on the RFP website. The website can be found at this link: <https://edc.nyc/new-stapleton-waterfront-residential-development-rfp>

**34. Q: Are there initiatives or resources to assist M/WBEs in responding to this RFP?**

**A:** NYCEDC offers a range of resources and opportunities to M/WBEs. For more information on

these resources and opportunities please visit the NYCEDC website at <https://edc.nyc/opportunity-mwdbe> or email [mwbe@edc.nyc](mailto:mwbe@edc.nyc). Interested M/WBEs can sign up to be part of the Interested Subcontractors and Supplier List on the project page here: <https://edc.nyc/new-stapleton-waterfront-residential-development-rfp>.

Respondents are greatly encouraged to refer to this list when looking for subcontractors and suppliers. Respondents can also search for certified firms at the following links:

- City Certified Firms: <https://sbsconnect.nyc.gov/certification-directory-search/>
- State Certified Firms: <https://ny.newnycontracts.com/>

M/WBEs that are in need of mobilization or project support funds can access New York City Department of Small Business Services' ("SBS") Contract Financing Loan Fund at the following link: <https://nyc-business.nyc.gov/nycbusiness/business-services/financial-assistance/contract-financing-loan-fund>.

**35. Q: If an organization has an MBE application pending with New York State, can they be considered an M/WBE for this RFP?**

**A:** In order to be considered an M/WBE for this RFP, the organization must be a contractor, subcontractor, or supplier firm certified with either SBS as a MBEs and/or WBE or Empire State's Division of Minority and Women's Business Development. If the organization is not yet certified with SBS, NYCEDC encourages all eligible firms to become certified with the City at the following link: <https://www.nyc.gov/site/sbs/businesses/certify-with-the-city.page>.

## **Financials**

**36. Q: Is this Project eligible for Brownfield Tax Credits? Would Brownfield Tax Credits be considered public subsidy?**

**A:** Respondents should assume no housing subsidies from the City or State, including no City Capital. Brownfield Tax Credits would not be considered a housing subsidy and thus could be included in Proposals. Respondents must conduct their own due diligence and propose a funding and financing structure for the Project that complies with the "Proposal Requirements" section of the RFP.

**37. Q: What does the PILOT for this RFP cover? Are non-residential components included? How is the abatement provided?**

**A:** The PILOT abatement intends to cover 100% of all improvements, which would include non-residential components. Since this project will be a ground lease, NYCEDC as the lease administrator can establish a tailored PILOT schedule.

**38. Q: Is the PILOT structure for this RFP separate and local to this Site?**

**A:** The PILOT structure is specific to this RFP.

## **Neighborhood**

**39. Q: What happens at the FDNY area on the water outside of Urby Phase I? Are there sirens?**

**A:** Located near Urby, a FDNY building houses Marine Company 9 and FDNY's state-of-the-art fire boat, Firefighter 2. This operation patrols New York Harbor and provides rapid response

capabilities as needed. NYCEDC is not aware of any sirens.

**40. Q: When is the public school on Parcel A2 scheduled to be built? Will it be SCA-constructed?**

**A:** Yes, SCA will construct the school. It plans to commence its design process upon the completion of New Stapleton Waterfront infrastructure, which is scheduled to commence this summer.

**41. Q: Do plans exist to develop the parcels adjacent to the Site across Front Street?**

**A:** NYCEDC is not aware of any such plans.

**42. Q: Are there plans for a ferry service to Manhattan that is faster than the Staten Island Ferry? Are there plans for a ferry service to other boroughs?**

**A:** NYCEDC oversees NYC Ferry, a commuter ferry service that has six year-round routes. The St. George route operates from a landing located about 5 minutes south of the Staten Island Ferry Terminal. The St. George route connects Staten Island to Battery Park City in approximately 20 minutes and connects to Midtown West (at Pier 79) in approximately 33 minutes. To find the St. George route schedule, please visit: <https://ferry.nyc/routes-and-schedules/st-george/>. There are no current plans to add new landings or change NYC Ferry routes.

**43. Q: Did the development of Urby include the Esplanade?**

**A:** Ironstate, the developer of Urby, did not contribute to the construction of the Esplanade.

**44. Q: What is the affordability percentage and AMI mix of units in Urby?**

**A:** 20% of the units are affordable, reserved for households earning incomes equal to 60% of AMI.

**45. Q: How many units are in Urby and what is the unit mix?**

**A:** 571. The unit mix at Urby Staten Island consists of studios and one- and two-bedroom apartments.

**46. Q: Does Urby have a subgrade component?**

**A:** Yes, Urby contains a subgrade parking garage.

**47. Q: What are the plans for Parcel B3?**

**A:** Parcel B3 is owned by Ironstate. NYCEDC anticipates the development will include approximately 330 more mixed-income homes and retail.