



WILLETS POINT PHASE 1 DEVELOPMENT RFP

Questions & Answers Summary
From RFP Release through June 20, 2011

Questions & Answers from Submitted Prior to Information Session II (June 21, 2011)

Note: Some questions have been edited for brevity and clarity.

1. What are the boundaries of the zoning lot or zoning lots comprising Phase 1?

The Phase 1 Area and Buffer Area currently consist of multiple zoning lots. Prior to construction, the Selected Developer will establish a zoning lot or lots for the Project either through the filing of building plans with the New York City Department of Buildings, or through the recording of zoning lot declarations. It is anticipated that zoning lots within the Project will each have a minimum of 200,000 s.f. of floor area.

2. How to interpret section 124-02 which defines all of the streets surrounding the Phase 1 blocks as “streets” for the purpose of establishing “blocks” and “street lines” (which under section 12-10 definitions determine the boundaries of zoning lots), within the RFP which clearly contemplates building Phase 1 to a density greater than 2 FAR?

Section 124-02 defines the term “Block” solely with respect to use, signage, street tree, height and setback, court, publicly accessible open space and curb cut regulations. The section does not regulate the term “Block” with respect to establishing zoning lots.

3. With respect to Blocks A1 and A2, is the pedestrian corridor considered a “street”? Can Blocks A1/A2 be combined into a single zoning lot with the entire lot, including the pedestrian corridor, generating zoning floor area?

The pedestrian corridor between blocks A1 and A2 does not fall within the definition of a “connector street”, “eastern perimeter street”, “primary retail street”, “residential street”, “retail street” or “service street” pursuant to section 124-02 of the Special District Zoning. Therefore, we do not believe it is considered a “street” for the purposes of establishing zoning lots or other requirements pursuant to 142-02.

4. Can the new streets to be constructed as part of Phase 1 be included in lot area for the purpose of generating zoning floor area? Is there any restriction to “transferring” development rights across the streets from one block to another?

As true of all sites within the City, floor area generated on one zoning lot may only be used within that zoning lot, and may not be transferred between separate zoning lots without discretionary action. However, Section 124-02 of the Special District Zoning does not require that “Blocks”, as defined in that section, be considered discrete zoning lots. Un-mapped streets within a zoning lot are eligible to generate floor area.



- 5. Does the MTA have intent to increase or improve transit service to Willets Point? If so, please describe the improvements.**

We are not aware of any current plans by the MTA to increase transit service to the district. However, the MTA is constantly reviewing and evaluating transit needs and capacity, and making service improvements where needed.

- 6. The FGEIS references potential development of adjacent Citi Field Lot B as a single story retail and 10 story office building, and Citi Field Lot D as a 5 story parking structure. Can the City clarify the status and intent for development of Lots B and D?**

At this time, there is no plan for the development of the Citi Field lots B and D.

- 7. Will the City permit the construction of a street intersection at the eastern perimeter road (east of block A1) and Roosevelt Avenue in Phase 1? Does the City expect that the addition of the intersection will create environmental conditions beyond those studied in the FGEIS?**

Street intersections will be permitted at all locations permitted under the Special District Zoning, subject to review by City DOT. Additional environmental review would likely be needed to analyze the change to the Phase 1 program, most likely in the form of a Technical Memorandum.

- 8. Please identify where the funds for the Accessory Infrastructure are committed in the City capital budget.**

Funds for the Accessory infrastructure have been committed for the project and are located in EDC's various budget lines in the City Capital Budget.

- 9. When does the City intend to acquire the balance of the Willets Point Development site (including Phase 2)? Have capital budget funds been appropriated for this purpose?**

The Environmental Documents contemplate full development of the District by 2022. Acquisition expenses associated with Phase 1 have been committed. While no capital funds have been committed for acquisition of additional properties outside of the Phase 1 Area and Buffer Area, the City has already acquired or entered into agreements to acquire several properties outside of the Phase 1 Area and Buffer Area.

- 10. When does the City expect approval by Federal and State agencies of the Van Wyck ramps? When does the City expect to commence and complete construction of the ramps? Have capital budget funds been appropriated for this work?**

NYCEDC has been working closely with the regulatory agencies – State DOT and Federal Highway Administration – for the last few years regarding the proposed Van Wyck



Expressway ramps. SDOT and FHWA have reviewed the Environmental Assessment for the proposed ramps and recently approved the document for public review, for which a public comment period was provided and closed on June 20th. A public hearing on the proposed ramps was held on June 8th. Once public comments are addressed, SDOT and FHWA will make an environmental determination as well as decision regarding approval of ramp modification. It is anticipated that the Expressway Ramps will be constructed in connection with Phase 2. The funding plan for the Expressway Work will be developed holistically in concert with the structuring of the larger Phase 2 transaction.

- 11. We would like clarification on the application of FAR, as specified in Section 124-21 of the zoning resolution, for zoning lots that incorporate Area A and Area B and/or portions of Area B on either side of 34th Avenue or Willets Point Avenue. These lots have different FAR requirements applicable to different portions of the zoning lot.**

Is it permissible to transfer unused development rights within the zoning lot, so long as the maximum floor area ratio of the zoning lot does not exceed the sum of, for each portion of the zoning lot governed by different FAR requirements, the floor area ratio applicable to such portion of the zoning lot, multiplied by the percentage of the zoning lot where such FAR applies (i.e., the rule governing FAR for split lots set forth in Section 77-22 of the zoning resolution)?

Yes. The boundary between Area A and B would be treated as a Zoning district boundary as set forth in Section 77-22 and the percentage of lot of each would generate Floor Area proportionally.

- 12. Can the City comment on the current status and intended future of the MTA parcel east of the Willets Point district (block: 1833, lot: 1)?**

NYCEDC is unable to comment on MTA owned property. The MTA is constantly evaluating its property portfolio.

- 13. Please provide a diagram showing the site boundaries as defined in the LEED-ND Stage 1 application submitted by EDC to USGBC. It is our understanding that this boundary cannot be changed in subsequent stages of LEED-ND review. Therefore, the original definition of this boundary is central to developing an approach to achieving LEED-ND certification.**

The boundary defined in the LEED-ND Stage 1 Application follows the Special District Boundary.

- 14. Will the City entertain additional written questions after June 21st?**

The final deadline for submission of questions is Friday, July 29.