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# GANSEVOORT SQUARE MIXED-INCOME HOUSING RFP

565 West Street  
New York, NY 10014

Information Session

NYC / EDC



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# AGENDA

- NYCEDC Introduction
- Site Context
- Gansevoort Square Vision
- RFP Opportunity & Site Plan
- Project Goals & Development Program
- Proposal Requirements
- Selection Criteria
- M/WBE
- RFP Timeline



# New York City Economic Development Corporation

As a mission-driven, nonprofit organization, we take a comprehensive approach through four main strategies:

**Strengthen** confidence in NYC as a great place to do business

**Grow** innovative sectors, focusing on equity

**Build** neighborhoods where people live, learn, work, and play

**Deliver** sustainable infrastructure for communities and the city's future economy



# GANSEVOORT SQUARE RFP







CHELSEA

WEST VILLAGE

THE  
STANDARD

MEATPACKING  
DISTRICT

RFP SITE

Washington St.

Little West  
12th St.

10th Ave.

PIER 57

LITTLE ISLAND

GANSEVOORT  
PENINSULA

PIER 51

**NEIGHBORHOOD CONTEXT**





**Gansevoort Square /  
Development Area**

**Whitney Museum**

**RFP Site**

**Gansevoort Meat Market**

**Friends of the High Line  
Maintenance and Operations**

**High Line**

**GANSEVOORT SQUARE REDEVELOPMENT**



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# RFP OPPORTUNITY

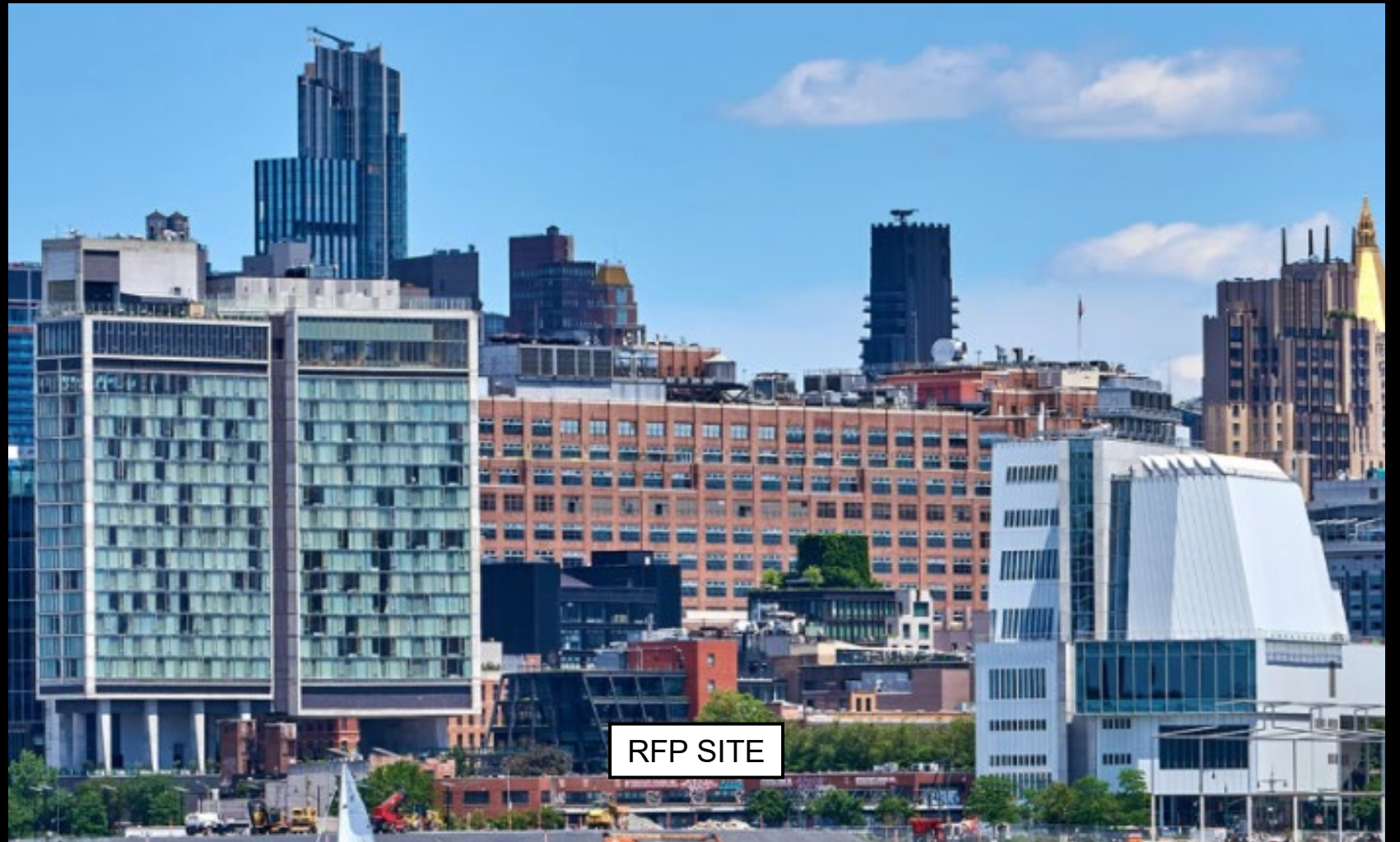
Located in one of NYC's premier neighborhoods for arts, culture, and hospitality

Waterfront site with potential for unmatched, sweeping views of the city

Design an architecturally iconic building to join the NYC skyline

Retail opportunity on a highly-trafficked block in vibrant Meatpacking district

Adjacency to the world-class Whitney and High Line





# GANSEVOORT SQUARE VISION

Gansevoort Square presents a rare opportunity to activate a full block of City-owned land into a residential, educational and cultural destination

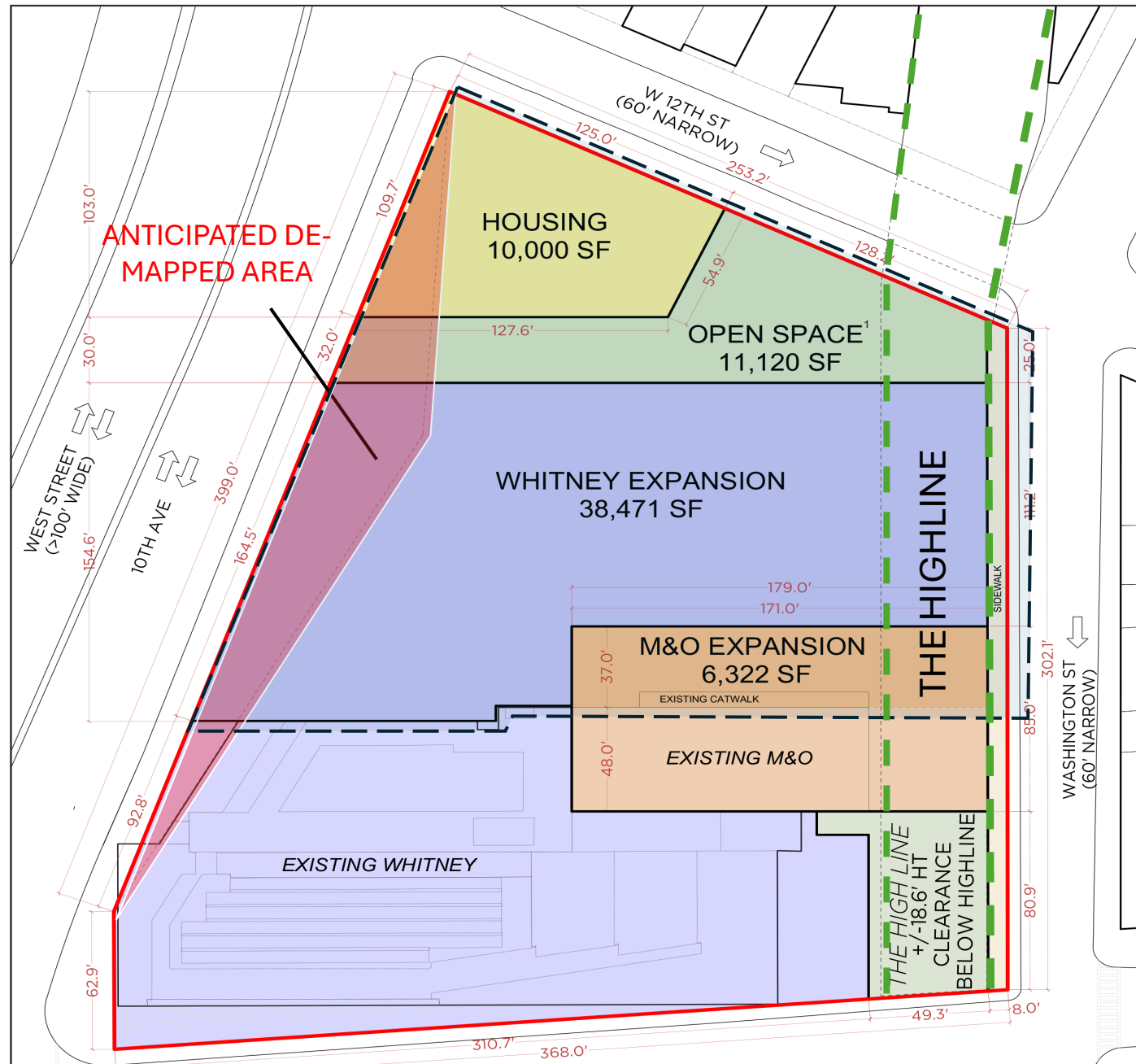
## Gansevoort Square RFP Opportunity

- Contribute to alleviating the housing crisis by delivering 50% or more of the total units as permanently affordable
- Provide additional housing by delivering up to 300 market-rate units in a high-value neighborhood

## Adjacent Development

- The planned expansion of the Whitney will strengthen the district's position as an arts and culture hub
- The enlargement of the High Line's M&O facility will support the vitality of the High Line
- The creation of a high-quality public open space to support neighborhood interests





**GANSEVOORT SQUARE FUTURE SITE PLAN**



# PROJECT GOALS

- Deliver up to 600 mixed-income residential units with a goal of 50% of units as permanently affordable;
- Achieve or exceed the goal of 50% of total units as permanently affordable without public subsidy, by leveraging the value generated by market rate residential units and ground floor retail space;
- Design the Site to encourage active street life, and creatively design the building to become an iconic addition to the New York City skyline, joining the illustrious architecture along the High Line;
- Promote sustainability, energy efficiency, carbon neutrality, and resiliency; and
- Responsibly develop the Project to advance goals of creating quality construction and building service jobs while adhering to applicable wage standards and labor protections.





# DEVELOPMENT PROGRAM

- Achieve or exceed the goal of 50% of total units as permanently affordable
- Project to comply with 485-x
  - 25% of units affordable at an average of 60% AMI (“485-x Base Case”)
- Proposals must exceed 485-x Base Case using remaining value to propose robust Additional Affordability Component
- Assume no housing subsidies from City or State
- Ground floor retail space to activate the streetscape
- Currently zoned M1-5; anticipated ULURP rezoning
  - Mandatory Inclusionary Housing to be mapped coterminous with rezoning area

Note: Please refer to the Gansevoort Square Mixed-Income Housing RFP for more information





# SELECTED PROPOSAL REQUIREMENTS

## Project Description

- Project Narrative
- Term Sheet(s)

## Site Plan and Architectural Design

- Architectural plans and renderings
- Thoughtful attention to design excellence

## Sustainability and Zoning

- Minimum LEED gold or equivalent
- Zoning analysis and land use approvals

## Financial and Schedule Information

- Financial Model
- Development Schedule (milestones, contingencies)

## Respondent Description

- Overview of organization, team and relevant experience

Note: Please refer to the Gansevoort Square Mixed-Income Housing RFP for additional information on all proposal requirements



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# **SELECTION CRITERIA**

**Program and Design**

**Financial and Schedule Feasibility**

**Respondent Qualifications and Experience**

**Economic Impact**

**M/WBE Participation**



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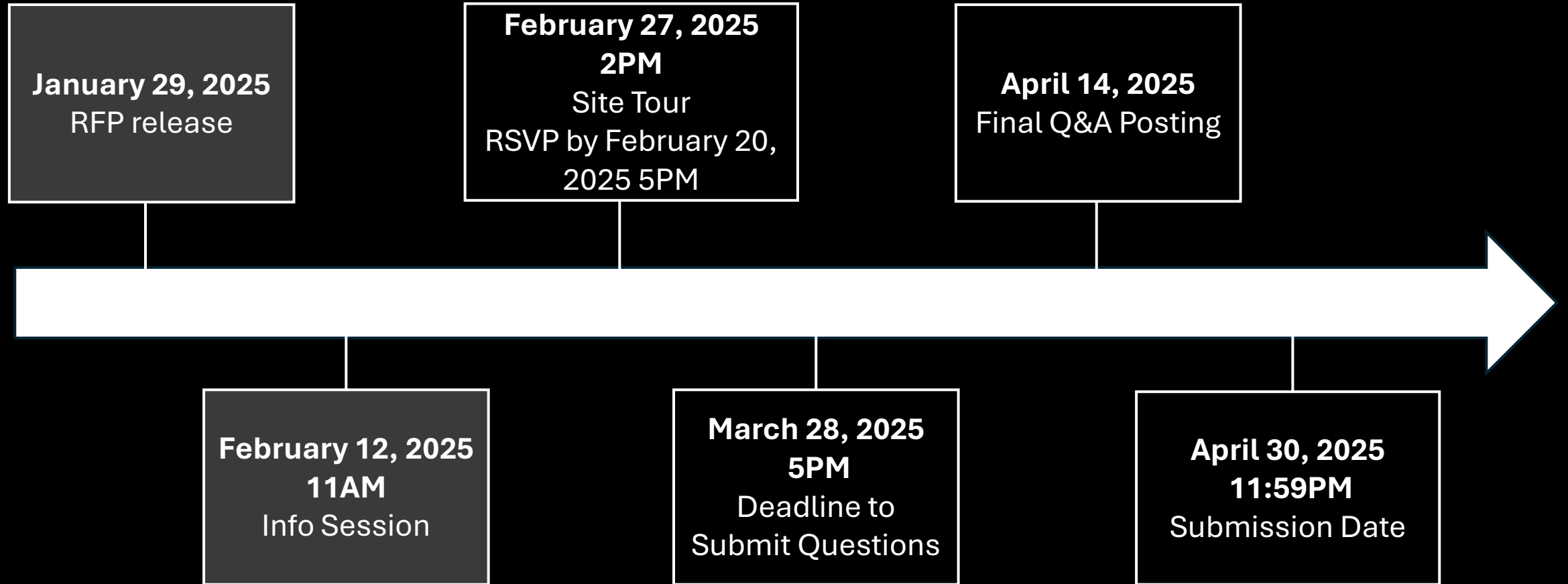
# M/WBE

- Minority and Women-Owned Business Enterprises (“M/WBE”)
- M/WBEs are certified by the Department of Small Business Services
- RFP has a target participation goal of a minimum of 25%
- Respondents must submit a M/WBE Participation Plan as part of their Proposal indicating their proposed level of M/WBE participation and a plan for achieving this goal
- Final M/WBE goals will be incorporated into the transaction documents
- Use SBS directories to find M/WBEs in a specific field
- NYCEDC can assist in identifying M/WBEs
- Link to of NYC Certified Businesses: [NYC Online Directory](#)



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# RFP TIMELINE





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# SUBMISSION INSTRUCTIONS

- Visit the project's RFP website to upload your response electronically
- Your submission should be a single .zip file with:
  - Company name
  - Name of this RFP

**For technical issues related to RFP submission, email:**

**[RFPRequest@edc.nyc](mailto:RFPRequest@edc.nyc)**

**Gansevoort Square RFP Website: <https://edc.nyc/gansevoort-square-mixed-income-housing-site-rfp>**



# THANK YOU!

RFP Email: [GansevoortHousingRFP@edc.nyc](mailto:GansevoortHousingRFP@edc.nyc)

RFP Website: <https://edc.nyc/gansevoort-square-mixed-income-housing-site-rfp>

Gansevoort Square Project Page: <https://edc.nyc/project/gansevoort-square>

Site Tour RSVP deadline: **February 20, 2025 by 5:00PM**

Submission Deadline: **NO LATER THAN 11:59PM ON April 30, 2025**





**GANSEVOORT SQUARE MIXED-INCOME HOUSING RFP INFORMATION SESSION**

**DATE: February 12, 2025**

**TIME: 11:00 AM ET**

**PROJECT: Gansevoort Square Mixed-Income Housing RFP**

*Note: Duplicates and "note-takers" (from Otter.ai) have been removed from the list. Some organizations have been added based on registrants' email addresses.*

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