

QUESTIONS AND ANSWERS

- 1. Does the 2022 NYSDEC wetland delineation shown in Appendix 8 cover all wetlands that currently exist on the site? Can the delineation be relied on for the purpose of developing design plans for the site?**

A Respondents should perform their own due diligence and seek advice from their advisors to confirm the requirements of building on the Site. Information in the Site File and RFP are meant to be informative in the planning and development of any Proposals. However, this information should be considered for illustrative purposes only and should not be relied on or construed as an official determination. For more information on wetlands and regulatory procedures including wetlands maps, please visit the websites of the US Army Corps of Engineers ([New York District Regulatory Branch – Wetlands Identification \(army.mil\)](#)) and the New York State Department of Environmental Conservation ([Wetlands - NYSDEC](#)).
- 2. Appendix 8 – Flushing Airport Wetland Mitigation Plans appears to be missing pages. Will you upload the missing pages?**

A The missing pages in Appendix 8 contain irrelevant information that do not impact the wetland mitigation plans.
- 3. Is the subject property available for purchase?**

A NYCEDC will consider proposals for fee purchase or ground lease of all or a portion of the Site to one or more Respondents.
- 4. What is NYCEDC’s current cost for maintaining the site? Is NYCEDC able to share any contracts or vendor information?**

A NYCEDC’s maintenance of the Site is limited to fence repairs and other minor expenses. As a result, this figure would not be a helpful reflection of the Respondent’s costs. NYCEDC is not permitted to recommend use of specific vendors.
- 5. Are we limited for site access at the north (20th Ave) or can we also plan on access from the west (Linden Place)? Can we assume access from the south of the site at 28th Avenue?**

A Respondents may include Site access from Linden Place in their Proposals, provided such access complies with all other regulations. As part of this Proposal, Respondents should also address any impact to the Site, including any approvals or permits needed.

A Block 4183, Lot 1 is the dominant estate of an access easement that burdens Block 4183, Lot 75. This easement allows for access to the Site via the Whitestone Expressway

service road, along the southerly side of 20th Avenue. Please refer to documents 480/93 and 601/1763 filed with the Office of the City Register.

- A NYCEDC encourages all Respondents to conduct their own due diligence regarding access to the Site. Respondents should indicate if their designs are dependent on public approvals, permits or private agreements.

6. When will the Linden Place extension / connection to 20th Ave be completed?

- A The Linden Place extension is expected to be completed in Spring 2025.

7. Can we assume some of the soil on Site is contaminated and will need remediation?

- A Since airport operations ceased, NYCEDC is not aware of any water or soil remediation efforts. Please refer to the soils reports in the Site File for more information. NYCEDC encourages all Respondents to conduct their own due diligence on the Site.

A berm was installed on the Site following NYSDEC approval of a Beneficial Use Determination (BUD) to bury historic airport runway asphalt and debris that were too expensive to dispose of offsite. As the berm is part of the remedial Site work, it cannot be removed. Please refer to the BUD in the Site File for more information.

8. Has EDC gathered community feedback about what it would like to see in a redevelopment here? If so, please share.

- A A formal community engagement process has not taken place regarding the Flushing Airport Site. Respondents are encouraged to conduct community outreach with respect to their Proposal to understand community priorities.

9. Does the Site fall within the LaGuardia Airport flight obstruction path?

- A No, the Site does not fall within the LaGuardia Airport flight path.

10. Can and will NYCEDC provide the AutoCAD files for the Wetland Mitigation As-Built Set dated 4/11/2022, including the existing conditions survey the as-built information is drawn on?

- A Yes, the AutoCAD files and existing conditions survey have been sent to the email addresses that have requested access to the Site File.