



100 Gold Street

Request for Proposals (RFP)

NYC / EDC

City's Commitment to Housing Production

Mayoral Executive Order 43 (EO43)

- Directs the City to identify public land suitable for new housing development to address the housing crisis
- Goal to build 500,000 homes over the next decade
- This RFP released in alignment with these policy goals

City of Yes

- Zoning reforms estimated to create 82,000+ new homes
- Established R11 and R12 zoning districts, which can be mapped through ULURP



100 Gold Vision

- Deliver **mixed-income housing** in a tested market positioned for continued growth
- Design a **prominent architectural gateway** into Lower Manhattan
- Capitalize on **prized location** and views of the Brooklyn Bridge
- Utilize the site's full potential to make a **positive impact on the housing crisis**
- Leverage the neighborhood's **thriving commercial and civic activity**
- Create an **activated ground floor** and streetscape



100 Gold Site Overview



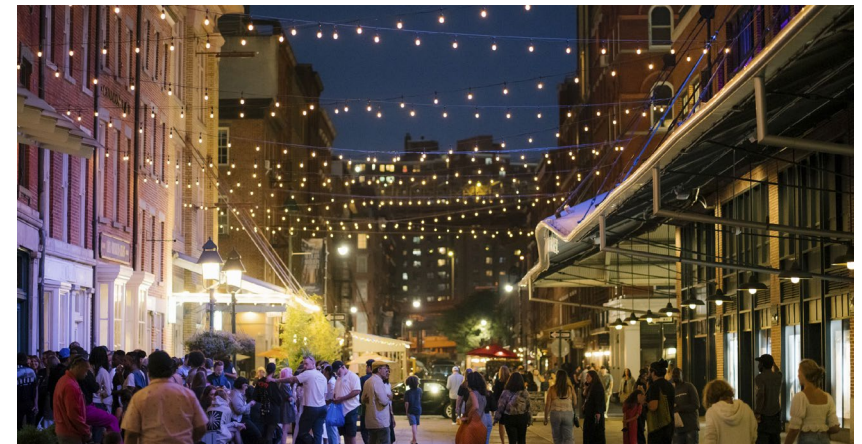
- **BBL:** Manhattan, Block 94, Lot 25
- **Neighborhood:** Financial District
- **Lot Size:** Approx. 95,000 SF, rectangular
- **Existing Building Size:** Approx. 650,000 SF
- **Zoning:** C6-4 / R8 (12.0 FAR, with bonus) and part of the Special Lower Manhattan District; Respondents may propose to rezone the Site
- **Current Use:** Nine-story office building for City agencies, including HPD, Mayor’s Office, DOE, DCAS, and others
- **Context:** Excellent access to transportation and sweeping views of the Brooklyn Bridge and East River

Lower Manhattan: A Thriving Neighborhood

The east side of Lower Manhattan has benefited from **over two decades of substantial public and private investment**, bolstering its position a noteworthy hub for entertainment, hospitality, and retail.

In addition to its proximity to a high concentration of offices, the neighborhood has **absorbed a number of new housing developments** while maintaining a **strong market position** poised for continued growth.

- \$5.6K avg. market rents vs. \$3.2K metro
- 3.7% annual rent growth
- 3.5% vacancy vs. 4.2% historical avg.
- 350 residential buildings with 19 buildings under construction, including office-to-residential conversions



Project Goals



Housing Production

Create high-quality housing, including affordable housing, maximizing the development potential of the Site



Public Realm Enhancement

Integrate new development into neighborhood context, providing a thoughtful ground-floor activation



Advance Sustainability

Make progress toward the City's sustainability, energy efficiency, carbon neutrality, and resiliency goals



Support Employment Goals

Advance goals of creating quality construction and building service jobs by adhering to 485x wage standards and labor protections

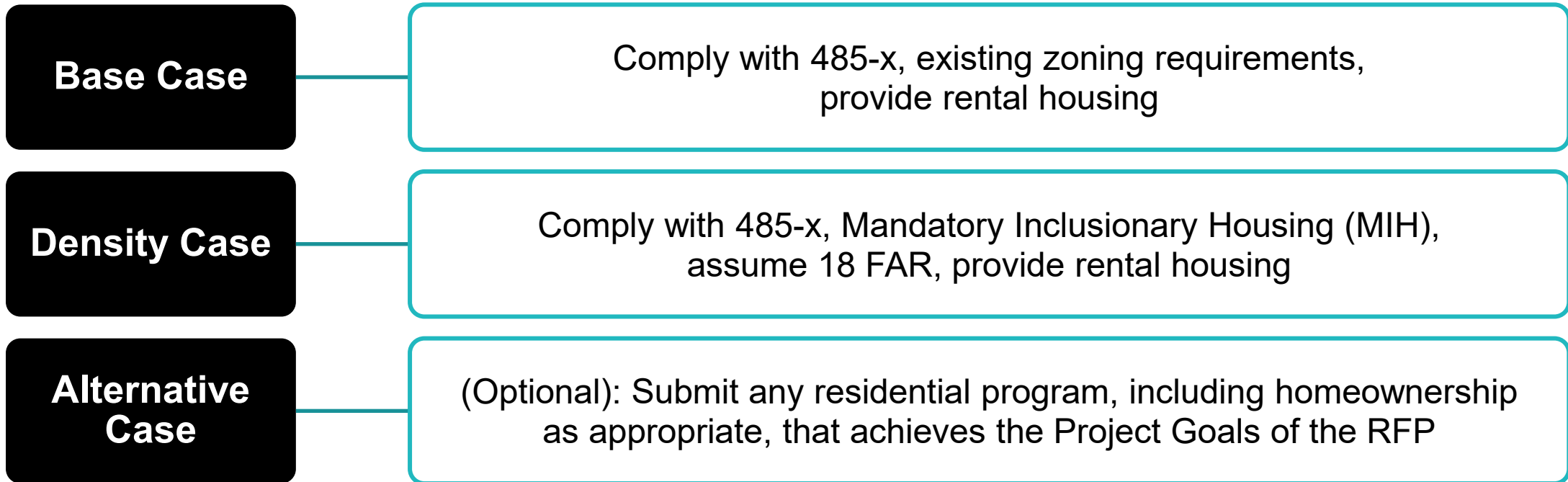


Support City Services

Sale proceeds must provide sufficient funding to relocate City agencies tenanting the existing building

Housing Opportunity

Proposals to include two or three housing scenarios



✓ [485-x Tax Incentive Eligibility](#)

✓ Assume no housing subsidies or any discretionary housing tax credits or financing

Remaining Development Program

Proposals should thoughtfully include other potential components



Ground floor retail

**Ancillary parking,
as necessary**

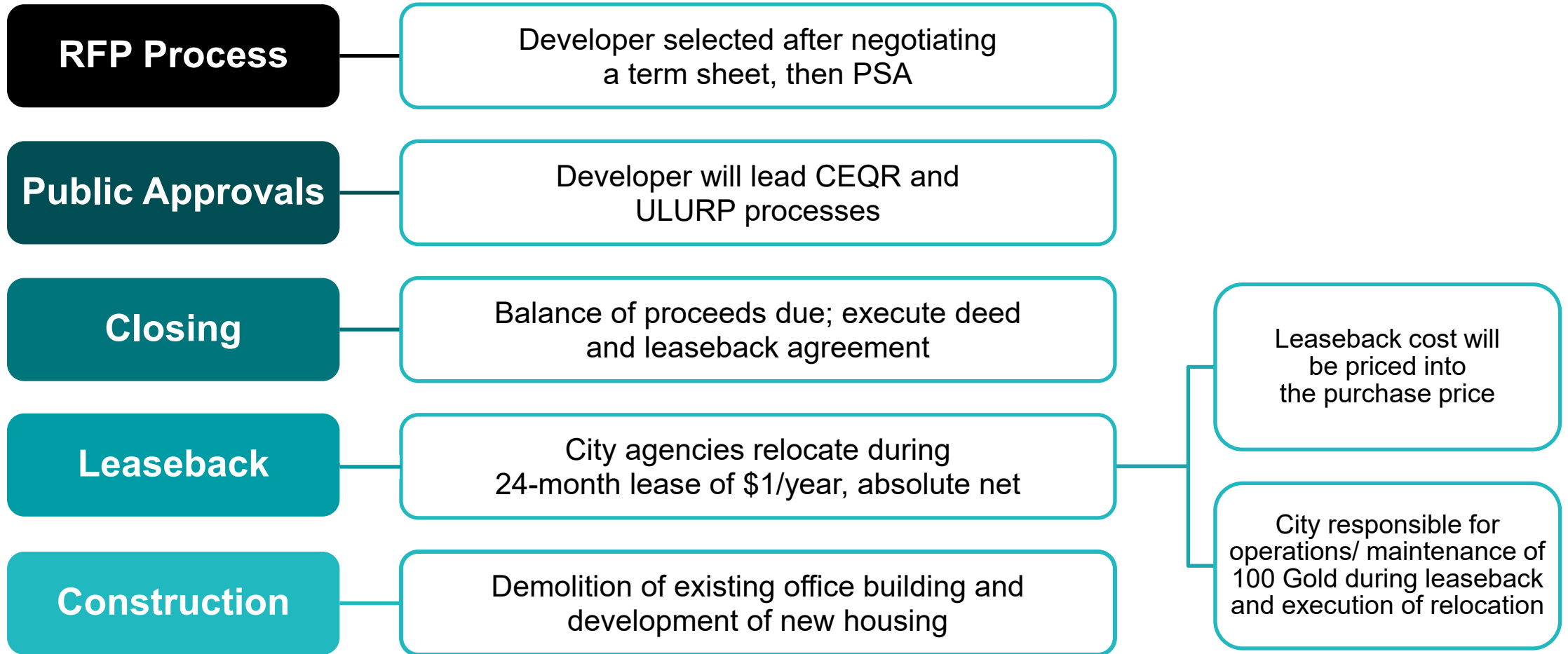
Community facility

**Quality design +
sustainable
development**

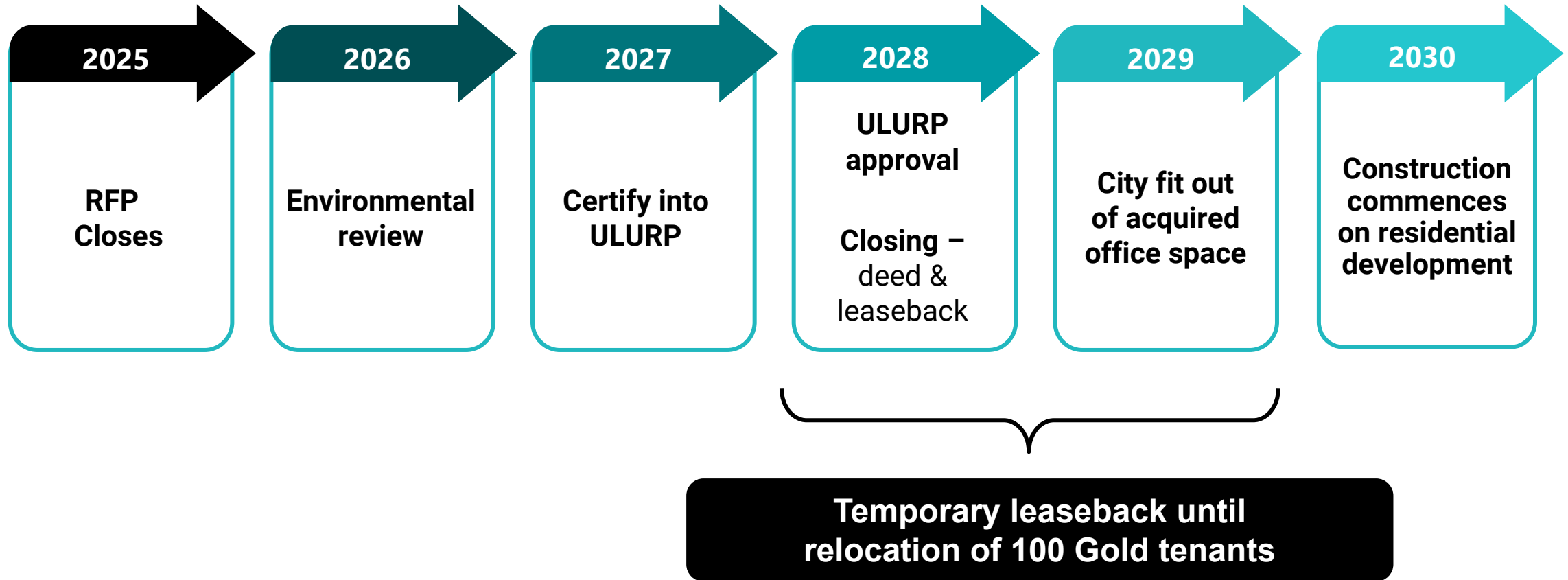
**Public-realms
improvements**

**Construction
impact plan**

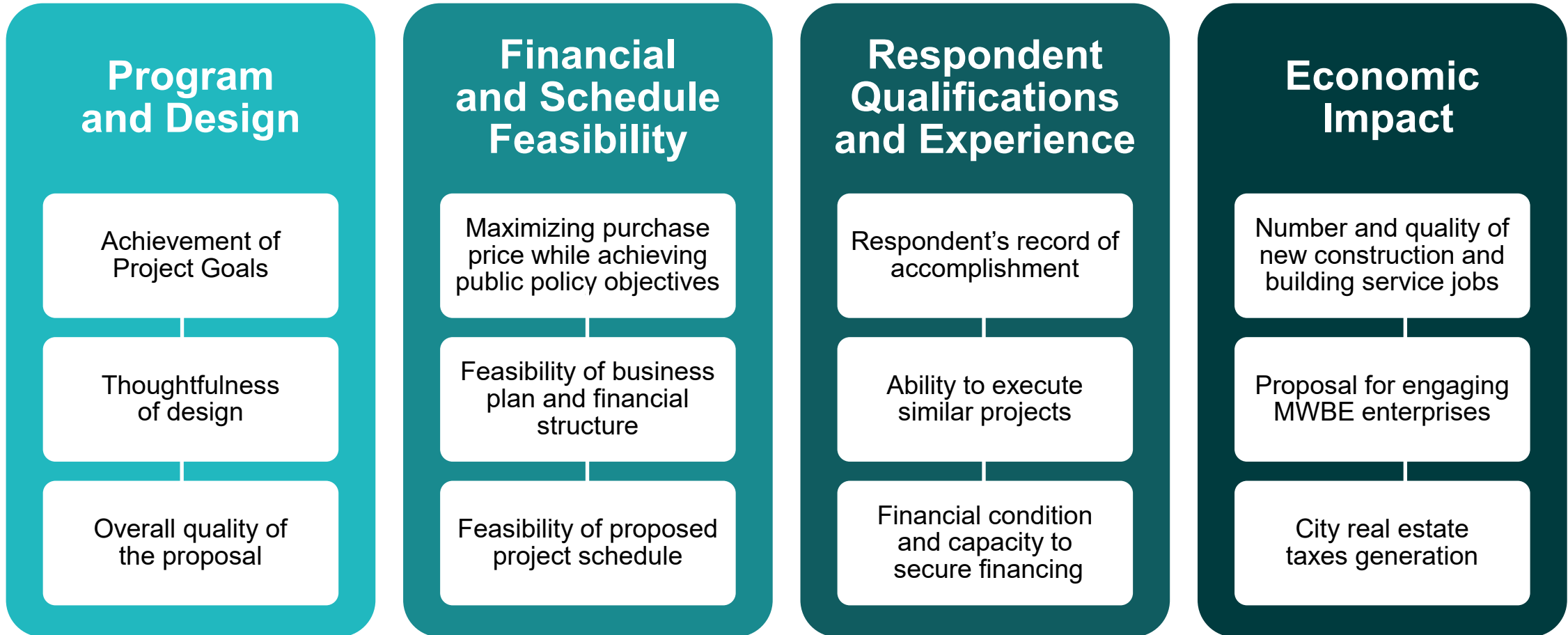
Transaction Process



Transaction Timeline



RFP Selection Criteria

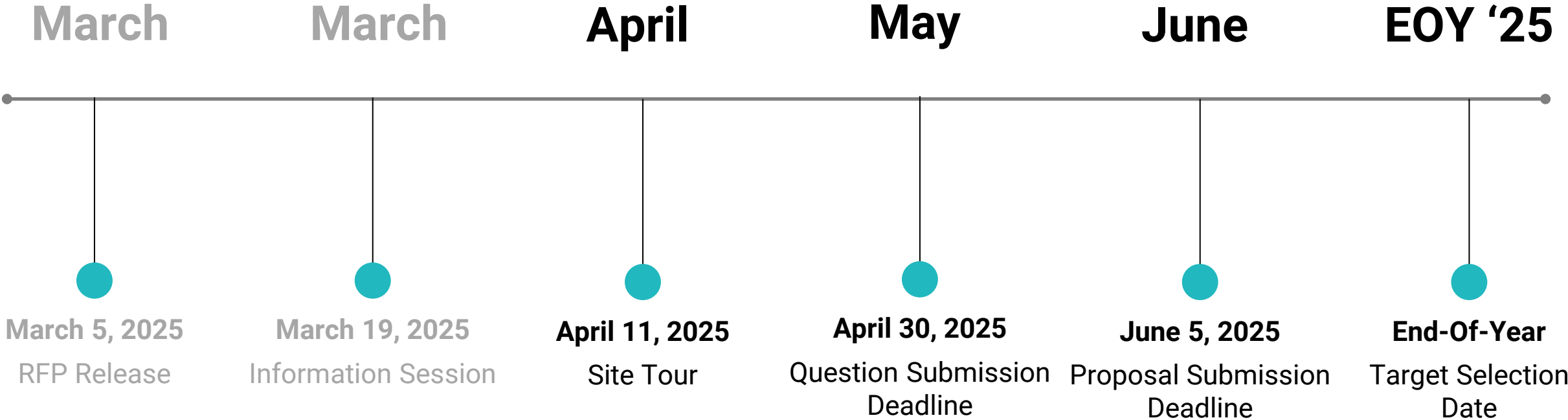


M/WBE

- 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 NYC Certified Businesses: [NYC Online Directory](#)



RFP Timeline: 2025





Thank You!

100GoldRFP@edc.nyc

Site Visit RSVP Deadline:

April 7, 2025

Submission Deadline:

June 5, 2025

At 11:59 PM

Please upload your submission
as a .zip file to the RFP website

NYC / EDC



100 GOLD STREET RFP INFORMATION SIGN-IN SHEET

DATE: 3/19/2025

TIME: 11:00AM ET

PROJECT: 100 Gold Street

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