



Gansevoort Square Mixed-Income Housing RFP

Project # 10973

Q&A #1

Updated on March 12, 2025

QUESTIONS AND ANSWERS

The following are responses to specific and general questions about the Gansevoort Square Mixed-Income Housing RFP released on January 29, 2025 (the “RFP”). Please note that some questions have been edited and/or paraphrased for clarity and/or to anonymize them.

For the purposes of this document, references made herein to the “Whitney Museum” and the “Whitney” refer to the “Adjacent Museum Developer”, and references made herein to “NYC Parks” or “Friends of the High Line” refer to the “Adjacent Parks Developer”. All capitalized terms used but not defined herein shall have the meaning ascribed to them in the RFP.

Administrative

- 1. Q: When will NYCEDC post the slides and list of attendees from the Information Session on February 12th? Will NYCEDC provide a transcript of the Info Session webinar? Will NYCEDC provide a list of interested developers for networking opportunities?**

A: NYCEDC has posted Information Session slides and attendance lists for the Information Session on the RFP website at <https://edc.nyc/gansevoort-square-mixed-income-housing-site-rfp>. A transcript of the Information Session webinar will not be made available.

- 2. Q: Is there a way for me to update my company/affiliation for the attendance list? I don't believe I noted anything and would want others to know that I'm an MWBE developer.**

A: Please email gansevoorthousingrfp@edc.nyc with the required changes to your contact information.

- 3. Q: Is there a site file for this RFP? Can you provide any Geo Tech on the housing site for site/civil, soil conditions? Is there a Phase 1 or other environmental report that can be made available to evaluate costs to clean up the site?**

A: NYCEDC does not have any soil, geotechnical, remediation, or other environmental studies of the Site to share with Respondents.

- 4. Q: When do you anticipate the shortlist to be published?**

A: NYCEDC does not publish a shortlist of developers. NYCEDC and the City will announce the chosen Developer upon selection. No additional public updates will be provided in the interim.

5. Q: The RFP submission requires City approval - how would that be possible by April?

A: Respondents are not required to secure City or NYCEDC approval prior to the deadline for submission of a Proposal on or prior to April 30th, 2025. Following NYCEDC's selection of a Developer, the Project will proceed with the public approvals process pursuant to ULURP and any other required public approvals.

6. Q: Please confirm when appendices, including term sheet with information on security deposit, will be shared.

A: Appendix J – Design Principles as well as Appendix K-1 – Form Term Sheet, Project Specific Terms (Ground Lease) and Appendix K-2 – Form Term Sheet, Project Specific Terms (Fee Sale) are part of Addendum #1 and were posted on the RFP website on February 19, 2025.

Zoning & Land Use

7. Q: Is the site plan finalized?

A: Yes, the site plan is finalized.

8. Is there an anticipated zoning classification? What will the Zoning Floor Area (ZFA) be for the Lot 1 Housing Parcel and for the Expanded Block 644 after the proposed ULURP?

A: Respondents are responsible for developing and submitting a comprehensive land use analysis with their proposals, including a proposed zoning district that allows for all of the development components that are contemplated on Block 644. For more information on the uses that the proposed zoning district should accommodate, please refer to the Zoning and Land Use Assumptions section of the RFP.

9. Q: Assuming a relatively smooth and orderly RFP process, when would you expect certification of the ULURP and a realistic desired construction start date for the target site? When do you anticipate the rezoning to be completed?

A: NYCEDC anticipates certifying into ULURP by the end of 2026 and construction starting on the Site in Q4 2028 following demolition (timing subject to change). Note that it is anticipated that the demolition of the Existing Building will occur **after** public approvals are received.

10. Q: Will any aspect of the Project require parkland alienation?

A: No, parkland alienation will not be required.

11. Q: Is there a height limit on the site?

A: Under existing zoning, no height limit exists on the Site today. However, Respondents must propose a zoning district that allows for all of the development components that are contemplated on Block 644, which will inform future FAR and height parameters. Please refer to question #8 above for more information.

12. Will NYCEDC support a 600' tall+ building envelope?

A: Yes - NYCEDC supports a 600' tall tower and believes it is important to develop an architecturally significant building that contributes to the New York City skyline and realizes the full potential of the Site. We believe this Site is an appropriate location for height. We are eager to receive and review proposals from Respondents that demonstrate design excellence.

13. Q: Will resident parking be allowed on site above and/or below grade? Is parking required for retail? Are there any requirements for EV charging or other sustainable infrastructure for this site? Is this something the city is enforcing New York State Senate Bill S1736E and New York City's Local Law 55 when reviewing proposals?

A: Pursuant to the “City of Yes for Housing Opportunity” plan, it is the City’s priority to minimize and/or eliminate parking, where applicable. Proposals are to address parking as part of a comprehensive land use strategy. Respondents are to specify how much parking, if any, that they plan to include, and any land use actions required in connection therewith. Whether Respondents include parking or seek waivers in their Proposal, they must comply with any applicable laws and regulations in connection with parking and EV charging. With respect to sustainable infrastructure other than EV charging, we note that one of the Project Goals outlined in the RFP is the promotion of sustainability, energy efficiency, carbon neutrality, and resiliency.

14. Q: Given that the City Council may not approve zoning that is 100% consistent with a proposal accepted by NYCEDC, or may attach other requirements, how will NYCEDC handle the necessity of accommodating such changes?

A: NYCEDC will work closely with the selected Developer throughout the ULURP process and expects to work collaboratively with the Developer and the City on any proposed changes in order to achieve the goals of the RFP and the best outcome for the City.

15. Q: Is the de-mapping of the Anticipated De-Mapped Area expected to be completed and concurrently and if it extends past ULURP would that impact/impede the projects implementation?

A: The de-mapping of the Anticipated De-Mapped Area is anticipated to take place concurrently with other land use actions during ULURP.

16. Q: Has NYCEDC undertaken any geotechnical study of the site in order to ascertain the viability of supporting a structure of the height required to locate 600 units of housing?

A: NYCEDC has not undertaken a geotechnical study of the Site.

17. Q: When will the development team have information on the height and design of the museum to address design along that facade which might not be sufficient to meet Code required window-window and window-wall distance requirements.

A: Respondents will not receive additional information regarding height and design of the Proposed Museum Space prior to the RFP submission deadline. Respondents should list potential waivers that may be sought given the location of the Proposed Museum Space lot line, including, but not limited to, waivers for minimum distance between buildings.

Affordability & PILOT

18. Q: Can you locate the affordable housing on a different site?

A: No, all housing, affordable and market rate, must be located on the Site.

19. Q: Will you consider a Proposal that only contemplates a sale?

A: No, we will not consider a proposal that contemplates a sale only. Submissions must include a Proposal for a long-term ground lease of the Site, however Respondents can include a secondary Proposal for a fee simple sale of the Site at their discretion.

20. Q: Do we need to comply with 485-x wage requirements?

A: Yes, Proposals must comply with all 485-x wage requirements. Please refer to the [HPD website](#) for more information.

21. Q: How will you be evaluating responses with respect to ground lease rent/purchase price versus maximizing affordability?

A: NYCEDC's focus is on maximizing affordability. Responses are expected to utilize all Residual Land Value to support the most robust affordability program possible.

22. Q: Is there a commitment to ensuring that the affordable units will be permanently affordable? By what means/mechanism will this be realized?

A: Yes, the RFP requires permanent affordability for all affordable units in the residential building. All affordable units will be governed by one or more regulatory agreement(s) with the NYC Department of Housing Preservation and Development and/or restrictive declaration(s), as applicable.

23. Q: If market conditions or local demographics shift, is there flexibility to adjust affordability tiers or bedroom mix over time, and under what conditions would that be approved?

A: Proposals must comply with the affordability and unit mix requirements outlined in the "Development Program" section of the RFP. Any further adjustment to the proposed affordability tiers and/or unit mixes will be subject to NYCEDC approval. Once a regulatory agreement is executed by the Developer and HPD at closing, no further adjustments are allowed.

24. Q: Could EDC clarify if the housing will be 50% affordable by floor area (vs number of units)?

A: The Project Goal of "50% of total units as permanently affordable" is based on number of units rather than floor area. However, NYCEDC will review Proposals holistically and will take into consideration the amount of affordable floor area when selecting a Developer. Note that RFP respondents must comply with 485-x and MIH requirements (both of which, in part, govern the affordable unit mix and distribution of affordable units in the building).

25. Q: For the "485-x Base Case" in the RFP, should Proposals include additional affordability above 25%?

A: No, for the "485-x Base Case", Proposals should include a development program that has 25% of total units that are permanently affordable at a weighted average Area Median Income ("AMI") of 60% with no more than three AMI income bands, and the highest band capped at 100% of AMI. In addition to the 485-x Base Case, proposals are expected to include a second scenario with an Additional Affordability Component that exceeds the 485-x Base Case to achieve or exceed the goal of 50% of total units as permanently affordable.

26. Q: For the “Additional Affordability Component” in the RFP, should this scenario include an affordability percentage greater than 50%? What are the parameters on the level of affordability provided for those 50% units?

A: Yes, proposals are expected to include an additional scenario, the Additional Affordability Component, that achieves or exceeds the goal of 50% of total units as permanent affordable. This scenario should include a development program that has 25% of total units that are permanently affordable in compliance with the “485-x Base Case” and then should seek to maximize the total number of units that are permanently affordable in excess of the 485-x Base Case, assuming that all additional affordable units will be at a blended AML of 120%.

27. Q: Is there legislation that would allow for sale of market rate condominiums on a ground lease structure where the owners can deduct PILOT as if they were traditional real estate taxes?

A: We advise that Respondents consult with their attorneys to address questions that require legal counsel.

28. Q: Will there be any public subsidy available?

A: No, there will be no public subsidy available under the RFP.

29. Q: Are Low-Income Tax Credit (“LIHTC”) and State Low-Income Housing Credit (“SLIHC”) considered subsidies? Can you submit a qualifying bid with no public subsidy, then submit an alternate bid with a public subsidy?

A: Yes, LIHTC and SLIHC are considered subsidies and should not be included in Respondent’s underwriting assumptions. Under the terms of the RFP, Respondent’s proposed financing may not rely on competitive sources of financing from any Federal, State, or City governments. Proposals that include public subsidy will not be considered.

30. Q: How will the Payment In Lieu of Taxes (“PILOT”) be sized? How will it be payable (up front? Straight lined over term of 99-year ground lease)?

A: Respondents should assume in their Proposal a tax exemption schedule compliant with Section 485-x. It is the responsibility of the Developer to apply for and meet the requirements of the specific tax benefit program(s). Following any exemption period, the annual PILOT will be equal to real property taxes as if the Site were privately owned.

31. Q: How are real estate taxes being handled? Can Respondents assume they will be apportioned proportionately to lot square footage?

A: Following ULURP but prior to disposition to the selected Developer, Expanded Block 644 Lot 1 (as defined in the RFP) will be subdivided into separate tax lots corresponding to each component in Gansevoort Square (as shown in Exhibit 3B of the RFP) and real estate taxes will be assessed separately on each lot.

32. Q: Will the City or NYCEDC be assessing the developer for its out-of-pocket costs associated with the transaction?

A: This transaction will be structured as a “net” deal to NYCEDC, with the Respondent being responsible for all fees relating to the Project and all costs incurred by NYCEDC including, but not limited to, costs for outside legal counsel, studies, and outside consultants. NYCEDC and the City are not obligated to pay and shall not pay any costs incurred by any Respondent at any time

(including, without limitation, the cost of responding to the RFP or negotiating legal agreements in connection with the RFP or the disposition of the Site), unless NYCEDC or the City has expressly agreed to do so in a signed writing.

Development

33. Q: Who will own each parcel on the block after the project is complete?

A: Referencing Exhibit 3B of the RFP, the Whitney Museum of American Art will own the Proposed Museum Space and the Proposed Open Space. The City will retain ownership of the Existing M&O Space and the Proposed M&O Space. With respect to the Site, the City may dispose to a Developer via ground lease or a fee simple sale (see Question 19 for additional information).

34. Q: What is the expected timeline for closing, construction, lease up and occupancy?

A: NYCEDC expects to close on the Site after all public approvals have been obtained. It is the Respondent's responsibility to provide a development schedule from execution of a pre-development agreement with NYCEDC through stabilization, including all tasks and milestones associated with obtaining all required approvals, pre-construction, construction, leasing, and occupancy.

35. Q: Are there any restrictions / restrictive covenants / easements on the land now?

A: There are easements for light and air on the Site today that were put in place as part of the Whitney Museum's approvals in 2008. However, it is anticipated that these will be amended and/or removed, as needed, to allow for construction of the Project. Additionally, it is anticipated that a new light and air easement to permit legal windows for the benefit of the Project will also be granted by the Whitney Museum.

36. Q: How can we ensure that the project doesn't just meet housing targets, but also honors and reflects local cultural identity—through architecture, public art, or historical preservation?

A: Responses must consider a thoughtful approach to design and are expected to provide a rationale outlining how their Proposal reflects a cohesive and harmonious interrelationship among the neighboring Whitney Museum, the High Line, and broader neighborhood context. Please refer to the Site Plan and Architectural Design section of the RFP for a complete set of Response requirements.

37. Q: Are there resiliency or flood zone requirements? Will any resiliency measures be required beyond code?

A: The Site is located within the floodplain. Respondents are responsible for performing their due diligence with respect to existing site conditions and ensuring their Proposals meet all applicable laws and regulations, including, but not limited to, NYC Building Code and NYC Zoning. Responses are *not* required to include resiliency measures beyond what is required by all applicable laws.

38. Q: Is it possible for the Site to be larger than what is described/shown in the RFP? Is the 10,000 SF project lot fixed in terms of perimeter dimensions? Is there any way to square off or lessen the acute angles of the lot's perimeter?

A: The site plan, including the square footage and perimeter dimensions, cannot be modified.

39. Q: Is there a cost estimate, budget or ballpark figure for the project listed? Is there an actual start date for the project?

A: It is the Respondent's responsibility to provide a project budget and schedule as part of their Proposal. For more information, please refer to the Proposal Requirements section of the RFP.

40. Q: Are there multiple phases of the Project? How will each phase coincide? Will construction of the residential building be able to begin prior to, and independently from, the Whitney and Parks work?

A: The three components of the Gansevoort Square redevelopment (Whitney Museum expansion, High Line M&O expansion, and residential building) are anticipated to proceed independently following receipt of all respective public approvals. Construction of the residential component is anticipated to move forward expeditiously (anticipated Q4 2028) following receipt of public approvals and demolition of the Gansevoort Market.

41. Q: Has a construction manager studied the logistics of constructing 3 buildings at the same time with different owners?

A: As stated in response to question #40 above, the three components of Gansevoort Square are anticipated to proceed with construction in independent timelines. Respondents are required to conduct their own due diligence with respect to logistics and should assume standard practices and requirements relating to infill development in New York City and should expect to coordinate construction logistics with the Adjacent Museum Developer and Adjacent Parks Developer.

42. Q: Why did NYCEDC and the Whitney determine that the housing lot needed to be horizontally segregated from other uses? Why can't the uses stack within a single building?

A: The site plan configuration was determined by NYCEDC, NYC Parks, the Whitney and Friends of the High Line. The allocation of space was a result of careful consideration, taking into account several factors including the specific program and floorplate requirements of each organization as well as projected timelines for funding and construction.

43. Q: Who will be conducting demolition of the site?

A: It is anticipated that the Developer, at its sole cost and expense, will undertake the demolition of the Gansevoort Market. For more information, please refer to the term sheets (Appendix K-1 – Form Term Sheet, Project Specific Terms (Ground Lease) and Appendix K-2 – Form Term Sheet, Project Specific Terms (Fee Sale) posted to the RFP website under Addendum #1.

Whitney Museum Expansion and High Line Maintenance and Operations Space

44. Q: Is it anticipated that the Whitney Expansion will result in a building that extends to the edge of its footprint?

A: Some yet-to-be-designed setbacks are anticipated at the High Line frontage. Otherwise, Respondents should assume no setbacks in the massing of the Whitney expansion volume when developing their proposals.

45. Q: Who is developing the Whitney Museum expansion? Can you provide contacts for the Whitney and others involved with the adjacent site development to coordinate RFP response on housing plan?

A: The Whitney Museum will independently develop the Proposed Museum Space for its expansion and the Proposed Open Space. Respondents are to refrain from any outreach to the Whitney Museum regarding their plans. Respondents are asked to direct all questions about development of the Site to NYCEDC rather than to other parties.

46. Q: Is the new M&O building fully funded?

A: Friends of the High Line will develop a campaign to raise the necessary funds.

47. Q: Will NYCEDC be sharing any information about the agreement between the City and Friends of the High Line?

A: NYCEDC is not anticipating sharing information with respect to any agreements between the City and Friends of the High Line.

48. Will NYCEDC share the proposed plans of the Whitney Museum expansion or High Line? At what stages of design are both projects?

A: NYCEDC does not anticipate providing additional information with respect to proposed plans and/or design of the Proposed Museum Space or Proposed M&O Space prior to the RFP response submission deadline. Respondents should assume that the Whitney Museum and the City will maintain design cohesion with their existing structures and that all stakeholders will be prepared to enter into a single coordinated ULURP process and will share plans in connection with that process.

49. Q: Will the Whitney Museum have a new entrance in the new building?

A: Respondents should allow for the possibility that the Whitney Museum may elect to include a new entrance to their Proposed Museum Space facing the Proposed Open Space. Design Principles developed in collaboration with the Whitney serve as guidance on how Respondents should consider the interplay between the design of the Project, the Proposed Open Space and the Proposed Museum Space. Please refer to Addendum #1 posted in the RFP website to review Appendix J – Design Principles.

50. Q: Will the Whitney Museum or High Line or the City contribute to any of the site prep/demolition costs of their portion of the site?

A: For more information about demolition requirements, please reference the term sheets posted on the RFP Website as Appendices K-1 and K-2 of Addendum #1. The Adjacent Museum Developer and Adjacent Parks Developer will each be responsible for all site prep costs except for demolition on their respective sites.

Proposed Open Space

51. Q: If the Proposed Open Space is envisioned as publicly accessible, what are the design requirements or maintenance responsibilities?

A: The Proposed Open Space will be constructed, owned, and maintained by the Whitney. It is anticipated that the New York City Department of City Planning will require a covenant running with

the land governing access, operation, maintenance requirements and permitted uses on the Proposed Open Space.

52. Q: The RFP notes that the Whitney Museum will own and operate the space, but who will design it?

A: The Whitney Museum is responsible for the design and development of the Proposed Open Space.

53. Q: Please confirm if the Open Space is included in this RFP. If it is not included, please confirm if the Open Space will be issued as a future EDC RFP, and when this might be.

A: The Proposed Open Space is not included as part of this RFP and will not be included in a future NYCEDC RFP as it is anticipated to be owned and maintained by the Whitney Museum.

54. Q: Why is there so much parks/open space in this project when it is in between the High Line and Hudson River Park, plus all of the existing parks and playgrounds and plaza on Little West 12th Street?

A: Enhancements to the public realm are a core tenet of the vision to transform Gansevoort Square into a live, work, play, and learn community and cultural hub.

55. Q: Can the Proposed Open Space be utilized for light and air?

A: Yes, it is anticipated that the City and/or Developer will be granted a light and air easement benefiting the Project that will allow for legal windows along the eastern and southern facades above the height of 23 feet from grade.

56. Q: How will the timing of open space construction be coordinated with the residential building construction?

A: It is anticipated that NYCEDC, Parks, the Whitney Museum, Friends of the High Line and the selected Developer will execute a coordination agreement for the approval processes and respective roles and responsibilities with respect to environmental review and ULURP prior to the preparation of the CEQR and ULURP applications. As part of these discussions, parties are expected to discuss potential coordination relating to the construction of the Proposed Open Space.

57. Q: Is the space below the open space a part of the constructable site? In other words, what is the allowable extent of basement?

A: No, the Proposed Open Space, including below grade, will be on a separate tax lot owned by the Whitney Museum.

58. Q: Is the building massing allowed to overhang the Proposed Open Space?

A: No, an overhang of the residential building onto the Proposed Open Space is not permitted. Design Principles developed in collaboration with the Whitney outline guidance on how Respondents should consider the interplay between the design of the residential building, the Proposed Open Space and Proposed Museum Space. Please refer to Addendum #1 posted in the RFP website to review Appendix J – Design Principles.

59. Q: Can building retail eventually open on to the Whitney Proposed Open Space? Is the residential entrance allowed to face the Proposed Open Space?

A: Any doorways, windows, or other openings on the residential building façades up to a height of 23 feet from grade that face the Proposed Open Space require the Whitney's approval. Design Principles

developed in collaboration with the Whitney serve as guidance on how Respondents should consider the interplay between the residential building and the Proposed Open Space and the Proposed Museum Space. Please refer to Addendum #1 posted in the RFP website to review Appendix J – Design Principles.

60. Q: Are you able to provide more detail on the Whitney's design approval rights over the housing development that you mentioned in the beginning of the Information Session? What level of control will they have and is there an agreement on what that process will entail?

A: As referenced in the response to question #59 above, any doorways, windows, or other openings on the residential building façades up to a height of 23 feet from grade that face the Proposed Open Space require the Whitney's approval. NYCEDC will help coordinate discussions with the Whitney regarding any required approvals as they relate to the Proposed Open Space. The selected Respondent is expected to engage in a dialogue with the Whitney Museum regarding design approval rights and other matters.

Labor, Workforce & M/WBE

61. Q: Does the City expect certain local hiring practices or workforce development commitments?

A: NYCEDC is committed to a program of economic development that supports communities, helps create job opportunities, and strengthens opportunities for low-income persons, enabling them to participate in New York City's economic growth. For more details please refer to the M/WBE and Workforce Programs section of the RFP.

62. Q: The 25% M/WBE participation goal is for "design," per page 27 but page 37 states "soft costs," not just design. Do "soft costs," include all costs outside of hard costs and financing costs? I.e would developer fee, legal costs, accounting, etc. apply?

A: Respondent's proposed MWBE Participation Goal represents a percentage of the hard costs and soft costs associated with the Work (the "Eligible Costs") that will be paid to contractors, subcontractors and supplier firms certified with SBS as MBEs or WBEs. Construction soft costs include but are not limited to pre-planning, legal, financing, design, etc., and related fees that the Respondent deems eligible for MWBE participation and attainment. Please refer to Appendix D-1: MWBE Overview for more information regarding how the Participation Goal is defined and calculated.

63. Q: Will there be a requirement for a project labor agreement ("PLA")?

A: Entering into a project labor agreement is not a requirement under this RFP. Respondents are expected to comply with wage standards under 485-x which include, but are not limited to the following: building service employees must be paid prevailing wage, as applicable; and construction workers must be paid the lesser of \$72.45 per hour (increasing 2.5% annually starting July 1, 2025) or 65% of the greatest prevailing rate of wages and supplements within a classification. The Project can be excluded from this requirement if all construction work is covered under a PLA. Please refer to the [HPD website](#) for more information.

64. Q: What does 25% M/WBE mean? By \$ volume? Labor numbers? Is there weighting for visibility (i.e., M/WBE architect of record > engineering contract)?

A: The target Participation Goal represents a percentage of the hard costs and soft costs associated with the Work that will be paid to contractors, subcontractors and supplier firms certified with SBS as

MBEs or WBEs. The type of M/WBE contract/service does not modify this calculation.

65. Q: Can the 25% M/WBE criteria be satisfied by leasing retail to M/WBE enterprises?

A: No, the target Participation Goal refers to hard costs and soft costs associated with the construction of the Project. Respondents, in addition to satisfying the 25% Participation Goal, are encouraged to incorporate M/WBE-owned businesses in their retail programming.

General

66. Q: Is retail required in the housing site? Is there a minimum amount of square footage that is required?

A: Yes, ground floor retail programming is a required part of the development program under this RFP. The size of the retail space is at the discretion of Respondents. Respondents should consider including ground floor retail that will enhance the streetscape and public realm, provide amenities, and meet the everyday needs of residents, New Yorkers, and visitors to the area's local attractions. For more information, please refer to the Development Program section of the RFP.

67. Q: Are there specific community needs that the City would like to address with the retail space?

A: Respondents are strongly encouraged to develop a placemaking strategy that benefits and enriches the surrounding community. Special attention should be given to the activation of street frontage along Little West 12th Street.

68. Q: Would EDC award extra consideration for proposals that include experimental or cutting-edge solutions (e.g., net-zero energy design, mass timber construction, or circular economy principles)?

A: NYCEDC weighs proposals holistically across the Selection Criteria categories outlined in the RFP. Respondents are strongly encouraged to explore innovative approaches to achieve the City's agenda for environmentally sustainable and energy efficient development and building design. For more information, please refer to the Sustainable Development section of the RFP.

69. Q: What work has EDC done and what work will it commit to in order to secure support for the ULURP?

A: NYCEDC is committed to ensuring the involvement of local elected officials and the community during the public approvals process. We look forward to engaging with local stakeholders upon developer selection to advance the Project. Prior to RFP release, NYCEDC held 3 public engagement sessions to gather feedback on various items, including desired public realm improvements and affordability levels.

70. Q: Our group is interested in providing services (i.e. Design, Bid, Build protocol for professionals and construction management, demolition and HVAC services, etc). Can we team up with another vendor and/or developer? Will there be a partnership form available on the NYCEDC site?

A: Interested parties are encouraged to form development teams at their discretion. Information Session and Site Visit attendance will be made publicly available on the RFP website. NYCEDC will not facilitate partnerships among interested parties.

71. Q: Will Hector's Diner also relocate?

A: Hector's Diner is one of the businesses currently occupying the Site that has elected to surrender their lease with the City prior to the end of its term. Future plans for each business are at the discretion of respective owners.

72. Q: Is this in the Upper West side or East Side?

A: The Site is located in the Meatpacking District of Manhattan, within a portion of Block 644, Lot 1, bounded by Little West 12th Street and 10th Avenue.

73. Q: Will this project be considered a design/build endeavor? Developer/Designer partnership driven?

A: This RFP is seeking Proposals from qualified developers for the disposition and development of the Site. It will be the selected Developer's obligation to design, develop, construct, operate, and maintain the premises pursuant to the terms of the disposition (either a 99-year ground lease or a fee simple sale).

74. Q: Is this submission for contractors only or also for suppliers?

A: NYCEDC is seeking proposals from qualified real estate developers for a long-term ground lease or sale of the Site. Developers may partner with other companies to comprise their development teams. Please refer to the Information Session and Site Tour attendance sheet that are available for download on the RFP website for more information on interested parties in this RFP.

75. Q: Ways the RET and NYC envision to participate financially to support the project?

A: This RFP requires Respondents to utilize all residual land value to increase the total number of affordable units above the 485-x Base Case. Respondents should not assume that there will be a public subsidy in any form.

76. Q: Is there any point of entering if I never worked with NYCEDC before? And does having connections with local elected official determine the selection that goes beyond the qualifications stated in the RFP?

A: NYCEDC welcomes all Responses from qualified developers. Please refer to the Respondent Description section of the RFP for more information on how Respondents should demonstrate professional ability and sufficient financial resources commensurate with their Proposals. Connections with local elected officials are not considered when evaluating Responses. NYCEDC will evaluate Proposals solely on their ability to meet the Selection Criteria outlined in the RFP.

77. Q: Will there be any ability to waive Mortgage Recording taxes?

A: No, this Site does not qualify for an 'as-of-right' waiver of mortgage recording taxes. The Respondent will be expected to pay all taxes payable with respect to the Project, including mortgage recording taxes.