



Gansevoort Square Mixed-Income Housing RFP

Project # 10973

Q&A #2

Updated on April 2, 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, (i) references made herein to the “Whitney Museum” and the “Whitney” refer to the “Adjacent Museum Developer”, (ii) references made herein to “NYC Parks” or “Friends of the High Line” refer to the “Adjacent Parks Developer”, and (iii) “Project” has the meaning as set forth in the RFP, i.e., “mixed income housing with ground floor retail space”. All capitalized terms used but not defined herein shall have the meaning ascribed to them in the RFP.

Administrative

1. Q: Will there be any additional info sessions?

A: The only info session was hosted on February 12, 2025. The associated slides and list of attendees are posted on the RFP webpage at [Gansevoort Square Mixed-Income Housing Site RFP | NYCEDC](#)

2. Q: Should Appendix F and G be filled out by the newly formed joint venture that includes all entities from the respondent team? Or can each of the entities from the respondent team fill out individual forms that are packaged together for the submission? As of now our team has not created its own joint venture so forms would be filled out separately but we can create the entity if required.

A: It is not required to create a new entity now. Each member of the respondent team can complete separate Appendix F and G forms for the purposes of the proposal submission.

- 2. Q: Reaching out as we were informed during yesterday's information session that the Q&A not addressed in the meeting would be provided as an addendum. Can you provide clarity on when that document will be uploaded?**

A: Q&A #1 was uploaded to the RFP website on March 12, 2025, and this document is Q&A #2. These documents respond to all questions received as of the posting date, which includes questions received during the Site Tour. For all questions that are sent to the RFP email address (gansevoorthousingrfp@edc.nyc) before the question submission deadline of March 28, 2025, responses will be posted to the website on or before April 14, 2025.

Zoning & Land Use

- 3. Q: After a successful ULURP application, how will the timeline of the various developments in Gansevoort Square be structured?**

A: NYCEDC expects to close on the Site after all public approvals have been obtained. The three components of the Gansevoort Square redevelopment (Whitney Museum expansion, High Line M&O expansion, and residential building) are anticipated to proceed independently based on their respective funding and construction timelines but are expected to coordinate on construction and timeline of their respective developments. The residential development is expected to commence no later than 60 days after closing. Please refer to Appendix K-1 and Appendix K-2 for more information.

- 4. Q: Is there an expected publishing date for the ULURP study? Will this be released before or after responses are due?**

A: It is anticipated that after Developer selection all parties will expeditiously begin preparing land use applications and environmental review materials in preparation for certification into ULURP. Please refer to Appendix K-1 and Appendix K-2 for more information on roles and responsibilities with respect to CEQR and ULURP applications. NYCEDC anticipates certifying into ULURP by the end of 2026.

- 5. Q: When is ULURP anticipated to begin?**

A: It is anticipated that the Project will certify into ULURP in late 2026.

- 6. Q: Will the selected Developer be responsible for subdivision?**

A: It is anticipated that Developer will be responsible, at its sole cost and expense and as directed by NYCEDC, for the tax lot subdivision of Block 644, Lot 1 and the Anticipated De-Mapped Area, and the tax lot merger of the Lot 1 Housing Site Parcel and the 10th Avenue City Parcel in order to effectuate the Project. Please refer to Appendix K-1 and Appendix K-2 on [the RFP website](#) for more information.

- 7. Q: Does this subdivision work need to occur before or after ULURP?**

A: The conveyance of the Anticipated De-Mapped Area by the State to the City is anticipated to occur before ULURP. The de-mapping of the Anticipated De-Mapped Area will be a ULURP action. Applications for the tax lot subdivision of Block 644, Lot 1 and the Anticipated De-Mapped Area are anticipated to be filed prior to ULURP approval but after ULURP certification.

8. Q: Will the subdivision application be filed for the Developer on behalf of The Whitney?

A: It is anticipated that the Developer, at its sole cost and expense, will file the subdivision application on behalf of the City.

9. Q: Will the Developer be the lead applicant for ULURP?

A: The Developer, Whitney, NYCEDC, DCAS, SBS, and/or NYC Parks are anticipated to be co-applicants, in some combination, for the various actions required. However, the Whitney will be responsible for the preparation and submission of the ULURP applications and related documentation as a co-applicant and in coordination with the relevant parties. It is anticipated that following Developer selection, NYCEDC, NYC Parks, the Whitney Museum, Friends of the High Line and the 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.

10. Q: Why isn't the High Line an applicant in the ULURP process?

A: The Proposed M&O Space will be part of the ULURP application, and it is anticipated that NYC Parks will be a co-applicant to the submission.

11. Q: Is the conveyance and de-mapping of the 10th Avenue parcel guaranteed?

A: NYCEDC and NYSDOT are diligently pursuing the steps required to effectuate the conveyance of the Anticipated De-Mapped Area prior to ULURP certification. The de-mapping of the Anticipated De-Mapped Area will be subject to ULURP approval.

12. Q: Will PDC (Public Design Commission) be involved?

A: The Project is expected to require approval by the PDC. The Developer bears all responsibility for PDC review as well as associated costs. Adjacent Site Uses will not be included in the PDC review of the Project.

Affordability & PILOT

13. Q: Do you request the affordable units to have the same quality as the market rate units?

A: Respondents must comply with 485-x and MIH requirements, both of which, in part, govern the affordable unit mix and distribution of units. The overall policy intent of the 485-x and MIH requirements is to encourage parity between affordable and market rate units. Any significant degree of variation between the affordable and market rate components could result in complications that could slow the Project and/or need to be changed.

14. Q: Is it anticipated that the PILOT will take into account a share of the current value of the site or does the respondent have discretion to propose mini tax-equivalent PILOT terms?

A: Respondents should assume in their Proposal to pay PILOT in an amount equivalent to real property taxes as if the Site is owned in fee, reflecting a tax exemption under 485-x. Respondents should make reasonable assumptions in estimating the assessed value of the Site.

For-Sale Condo

15. Q: We planned for the market rate component to be partially for-sale condominiums, but current New York State legislation prohibits developing condominiums on ground-leased sites unless they meet specific statutory exceptions, which this site does not. The RFP requires a 99-year ground lease scenario. Can NYCEDC provide clarity or flexibility on how a for-sale condominium project might work on this site?

A: Respondents are welcome to submit in their Proposals an alternative proposal/scenario, including an option for a fee simple disposition or other ownership structure of the Site to allow for-sale condominiums; please refer to Appendix K-2 for more information. Respondent Proposals must also include an option for a ground lease disposition. Any options included in a Respondent's Proposal should be structured in accordance with guidance provided by a Respondent's attorneys.

16. Q: Can you explain what an alternative housing program might be in a third scenario? Would Proposals with a homeownership component (including affordable homeownership) be considered? Will NYCEDC accept proposals that contain for sale market rate coops that cross subsidize the affordable units on site?

A: Respondents, at their discretion, are welcome to include in their Proposals a third proposal/scenario with an alternative housing program(s), including but not limited to for-sale residential units, that maximizes Project affordability in terms of total number of affordable units, AMI levels and/or addressing community affordability goals and/or needs. Submissions that only include an alternative proposal/scenario without the two ground lease scenarios, 485-x Base Case and Additional Affordability Component, will not be considered.

17. Q: If we can maximize the Additional Affordability Component in a proposal that utilizes for-sale market rate condos, do we still need to submit the two scenarios under a ground lease: 1) 485-x Base Case and 2) Additional Affordability Component?

A: Yes, Respondents must submit a proposal with two scenarios under a ground lease: 485-x Base Case and Additional Affordability Component. If a Respondent chooses, they may submit an alternative proposal/scenario (e.g. for-sale market rate condos or rental). Submissions that only include the alternative proposal/scenario will not be considered.

Development

18. Q: Is the Developer responsible for the entire demolition of the Meat Market and if so, why?

A: It is anticipated that the Developer will be responsible for the demolition of the entire Existing Building at its sole cost and expense. This is largely due to the efficiency of having one entity demolish the building in its entirety. For more information, please reference the Demolition section of the term sheets posted in Addendum #1 (Appendices K-1 and K-2) on the RFP webpage at [Gansevoort Square Mixed-Income Housing Site RFP | NYCEDC](#).

19. Q: Does the \$400,000 cap on expenses for the abatement and remediation of the High Line columns apply to the demolition of the Meat Market as well?

A: No. The \$400,000 cap applies only to the abatement, remediation and removal of all hazardous substances (including, without limitation lead paint) with respect to the portion of the High Line (including any supporting columns) located within or on the Lot 1 Parcel. For more information, please reference the Demolition section of the term sheets posted as Addendum #1 (Appendices K-1 and K-2) on the RFP webpage at [Gansevoort Square Mixed-Income Housing Site RFP | NYCEDC](#).

20. Q: If the cost of abatement and remediation of the High Line columns is in excess of \$400,000, who will be responsible for payment?

A: NYC Parks and/or Friends of the High Line will be responsible for funding costs associated with the Demo Required Abatement in excess of \$400,000.

21. Q: Is there an anticipated scope and cost for the remediation and abatement of the High Line columns and the demolition of the Existing Building?

A: It is anticipated that the Developer will be responsible, at its sole cost and expense and as directed by NYCEDC, for the demolition of the Existing Building located on Existing Lot 1. The party performing demolition will also be responsible for the abatement, remediation and removal of all hazardous substances (including, without limitation, lead paint) as required by law with respect to the portion of the High Line (including any supporting columns) located within or on Existing Lot 1 (the "Demo Required Abatement") up to a maximum cost of \$400,000. Such cap to apply to costs incurred solely in connection with the Demo Required Abatement.

NYCEDC does not have a detailed scope or cost estimate for the demolition or Demo Required Abatement. It is the Developer's responsibility to conduct their own due diligence and develop their own estimates. Please refer to Appendix K-1 for additional information regarding demolition. Please note that these estimates are required to be included in the Project Financial Information section of all Proposals.

22. Q: Is NYCEDC aware of any hazardous materials at or below the Site at this time?

A: NYCEDC and the City make no representations regarding the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the Site, or any future development thereon. It is the selected Developer's responsibility to perform due diligence as it relates to the environmental conditions of the Site.

23. Q: Is the role of the housing Developer separate from the Whitney, Parks, and Friends of the High Line?

A: Yes. All parties are responsible for the independent execution of their respective planned developments. However, coordination will be required to advance public approvals and construction.

24. Q: Will the abandoned area across the street be included in the disposition?

A: No, the only property being disposed of as part of this RFP is the Site as described in the RFP. Please refer to the Site Description & Context section of the RFP for more information.

25. Q: Will the perimeter of the development need to be fenced off once the Meat Market is demolished? Who will be responsible?

A: Once the Developer closes on the Site, and the Existing Building is demolished, the Developer will be responsible for securing the Site. The Whitney Museum, NYC Parks and Friends of the High Line will each be responsible for securing their portions of the Adjacent Site.

26. Q: What are the requirements set forth in the Design Principles as it relates to façade treatments?

A: Please see 1.e. of Appendix J – Design Principles for requirements regarding façade treatments.

27. Q: Is the Developer responsible for restoring the roadway?

A: The Developer will receive the Site, including the 10th Avenue City Parcel, in ‘as-is’ condition. It is the responsibility of the Developer to prepare the development pad for their proposed development at its own cost and expense. The remaining area of 10th Avenue that will continue to be a right-of-way is not part of the RFP and will continue to be maintained by the New York State Department of Transportation.

28. Q: Are there underground utilities on NYSDOT lot?

A: A survey showing approximate locations of underground utilities will be made available as part of an upcoming Addendum #4. NYCEDC and the City do not make any representations regarding the accuracy of this survey.

29. Q: Is there a plan to remove the barrier between 10th Avenue and West Street?

A: NYCEDC is not aware of any anticipated changes to any structures along or between 10th Avenue and the West Side Highway.

30. Q: Where is the approximate location of roadbed on site? How much of roadbed remains?

A: Please refer to Exhibit 3B: Site and Adjacent Site Plan (Dimensions) in the Site Description & Context section of the RFP for the approximate locations of the roadbed relative to the Site. A survey will be made available as part of Addendum #4.

31. Q: Where will the entrances or parking spaces be located for the residential or retail components of the site?

A: Respondents are free to propose entrances/parking as appropriate. However, pursuant to the “City of Yes for Housing Opportunity” plan, it is the City’s priority to minimize and/or eliminate parking, where applicable. Please refer to question 13 of Q&A #1 and to the Design Principles in Addendum #1 for additional information, which are both uploaded on the website [Gansevoort Square Mixed-](#)

32. Q: Presuming that the development Site and the Proposed Open Space will be separate tax lots, is NYCEDC contemplating that the proposed development would pursue a light and air easement on its south lot line over the Proposed Open Space?

A: 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.

Existing Building

33. Q: How many High Line columns are currently encased in the Gansevoort Market (the “Meat Market”)?

A: There are eight (8) High Line columns currently encased in the Meat Market.

34. Q: Were there ever gas pumps at or below the Site?

A: NYCEDC is not aware of gas pumps ever existing on the Site.

35. Q: Are there super structures in the Meat Market such as concrete or steel?

A: Yes, there is concrete and steel in the Existing Building.

36. Q: Does the Meat Market have oil or gas systems?

A: There is a gas system within the building. There is one gas line that enters the building at 830 Washington Street, or on the eastern side of the building as seen on the survey that will be uploaded as RFP Addendum #4. There may also be a gas line that enters the building at 56 Little West 12th Street on the northern side of the building, which is not visible on the survey. This line may run up to the gas meters on the 2nd floor of the Meat Market and is capped and does not provide service beyond this location. There is no oil system in the building.

37. Q: Is there a cellar in the current Meat Market?

A: No. The meat market does not have a cellar, however there is a crawl space above grade but below the Meat Market floor where utilities are run.

38. Q: What was at the Site before the Meat Market?

A: The Existing Building has been in operation at the Site since the early 1950s. It began as an open-air meat market in 1884.

39. Q: Are there elevators in the Meat Market?

A: No. There are no elevators in the meat market.

40. Q: Are there cooling towers at the Meat Market?

A: There is one cooling tower at the southwestern section of the Existing Building that abuts the Whitney Museum. Images of the cooling tower can be seen in the Addendum #2 - Site File which is posted on the RFP webpage at [Gansevoort Square Mixed-Income Housing Site RFP | NYCEDC](#) under the “Gansevoort Site File Part 2” folder and the “Mechanicals” subfolder. The cooling tower is located in the space identified as 2b on the Gansevoort Market Map in the Site File.

41. Q: Was the Meat Market ever connected to the refrigerator building?

A: No, the Meat Market was never connected to the refrigerator building. However, refrigeration for the Gansevoort Market was once provided by Manhattan Refrigeration Company through underground pipelines; those pipelines were cut and capped. There are no remaining connections to any facilities outside of the Gansevoort Market.

42. Q: Are there specs for the cooling tower?

A: There is one cooling tower in the Existing Building, Frick evaporative condenser model # ECC-812-293. It is approximately 140" L x 94" W x 162" H and approximately 16,700 lbs.

43. Q: Are there challenging conditions of the Meat Market that will make demolition or remediation more difficult?

A: The Gansevoort Market is a cold storage facility with associated systems. Personal property will be removed by the cooperative but fixtures such as overhead rails, the brine piping system, mechanical systems and refrigeration systems will remain in the building.

Whitney Museum Expansion and High Line Maintenance and Operations Space

44. Q: How tall will the Whitney component be?

A: The Whitney Museum expansion is in early stages of design and the height has not yet been determined. Note that the Proposed Museum Space will contain up to 300,000 zoning square feet.

45. Q: Does the Meat Market share a party wall with the Whitney Museum?

A: No. The Existing Building and the Existing Museum abut at the southwestern portion of the Existing Building but do not share a party wall.

46. Q: When is the Whitney going to construct the Proposed Open Space? Will there be interim/permanent open space built immediately?

A: The timing of the construction of the Proposed Open Space has not yet been determined. NYCEDC, the selected Developer and the Whitney Museum are expected to discuss potential coordination and timing relating to the construction of the Proposed Open Space following Developer selection.

47. Q: What is the Whitney's role in the design of the housing site?

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, 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.

48. Q: Once the Meat Market is demolished, will the exposed High Line columns be a part of the future Proposed Open Space?

A: Yes, some of the High Line columns will be part of the Proposed Open Space, the Lot 1 Museum Parcel and/or the Lot 1 M&O Parcel.

49. Q: Will the Proposed Open Space be connected to the High Line?

A: No, the Proposed Open Space will be at ground level.

50. Q: During demolition, what is the process to close the High Line?

A: It is assumed that the High Line will remain open during demolition, and appropriate site safety measures must be in place to protect the public and the gardens. In addition to any required permits, the selected Developer must submit an air and vibration monitoring plan and obtain a Parks Construction Permit before mobilization. Details on the submission process can be found here: <https://www.nycgovparks.org/permits/construction>.

Proposed Open Space

51. Q: Who's responsible for the Proposed Open Space?

A: The Proposed Open Space will be owned, constructed, and maintained by the Whitney Museum.

52. Q: Is there a specific way the Proposed Open Space is supposed to be used? Why is it that shape?

A: The configuration of the Proposed Open Space was reached after careful consideration of the needs of all future developments in Gansevoort Square. The Proposed Open Space will be owned and maintained by the Whitney, and it is anticipated that access, operation, maintenance requirements and permitted uses of the Proposed Open Space will be governed by a covenant running with the land. Respondents should note that the Whitney may elect to include a new entrance to the Proposed Museum Space facing the Proposed Open Space.

General

53. Q: Please kindly share the list of plan holders for this Project.

A: The list of individuals who have attended the information session on February 12, 2025 and/or attended the site tour on February 27, 2025 is publicly available on the RFP website: [Gansevoort Square Mixed-Income Housing Site RFP | NYCEDC](#)

54. Q: Can you expand a bit further beyond the language in the RFP as to how NYCEDC will weigh a developer's classification as 'emerging' when evaluating the proposals?

A: Please refer to the guidelines outlined in RFP Appendix C – Emerging Developer Guidelines for information on how NYCEDC may assess the status of a development firm as an emerging developer. If a Respondent believes it or a member of its team should be considered an emerging developer, they are strongly encouraged to provide supporting information addressing the criteria

outlined in Appendix C in their Proposal and/or an explanation for any other information supporting consideration as an emerging developer. If an emerging developer is part of a larger development team, the degree to which such emerging developer has a managing ownership interest and/or substantial responsibilities and a defined role in advancing the Project will be taken into account. NYCEDC weighs proposals holistically across selection criteria categories.

55. Q: The 2-3 scenarios in the RFP require a ground lease. Would NYCEDC consider a sale?

A: NYCEDC may consider a Proposal for a fee simple sale of the Site at its discretion. However, NYCEDC will not consider a Proposal that contemplates a sale only. Please refer to Appendix K-2, which has been uploaded in Addendum #1 on the RFP website ([Gansevoort Square Mixed-Income Housing Site RFP | NYCEDC](#)).

56. Q: Is the process of this deal similar to those usually done by NYCEDC?

A: The Gansevoort Square Mixed-Income Housing RFP follows a similar procurement process as other RFPs NYCEDC has released and administered.

57. Q: Is Whitney involved in the developer selection process?

A: No, the Whitney has no involvement in and does not have approval rights over the Developer selection process.

58. Q: Can you post a timeline with all the various land use actions involved?

A: Respondents should identify all land use actions, including any zoning map changes, zoning text amendments, and any zoning special permits or authorizations that would be necessary to facilitate the proposed Project. Respondents should include a description of all bulk waivers, if any, required to facilitate their proposed Project. Please refer to the Zoning and Land Use Assumptions section of the RFP for more information. Respondents must also provide in their Proposals a schedule for the entire Project. NYCEDC anticipates certification into ULURP by the end of 2026.