



## Gansevoort Square Mixed-Income Housing RFP

Project # 10973

Q&A #3

Updated on April 14, 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.

- 1. Q: The RFP specifies the use of city-certified firms; however, this project falls under 485x guidelines, which permit the use of both city- and state-certified firms. Should we adhere to the RFP requirements or follow the broader eligibility allowed under 485x?**

**A:** Developers must use M/WBE firms certified by New York City Department of Small Business Services (“DSBS”) to credit such firms’ participation toward attainment of the Participation Goal. NYCEDC can assist with fast tracking the DSBS certification process for state-certified firms that have pending projects with NYCEDC.

- 2. Q: Does the community-based hiring requirement in the RFP require any specific documentation or forms?**

**A:** NYCEDC is still working on implementation of community hiring and does not have any specific documentation or forms at this time. Respondents are encouraged to demonstrate their commitment to community hiring efforts in their M/WBE and Workforce Programs section of their response.

**3. Q: Please clarify the distribution requirements for the additional Affordable units at 120% of AMI: since these units are not MIH or UAP units, do they need to be distributed across 65% of the residential floors in the building (per the Zoning Resolution) and would they be considered Affordable or Market units for purposes of meeting the 30% minimum threshold for Market units on any floor including Affordable units (per 485-x rules)?**

**A:** Any units proposed for the Additional Affordability Component that exceed the maximum 485-x eligible AMI of 100% AMI would not be considered affordable with respect to 485-x distribution requirements. However, competitive proposals will make efforts to distribute all units in the Additional Affordability Component evenly throughout the Project.

**4. Q: If a respondent team identifies likely contamination on site, would claiming a brownfield tax credit associated with the remediation of that contamination and subsequent development of the site be considered disallowed subsidy?**

**A:** Tax credits received under the brownfield cleanup program in connection with remediation would be a permitted source of funding.

**5. Q: Because the site falls within the floodplain, the residential portions of the building must be elevated above the draft flood elevation. Can we assume that the Whitney will similarly elevate the open space component of the site such that we can plan for an entrance to the building from the neighboring open space area, at grade?**

**A:** Please note that per Appendix J – Design Principles, 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. However, as it relates to floodproofing generally, the selected Developer and Whitney should expect to coordinate to ensure a consistent approach to floodproofing.

**6. Q: Has Con Edison issued a draft determination? What electric infrastructure will be required to be above the flood zone?**

**A:** No, neither Con Edison nor any other utility company has been contacted in connection to the Project.

**7. Q: Are any UFAS units required?**

**8. A:** We advise that Respondents conduct their own diligence and consult with their attorneys to determine requirements applicable to the project.

**9. Q: Do we have a utility map of the area? Are there any utility easements on the site?**

**A:** A survey showing approximate locations of utilities has been made available as part of an Addendum #4 on the RFP website. NYCEDC and the City do not make any representations regarding the accuracy or comprehensiveness of this survey or with respect to any utility easements. Respondents are responsible for conducting their own diligence.

**10. Q: What should the format of the submission look like? 8 ½ x 11? Is there a min/max font**

size?

**A:** NYCEDC does not have specific guidelines for submission dimensions and font size. However, respondents typically submit their proposals in 8 ½ x 11. Respondents must submit one (1) electronic copy of all Proposal documents in a zip file labeled with Respondent's name.

**11. Q: Appendix J states that the design of the southern and eastern facades of the proposed housing development up to a height of 23 feet must be treated as a “canvas” to support the Proposed Open Space’s intended programming by the Adjacent Museum Developer. Does this requirement allow for a plan of the southern and eastern facades that integrates Museum-compatible façade treatments with active ground floor uses?**

**A:** Appendix J represents the current guidance as it relates to the selected Developer’s design of the southern and eastern facades up to a height of 23 feet from grade. 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.

**12. Q: The tab numbers skip from 6 to 8. Please advise as to how you would like tabs numbered.**

**A:** Please number your submission tabs as they are outlined in Appendix A within the RFP.

**13. Q: If a proposal includes a for-sale component and a rental component, how should the percentage of affordable units be calculated?**

**A:** If a proposal includes a for-sale component, NYCEDC will evaluate affordability across the entire Project, as a blended calculation. I.e., the percentage of affordable units will be calculated using the number of affordable units in the numerator and the total number of units in Project (including rental and for-sale condo) in the denominator. Note NYCEDC will review Proposals holistically and will also take into consideration the amount of affordable floor area (in addition to unit count) when selecting a Developer.