



Coney Island West Parcel A RFP

Project # 11122

Q&A #1

April 7, 2025

QUESTIONS AND ANSWERS

The following are responses to specific and general questions about the Coney Island West Parcel A Request for Proposals (the "RFP"). Please note that some questions have been edited and/or paraphrased for clarity and/or to anonymize them. All capitalized or defined terms in this Q&A document have the meanings provided in the RFP.

Administrative

- 1. Q: Can consultants, contractors, or other non-development teams submit Proposals for a portion of the Project? Similarly, will additional requests for proposals be released for portions of the Project such as environmental testing, construction, engineering, etc.?**

A: No. NYCEDC is seeking qualified development teams to complete all aspects of the Project. It is the Respondent's responsibility to put together a qualified team that can realize the Project from conception through construction completion. Proposals must include all materials listed in the "Proposal Requirements" section of the RFP. NYCEDC may not review or consider Proposals that do not meet all the requirements outlined in the RFP.

- 2. Q: Will NYCEDC assist with permitting or public approvals?**

A: The Site is already authorized for disposition and development; Projects that do not require further approvals pursuant to ULURP are preferred. Further, Proposals that are consistent with existing zoning and do not require a Technical Memorandum, an Environmental Assessment Statement (EAS), an Environmental Impact Statement (EIS) are preferred. It is anticipated that authorization pursuant to 384(b)(4) will be required; and NYCEDC is available to assist the Developer with such process. NYCEDC is also available to assist the Developer with permitting. Note, Developer is responsible, at their sole cost and expense, for preparing and obtaining all required/necessary permits and public approvals.

- 3. Q: When will a Developer be selected for the Project?**

A: It is anticipated that NYCEDC will select a Developer for the Project by the end of 2025. NYCEDC expects to negotiate and execute a contract of sale as part of the Developer selection process.

4. Q: What are the community engagement elements associated with the Project?

A: NYCEDC has already done and will continue to do outreach and briefings to community stakeholders, local elected officials, and business stakeholders. NYCEDC will continue to engage with key stakeholders throughout the Project life cycle and keep the community board informed. A list of individuals/organizations that have already been engaged can be requested by emailing the RFP email address: coneywest_a_RFP@edc.nyc.

Site Context

5. Q: Are the new streets under construction being set above the current 100-year floodplain?

A: The new streets being constructed in Coney West are not above the current 100-year floodplain.

6. Q: How large is the Childs Building on Parcel B in square feet?

A: The Childs Building is approximately 56,272 square feet, and its lot area is approximately 25,400 square feet.

7. Q: What does the RFEI for the Childs Building entail and when will it be released?

A: NYCEDC anticipates releasing a Request for Expressions of Interest later this spring to gather ideas about future operations of the Childs Building and Coney Island Amphitheater.

8. Q: What is the RFP submission deadline for the renovation of Abe Stark Sports Center? When is work expected to begin/end?

A: The request for proposals deadline for the renovation of the Abe Stark Sports Center is anticipated to be in Q3 2025. Construction work is expected to begin in Q1 2027 and expected to be completed in 2029/2030.

Development

9. Q: What are the requirements of leveraging the Project's full development potential and reaching a 5.8 FAR?

A: To achieve the Project's full development potential of 5.8 FAR, the Project must provide qualifying affordable housing or qualifying senior housing as defined in the New York City Zoning Resolution. Furthermore, air rights of up to 175,000 square feet of zoning floor area are available from Parcel B in order to maximize the development potential of the Project.

10. Q: Should Proposals include either qualifying affordable housing or qualifying senior housing?

A: Yes. In order to leverage the Project's full development potential, either qualifying affordable housing or qualifying senior housing must be included.

11. Q: How does qualifying affordable housing relate to the Universal Affordability Preference (UAP)? Does UAP apply to the Site or does Inclusionary Housing (IH) apply?

A: UAP applies to the Site as it replaced IH for the RFP Site in the New York City Zoning Resolution. It is the Respondent's responsibility to understand the requirements of UAP and how it applies to the Project.

12. Q: What percentage of the Project's total units must be affordable?

A: The Project must be compliant with 485-x, which currently requires 25% of the units to be permanently affordable. Qualifying affordable housing and qualifying senior housing have their own affordability requirements and it is the Respondent's responsibility to understand their requirements and how they apply to the Project.

13. Q: Are there plans for traffic mitigation associated with the Project?

A: Traffic mitigation associated with the RFP Site as well as the other parcels that were rezoned in 2009 Rezoning was considered as part of the 2009 Rezoning's EIS. Since Projects that do not require further approvals pursuant to ULURP are preferred, NYCEDC does anticipate additional traffic mitigation as a result of the Project.

14. Q: Are there plans for traffic mitigation for other future proposed development in the area such as the casino?

A: Any future proposed developments (including the casino) would need to perform their own traffic analyses and propose mitigation measures where needed.

Parking

15. Q: How many spaces will the New Public Parking include?

A: Proposals should assume that the New Public Parking will include approximately 400 spaces. Proposals should include designs that assume 400 spaces (see "Proposal Requirements" section of the RFP). It is anticipated that design of the Project will determine the exact number of parking spaces in the New Public Parking which may be more or less than 400 parking spaces.

16. Q: Is it required that the New Public Parking must include exactly 400 spaces?

A: No. Proposals should aim to provide 400 spaces as design allows. At the same time, Proposals should not include ineffective or overly costly design layouts to simply meet the 400 spaces goal. Marginal difference in the amount of proposed New Public Parking may be provided if necessary to optimize design.

17. Q: Is it required that the New Public Parking be a standalone garage?

A: In order to compare across Proposals, each Proposal must include an option with a standalone garage for the New Public Parking. However, Proposals may also include other parking configurations as alternative options (such as garage design that integrates the New Public Parking with the residential parking (Other Project Parking in the Parking Term Sheet)), if Respondents believe another configuration may be more efficient or economical. In all cases, the New Public Parking must comply with the requirements outlined in the RFP and Appendix A-2: Parking Term Sheet.

18. Q: Are there restrictions on use or rates in the New Public Parking?

A: Yes. There are restrictions on both use and rates for the New Public Parking. The New Public Parking spaces will be made available for the general public, and Developer will be required to demonstrate that such parking spaces were available to the general public during a period of time generally corresponding to the Cyclones season and not leased to residents of the Project during such time. The use of City Capital or the City's interest in the New Public Parking may cause restrictions on use and parking rates for some or all time periods. Developer may propose parking rates to NYCEDC on an annual basis for NYCEDC's approval. Please refer to Appendix A-2: Parking Term Sheet as all information related to use and rates is outlined there.

19. Q: Who manages the Site's parking currently?

A: Currently, parking at the Site is being managed as part of a license between the New York City Department of Parks & Recreation and the parking operator, Parking Systems Plus, LLC, which license extends through January 2026. Please refer to Appendix A-2: Parking Term Sheet for more information.

20. Q: Who will manage the New Public Parking?

A: It is anticipated that the Developer will manage the New Public Parking; however, NYCEDC may elect to manage the New Public Parking. If NYCEDC elects to manage the New Public Parking or elects for another party to manage the New Public Parking, NYCEDC will notify Developer of their intentions. This notification may come at any time after the sale of the Site, including after the New Public Parking temporary certificate of occupancy.

21. Q: Who will own the New Public Parking?

A: If City Capital is used for the New Public Parking, the City may require a real property interest in the New Public Parking in order to ensure that the public purpose of facilitating unimpeded public access to and use of the New Public Parking is satisfied. This interest may take the form of a fee interest in a condominium unit, a permanent easement, a restrictive declaration, or another form chosen by the City in its sole discretion.

22. Q: Will City Capital be available for construction of the New Public Parking?

A: If City Capital funding ("City Capital") is requested for the New Public Parking, then the City will review and determine if City Capital is needed. If the City determines City Capital is needed, NYCEDC will work with the Developer to identify funding sources and City Capital may be made available in the form of a funding agreement, or in an alternative manner in the City's discretion, to reimburse eligible costs related to the New Public Parking or other uses as determined by NYCEDC or the City. Proposals should indicate the amount of City Capital they are requesting in their financial model, Appendix M: Project Summary Form, and Appendix A-2: Parking Term Sheet. Proposals that accomplish the Project Goals and comply with the Parking Term Sheet while minimizing the request for City Capital will be preferred.

23. Q: Is the New Public Parking inclusive of the residential parking required per zoning?

A: No. The New Public Parking is separate from the parking required by zoning. Proposals must include the New Public Parking as well as the residential parking required by zoning.

24. Q: Will the 160 spaces associated with the Guaranteed Parking need to be maintained during construction?

A: Yes. The Developer is required to maintain 160 spaces of public parking during construction of the Project subject to the terms and conditions outlined in Appendix A-2: Parking Term Sheet. Furthermore, as noted in Addendum #1, Proposals must include a Parking Plan that includes construction staging plans, phasing diagrams and schematic drawings, detailing the number of parking spaces and their location that demonstrates provision of the Guaranteed Parking during construction of the Project. The Parking Plan should be of sufficient detail to show the individual striped parking spaces.

25. Q: Does the Guaranteed Parking need to be provided on the Site?

A: No. The Guaranteed Parking that must be maintained until the New Public Parking is constructed can be provided offsite if it is in reasonable proximity to the Site. Please refer to Appendix A-2: Parking Term Sheet for more information.

26. Q: Should the Guaranteed Parking or New Public Parking be attended or self-pay?

A: The Developer should determine the parking management structure that complies with the requirements of the Project, notably the reporting requirements in Appendix A-2: Parking Term Sheet.

27. Q: What happens to the Guaranteed Parking if the Stadium Lease is not extended beyond 2030?

A: The Guaranteed Parking (160 spaces) must be provided at all times – initially as part of a surface lot on the Site or at a relocation site and ultimately within the New Public Parking. As a result, even if the Stadium Lease is no longer in effect (through expiration, termination, or otherwise), the Guaranteed Parking would still need to be provided.

28. Q: The New Public Parking requires 400 spaces. Are the 160 spaces required by the Guaranteed Parking accounted for in the New Public Parking?

A: Yes. The New Public Parking will account for the Guaranteed Parking plus additional spaces. The Developer is not required to provide 400 spaces in the New Public Parking plus an additional 160 spaces for the Guaranteed Parking.

29. Q: Are the parking lots currently on Parcels A/E/F governed by the same parking agreement in the Stadium Lease?

A: Yes. Both the Site Public Parking and the Main Lot are governed by and subject to the Stadium Lease. Article 11 of the Stadium Lease pertains to the parking lots and is available for download at the RFP webpage: <https://edc.nyc/coney-island-west-parcel-rfp>.

30. Q: Will the Developer be involved in future negotiations of the Stadium Lease and/or its renewal?

A: No, it is not contemplated that the Developer will be involved in future negotiations of the Stadium Lease.

Schedule / Financing

31. Q: Is there a projected budget for the Project?

A: It is the Respondent's responsibility to propose a development budget for the Project and include their estimate and assumptions in their financial models.

32. Q: Are there job projections or an economic impact analysis for the Project?

A: It is the Respondent's responsibility to estimate job projections in their Proposal. Respondents should also include all projected economic impacts required under the "Financial and Schedule Information" section of the RFP, which include, but are not limited to, purchase price and real estate taxes.

33. Q: Is there a target price for the sale of the land?

A: It is the Respondent's responsibility to propose a purchase price and include their offer and assumptions in their financial models. Respondents should note that Proposals will be reviewed competitively based on purchase price amount.

34. Q: Is there a target timeline for the Project?

A: Given that the RFP Site has been rezoned and either has disposition approval or is owned by NYCEDC, NYCEDC is looking for Proposals that can deliver housing as soon as possible and begin to solve the City-wide housing crisis. However, there is no explicit timeframe associated with the Project. It is the Respondent's responsibility to outline their development schedule for the Project. For more information, please refer to the "Financial and Schedule Information" section of the RFP.

M/WBE

35. Q: How can M/WBE firms get in contact with development teams to be a part of a Proposal?

A: A list of businesses that are interested in working on NYCEDC projects as subcontractors and suppliers can be found on the RFP project page. M/WBE firms are also encouraged to utilize the [Online Directory of City Certified Businesses](#) from the City's Department of Small Business Services as a key resource to identify and partner with developers.

Wages

36. Q: Is the Project expected to require prevailing wage labor rates?

A: Respondents are expected to comply with any wage standards applicable under 485-x for buildings greater than 100 units. It is the responsibility of the Respondent to review and understand all requirements under any wage and labor laws applicable to the Project which may include, but are not limited to, the City's Living Wage Act, as expanded by Executive Order No. 7, the City's Prevailing Wage Law, New York State Labor Law and 485-x, and understand how these requirements may be triggered by or affect the Project. Furthermore, if any portion of the Project is funded with City Capital, including but not limited to the New Public Parking, the

construction budget related to that portion of the Project must reflect prevailing wage rates. For more information regarding Project wages, please reference the “M/WBE and Workforce Programs” section of the RFP.