



Coney Island West Parcel A RFP

Project # 11122

Q&A #2

April 23, 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: Do any of the appendix documents like the background questionnaire need to be submitted before the deadline, or are all documents submitted with the proposal for approval?**

A: No documents, appendix or otherwise, need to be submitted before the deadline. Rather, all materials should be included in the Respondent’s Proposal. For more information on what Proposals should include, please reference the “Proposal Requirements” section of the RFP and Appendix D: Proposal Contents.

- 2. Q: Appendix D: Proposal Contents doesn’t have a Tab 7. Is there a Tab 7 or was this a typo?**

A: This was a typo. There is no Tab 7. Proposals should include only the tabs listed in Appendix D.

Site Context

- 3. Q: Does NYCEDC have access to a site survey that shows the dimensions of the proposed lot line?**

A: Please see the approved map X-2716 attached to this document. The map displays the dimensions of Parcel A.

- 4. Q: West 21st and West 22nd are currently two-way streets. Will they become one-way after the development or remain as they are? And what about the Ocean Way?**

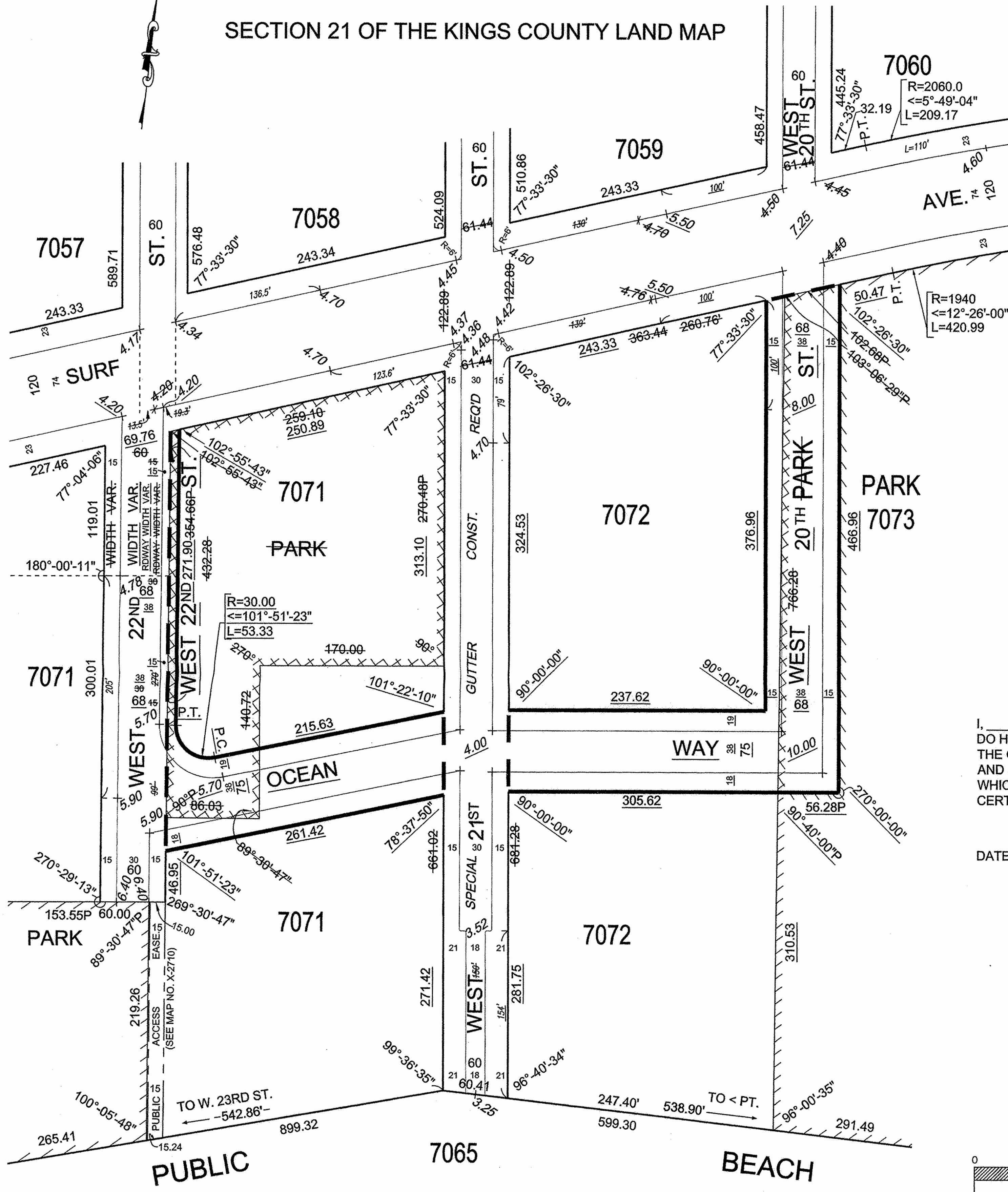
A: West 21st, West 22nd, and Ocean Way will be two-way streets after the development of Parcel A.

M/WBE

5. **Q: Tab 11 references Appendix D-2 M/WBE Participation Proposal, is this meant to reference the documents under the M/WBE section (Appendix E1-E2)?**

A: Correct. Addendum #2, which has been posted to the RFP webpage, addresses this issue. Tab 11 should reference the documents under the M/WBE section (Appendix E1-E2). Proposals should include both the M/WBE Narrative Form and the M/WBE Participation Plan, which can be found at <https://edc.nyc/vendor-resources>.

SECTION 21 OF THE KINGS COUNTY LAND MAP



REFERENCE MAPS
BOROUGH PRESIDENT FINAL SECTION MAPS: 117, 118

B.P. MAP NO.	(D.C.P. NO.)
X-2710	(C090107MMK)
Z-2651	(C000065MMK)
W-1748	(CP-18477)
L-830	
L-615	
L-614	
L-597	
L-569	
L-564	
L-560	
L-520	
G-563	
L-387	

LEGEND

- Indicates street or public beach line heretofore established and hereby retained.
- Indicates street line hereby established.
- Indicates street line heretofore established and hereby eliminated.
- Indicates roadway and sidewalk treatment line hereby established or heretofore established and hereby retained.
- Indicates existing public access easement line.
- 243.33 Indicates dimension heretofore established and hereby retained.
- 363.44 Indicates dimension heretofore established and hereby eliminated.
- 376.96 Indicates dimension hereby established.
- 542.86 Indicates block offset or block tie-in dimension heretofore established and hereby retained.
- 260.76 Indicates block offset or block tie-in dimension heretofore established and hereby eliminated.
- Indicates block offset or block tie-in dimension hereby established.
- 4.50 Indicates elevation heretofore established and hereby retained.
- 7.25 Indicates elevation hereby established.
- 4.20 Indicates elevation heretofore established and hereby eliminated.
- 79' Indicates tie-in distance (to an elevation) heretofore established and hereby retained.
- 100' Indicates tie-in distance (to an elevation) hereby established.
- 130' Indicates tie-in distance (to an elevation) heretofore established and hereby eliminated.
- 15 Indicates existing easement dimension.
- 15 Indicates roadway and sidewalk treatment dimension heretofore established and hereby retained.
- 15 Indicates roadway and sidewalk treatment dimension hereby established.
- 45 Indicates roadway and sidewalk treatment dimension heretofore established and hereby eliminated.
- PARK Indicates Park heretofore established and hereby retained.
- PARK Indicates Park heretofore established and hereby eliminated.
- Indicates Park line hereby established.

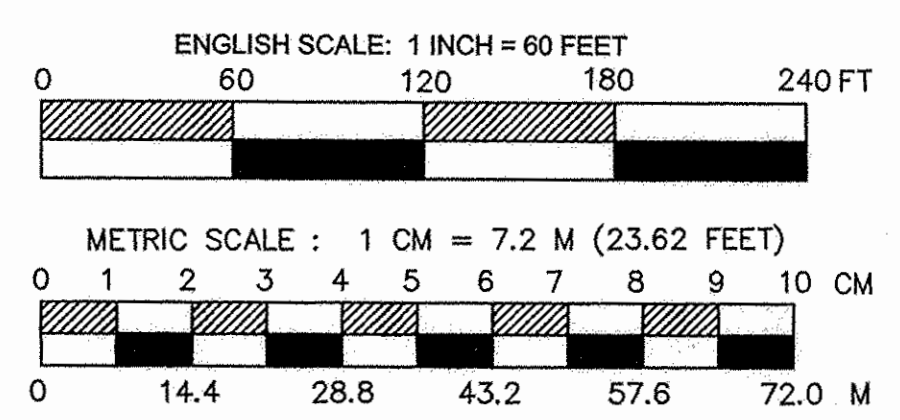
Elevations apply to top of curb unless otherwise indicated.
Elevations refer to Brooklyn Borough Highway Datum which is 2.56 feet above the U.S.C. & G.S Datum at Sandy Hook, N.J.

Theoretical curb lines are shown for locating and computing legal grade only.
Actual curbs are those determined by the Department of Transportation, and may be different.

I, _____, SECRETARY OF THE CITY PLANNING COMMISSION,
DO HEREBY CERTIFY THAT THIS MAP IS ONE OF _____ SIMILAR MAPS APPROVED BY
THE CITY PLANNING COMMISSION ON THE _____ DAY OF _____ (CAL. NO. _____),
AND SUBSEQUENTLY APPROVED BY THE CITY COUNCIL ON _____ (RES. NO. _____),
WHICH ACTION COMPRISED FINAL APPROVAL, AND THAT THIS MAP WAS FILED ON THE DATE OF THIS
CERTIFICATION AND WILL TAKE EFFECT ON THE FOLLOWING DAY.

DATE: NEW YORK _____

SECRETARY, CITY PLANNING COMMISSION



CITY OF NEW YORK
BOROUGH OF BROOKLYN
OFFICE OF THE PRESIDENT
TOPOGRAPHICAL BUREAU

MAP NO. X-2716

SHOWING A CHANGE IN THE CITY MAP

BY ELIMINATING

PARKS

AND

BY ESTABLISHING

OCEAN WAY
BETWEEN WEST 22ND STREET AND WEST 20TH STREET

AND

WEST 20TH STREET
BETWEEN SURF AVENUE AND OCEAN WAY

AND

BY REALIGNING

WEST 22ND STREET
BETWEEN SURF AVENUE AND OCEAN WAY

AND

BY MODIFYING AND ADJUSTING

BLOCK DIMENSIONS AND GRADES

ALL WITHIN AN AREA GENERALLY BOUNDED BY SURF AVENUE,
WEST 22ND STREET, PUBLIC BEACH AND WEST 20TH STREET

DATED: JUNE 17, 2009

Ann Benigno
COMMISSIONER - DEPARTMENT OF PARKS AND RECREATION

[Signature]
PRESIDENT - BOROUGH OF BROOKLYN

Alfred J. Gordon
CHIEF ENGINEER P.E.

CHECKED BY: *KO*
REVIEWED BY: *R&C*

PREPARED BY: PHILIP HABIB & ASSOCIATES
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NEW YORK, NY 10001

