

QUESTIONS AND ANSWERS¹

Leaseback Period and Agency Relocation

1. How much space does the city need to relocate? What neighborhoods would the city consider in its relocation?

Please refer to the response provided in Q&A #2.

2. How much space does the older adult center currently utilize? How much space does the older adult center ultimately require in Gross Square footage?

Please refer to the response provided in Q&A #2.

3. When does the leaseback period start? Does it occur after ULURP? When does the 24-month lease start? Does closing occur after ULURP approval?

Please refer to Appendix K: Project Timeline in the RFP. The leaseback begins at closing (conveyance of the Site), which occurs after ULURP. Respondents should assume a two-year Leaseback Period for nominal rent in their Proposals and propose the cost of an additional one-year extension, for informational purposes. The term and rent of the Leaseback Agreement will be negotiated with select Respondents.

4. How long do you anticipate the ULURP process taking?

The ULURP process, from certification to approval, is approximately 7 months. Environmental review and preparation of the application occur prior to ULURP certification. We expect the Developer to advance expeditiously through the environmental review and ULURP processes.

Residential Development

5. Could you please confirm whether the intention is for only the affordable units to conform to HPD Design Guidelines or 100% of units should conform to HPD Design Guidelines?

Proposals must comply with all applicable laws and regulations.

6. Our proposal does not currently contemplate parking given the desirable access to transit as well as it appears unfeasible to build more space beneath the site due to water. The RFP language seems to agree with this but expresses a desire for electric

¹Capitalized terms used herein are as defined in the Request for Proposals.

charging stations. How many stations are recommended if the developer is not planning other parking at the site? The electric parking would be provided in lieu of other amenities the project is planning for the community (e.g. fitness, senior facility, retail). If the project isn't planning any parking, is it desirable/recommended to propose more sidewalk-mounted charging stations as currently exist upon Frankfort Street?

Proposals may include ancillary parking to support residential units and other program elements, to the extent needed given the Site's extraordinary access to public transportation. **If onsite parking is provided**, Respondents are strongly encouraged to include an implementation plan to enable electric vehicle charging.

Zoning and Land Use

7. Can a survey of the site and existing building footprint be provided to confirm the exact size of the site? We are looking to confirm the lot area, curb lines, street lines and existing building location on lot.

A digital tax map was provided in Q&A #2. NYCEDC does not have a survey of the Site. Respondents are encouraged to conduct their own due diligence to determine the location of the building in relation to the lot line.

8. The NYC Digital Tax Map of the Site shows a boundary line indicating a street widening. Please confirm if the street widening line is to be considered a zoning lot boundary, as well as a "street line"?

The NYC Digital Tax Map does not reflect the boundaries of the zoning lot. Respondents should consult the official City Map and assume the street widening line is the demarcation line of the street and the zoning lot line. A copy of the official City Map (Map Acc. NO. 30224) from the Manhattan Borough President's Topography Unit is included in the Site File.

9. The RFP states that the Site measures 95K SF, which is very close to the 95,255 SF shown on ZoLa. Do these numbers reflect the lot area of the entire Tax Lot, including the portions that extend beyond the mapped street lines? Or do they capture just the lot area of the zoning lot (i.e., the portion of the property located within the mapped street lines)? Additionally, please confirm the zoning lot area to use in FAR calculations.

The RFP states that the Site measures **approximately** 95,000 square feet. This is sourced from New York City's Zoning & Land Use Map ("ZoLa") estimate of 95,255 square feet. The Developer should conduct a site survey

to determine the exact lot area. For the purpose of the RFP Response, Respondents should use 95,255 square feet for zoning floor area calculations.

10. There is a pedestrian area on the block that is labeled as “Spruce Street” on certain online maps. Is any portion of this area located on the project property? If so, is the area the subject of any easement, covenant, agreement, or other instrument that governs the maintenance and operation of the area, or that grants a right of access to members of the public, residents, visitors, and/or occupants of Southbridge Towers, or anyone else?

The area within Block 94 labeled “Spruce Street” is not a mapped street. Respondents should consult the official City Map (Map Acc. NO. 30224), which is included in the Site File. The City Map includes a sewer easement across a portion of the site. Based on NYC Department of Environmental Protection records, the easement area does not appear to include functioning sewer infrastructure; however, Respondents are encouraged to conduct their own due diligence to determine the implications of the sewer easement.

Building and Site Characteristics

11. Public images show fenced areas outside the building that contain either plantings or a raised platform. Are these areas operated and maintained as part of the public street, or are they operated and maintained as part of the existing building? Is there any expectation as to how the areas are to be improved in the event that the existing building is demolished?

Respondents are encouraged to conduct their own due diligence to determine the lot lines in relation to the plantings. Respondents are encouraged to design within the confines of the zoning lot and to present a design in accordance with Appendix L: Design Guidelines of the RFP.

12. How does the city determine the 655K SF of the existing building floor area stated in the RFP? In other words, how much space is included in the Cellar, 1-9th Floors, 10th/Mechanical Floor?

The approximate gross square footage of 655,000 cited from the RFP is sourced from New York City’s Zoning & Land Use Map.

Miscellaneous

13. Is the economic impact analysis detailed on RFP Pg. 31 required for both the Base Case and Density Case scenarios?

Yes, the economic impact analysis is required for both the Base Case and Density Case scenarios.

14. Can scaled drawings of the existing building be provided? And can existing building floor heights be provided?

NYCEDC does not have scaled drawings of the existing building. Respondents may reference site materials that are in the Site File or attached to Q&A #2.

For informational purposes, the second floor is approximately 11 feet to the waffle slab.

15. For the Density Case, should the submissions propose a new zoning district for the Site?

Yes. For the Density Case (and Alternative Case, as applicable), the Proposal must clearly identify the applicable zoning district governing the proposed development.

16. Is there a file size upload limit?

There is no file size upload limit. Technical questions pertaining to downloading and submitting proposals to this RFP may be directed to RFPrequest@edc.nyc on or before June 5, 2025.

17. Are you able to provide the following:

- Scaled Existing Building Drawings
- Dimensioned Existing Building Drawings
- Building Sections / Floor to floor heights
- Existing Structural Drawings / documentation
- Existing Architectural Drawings / documentation
- Existing DOB Filing drawing/ Zoning Calculations
- Existing Footing / Foundation Drawings / documentation
- Existing building/engineering reports (e.g. PCR, environmental/asbestos, local law, façade)

NYCEDC does not have these drawings and documents available. Respondents may refer to the site materials in the Site File or attached to Q&A #2.

18. With regards to the 100 Gold Street RFP Proposal Requirements detailed on RFP page 23, Response Submission instructions detailed on RFP page 36, and Appendix instructions, please confirm the following submission format:

- One Zip File, including:
 - One PDF file of full presentation (Tab 1-14), including:
 - Tab 3 Financial Information in PDF form for Base Case
 - Tab 3 Financial Information in PDF form for Density Case
 - Tab 14 Term Sheet for Base Case Only per Appendix A (i.e., No Density Case) in PDF form with track changes
- One separate Excel file of Tab 3 Project Financial Information with linked formulas for Base Case
- One separate Excel file of Tab 3 Project Financial Information with linked formulas for Density Case
- One separate PDF file of Tab 12 Doing Business Data Form(s)
- One separate Word file of Tab 14 Term Sheet for Base Case Only per Appendix A (i.e., No Density Case) with track changes

[This is an acceptable submission format.](#)