



B-East Parcel Resident Development Opportunity RFP

Project # 2119

Q+A #1

September 21, 2026

QUESTIONS AND ANSWERS¹

The following are responses to questions about the B-East Parcel Resident Development Opportunity RFP (the “RFP”).

General

- 1. Q: Can a team with multiple developers respond to the RFP? Does NYCEDC have a preferred maximum number of participating groups or organizations for a single RFP application?**

A: Yes, a team with multiple developers could respond to the RFP. No, NYCEDC does not have a preferred number of participants on a respondent team. If there are multiple developers on a respondent team, a lead developer / project lead must be identified.

- 2. Q: Is there an anticipated developer designation date?**

A: It is anticipated that a developer will be selected by mid-2027.

- 3. Q: Will there be additional site tours.**

A: No, NYCEDC is only offering one site tour, which took place on August 18th.

Site Information / Due Diligence

- 4. Q: If the available developable square footage (SF) is unable to be maximized, how would NYCEDC prefer the remaining SF be addressed?**

A: NYCEDC looks to Respondents to design a building that maximizes total available SF; however, if there are any SF remaining, such SF will be retained by the City through a zoning lot development agreement (ZLDA).

- 5. Q: What is the SF of the site?**

A: The site is approximately 17,337 SF.

- 6. Q: Can the development include underground floors?**

A: Yes. The RFP does not require or prohibit underground floors.

¹ All capitalized terms used in this document shall have the same meaning as such terms in the RFP.

- 7. Q: Please clarify the expected level of design development for proposal submissions, including whether renderings and elevations are required or whether demised plans are sufficient.**

A: The RFP asks Respondents to provide architectural designs and site plans as outlined in the Proposal Requirements, Site Plan and Architectural Design subsections of the RFP. There is no set guidance on the level of design that must be provided, though conceptual design is typical.

- 8. Q: Is there a minimum scale required for the site plan and architectural building plans required for the submission?**

A: No, site and building plans are not required to be at a specified drawing scale.

- 9. Q: Will the design for the adjacent project be made available so that design proposals can be coordinated with it?**

A: No additional documents for the adjacent project are publicly available at the time. It is expected that certain documents for that project may become available on the NYC Department of Buildings website in the future.

- 10. Q: Are NYC DOT or MTA Bridges and Tunnels contemplating any traffic studies or improvements related to the RFP site's interaction with Second Avenue and the nearby Triborough/RFK Bridge off-ramp?**

A: NYCEDC is not aware of any active studies by NYC DOT or MTA bridges and tunnels.

- 11. Q: Should open space be included on the Site?**

A: There is no requirement for open space to be included on the Site. 10,000 SF of ground level open space was developed as part of the wider East 125th Street Development project between parcels B-West and B-Center.

Zoning & Land Use

- 12. Q: Given the height limits of mass timber, how should Respondents balance incorporating mass timber with the goal to maximize the building's SF?**

A: NYCEDC encourages Respondents to provide creative proposals, including considering the use of innovative construction technology, while adhering to the Proposal Requirements described in the RFP.

13. Q: Per the 125th Street Environmental Impact Statement (EIS), there are environmental requirements for this Site. Has a Site Management Plan (SMP), Construction Health and Safety Plan (CHASP) been developed? It also states that the expectation is that the developer would apply for inclusion and the Site would undergo the Brownfield Cleanup Program. Is this still the case?

A: Site Management Plan and site-specific Construction Health and Safety Plan have not yet been prepared for B-East. The selected Developer will be responsible for conducting site-specific environmental investigations in accordance with a DEP-approved sampling protocol and, if hazardous materials requiring remediation are identified, preparing and implementing a DEP-approved remediation plan, including a {CHASP}, prior to development. The 2008 FEIS anticipated that a future developer would seek enrollment in the Brownfield Cleanup Program; however, participation in the BCP is not currently a requirement of the RFP, and Respondents should assume responsibility for completing all required environmental investigation and remediation in accordance with applicable DEP requirements

14. Q: What were prior use(s) the B-East assemblage? Did any of the lots have a building?

A: Regarding former uses at the Site, please refer to the Phase 1 in the site file. The Phase 1 indicates that some of the lots had buildings historically; although, there are no buildings currently on the Site, including on Lot 25. The current building is on Lot 24 which is not within the Site. We have included an aerial image below that approximates the boundaries of the Site.



Residential

15. Q: Is the minimum and maximum number of residential units 140? What percentage of affordability is expected in this project?

A: Yes, we anticipate the number of units in the Proposals to be 140. We anticipate that projects will be compliant with 485-x which currently requires projects with 140 units to have 25% of units as affordable, with such affordable units compliant with the regulations of 485-x.

16. Q: Would NYCEDC consider student housing, senior housing or homeownership?

A: The RFP requires 140 units that comply with the 485-x requirements. Senior housing and homeownership projects can be made to comply with 485-x but typically student housing contracts do not comply with 485-x requirements. Respondents should refer to the 485-x regulations to determine compliance with their suggested program.

17. Q: Is this the first 485-X project in the East 125th Street assemblage?

A: Yes.

Ground-Floor Uses

18. Q: Please elaborate on the local business requirement for the 10,000 SF of retail space and how this is defined in the RFP?

A: The Local Business requirement is defined in the 2008 POA, which is included in the Site File of RFP. Respondents are not limited to proposing 10,000 SF for the local retail and non-residential spaces and may elect to provide more if they choose.

19. Q: Please confirm whether the community-serving non-residential space counts toward the 10,000 SF local business retail requirement, or must it be provided in addition to that requirement?

A: Yes, certain community-serving non-residential space can count towards the Local Business Requirement.

20. Q: Can proposals include a charter school for kindergarten through second grade (K-2) on the ground floor?

A: All uses under NYC Zoning Use Group III (Community Facility) are allowed, including 2K, and Kindergarten-through-second grade facilities.

21. Q: Do Respondents need to provide leases for the 10,000 SF requirement as part of their RFP submission?

A: Respondents are expected to provide a retail tenanting strategy as part of their responses, including detailing how they will comply with the local retail requirement for the 10,000 SF minimum. Respondents are not required to provide leases or LOIs in their RFP submission.

M/WBE & Emerging Developers

22. Q: Is there a preference for Emerging Developer participation?

A: The City and NYCEDC are committed to increasing the participation of Emerging Developers. Respondents are encouraged to consider including Emerging Developers within the Respondent team.

If an Emerging Developer is part of a larger Respondent 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.

23. Q: If a M/WBE certification is in progress (i.e. application started by certificate not yet received) will that status count toward a Respondent's compliance with the 30% minimum M/WBE participation?

A: M/WBE firms must be certified by DSBS to credit such firms' participation toward attainment of the Participation Goal. Such certification must occur prior to the firms' commencement of work.

RFP Process

24. Q: Would you be able to provide more context on the Term Sheet?

A: The Term Sheet, attached as an appendix to the RFP, is required to be filled out and submitted with each proposal.

B-Center

25. Q: How high is B-Center anticipated to be?

A: B-Center is anticipated to be no higher than 150 feet, consistent with the maximum height pursuant to the Urban Renewal Plan.

Modular Construction

26. Q: How will innovations such as mass timber or prefabrication be considered in the evaluation and selection process?

A: Proposals will be evaluated holistically based on how well they achieve the project goals. Respondents proposing construction technology innovations, including mass timber or prefabrication, are encouraged to note any and all areas where use of the chosen technology will promote the goals stated in the RFP.

27. Q: Does NYCNYCEDC have any restrictions, preferences, or specific requirements regarding the use of volumetric modular or other off-site construction methods for the B-East development?

A: NYCEDC does not have any particular requirements, restrictions, or preferences regarding the use of volumetric modular.

28. Q: Would the use of modular construction be considered as part of NYCEDC's evaluation of construction schedule, project feasibility, sustainability, or innovation?

A: Teams proposing modular construction should note all of the areas in which use of the technology will benefit the project and support achievement of the project goals. NYCEDC will evaluate proposals holistically on the basis of the selection criteria.

29. Q: Are there any project-specific prevailing wage, local hiring, or other labor requirements that would apply to off-site fabrication performed outside of the project site, in addition to applicable 485-x requirements? If modular fabrication occurs outside New York City or New York State, would any NYCEDC project-specific labor or wage requirements follow the work to that manufacturing facility?

A: NYCEDC has no additional project-specific requirements beyond compliance with applicable community hiring laws, and 485-x requirements. Nor does NYCEDC have any project-specific labor or wage requirements which would apply specifically to off-site construction or the manufacture of volumetric building modules. Respondents proposing volumetric modular should do their own due diligence and are responsible for ensuring compliance with any requirements which may be applicable in connection with NYC community hiring law, and 485-x.

Miscellaneous

30. Q: Is the procurement of an independent cost estimator anticipated?

A: The RFP is a request for development proposals. NYCEDC is not procuring for a cost estimator.

31. Q: How can subcontractors participate in the RFP process?

A: Once a developer team has been selected, ~~it~~^{they} will undertake the normal design, permitting and bidding process, which includes identifying subcontractors for particular trades.

32. Q: Will NYCEDC release an owner's representative RFP for this RFP?

A: No, Respondents should form their own development teams, as appropriate.

33. Is there any coordination of schedule with the Harlem African Burial Ground (HABG) Project?

A: The Harlem African Burial Ground is a separate project with its own site-specific factors driving its schedule. We anticipate that B-East will be constructed prior to the HABG project.

34. Q: Will NYCEDC provide compensation to the winning RFP proposal?

A: No, NYCEDC will not provide compensation.

