

B-East Parcel Resident Development Opportunity RFP

Project # 2119

Q+A #2

Updated October 9, 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.

- 4. Q: Can you provide clarification of your reference to the exclusion of public subsidies? Does this include capital subsidies only or does it include potential service and rental subsidies?**

A: Both. Respondents should assume no housing subsidies from the City or the State of New York, including no City capital funding and no public subsidy from financing sources provided by Federal, State, or City governments, including but not limited to, 4% or 9% LIHTC, or other competitive programs such as funding from NYSHFA, NYSHCR, NYCDHDC, or NYCHPD.

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

Site Information / Due Diligence

- 5. 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).

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

A: The site is approximately 17,337 SF.

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

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

- 8. 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.

- 9. 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.

- 10. 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.

- 11. 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.

12. Q: Should open space be included on the Site?

A: 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. Respondents are expected to do their own due diligence and comply with the HEHURP and zoning regulations as set forth in the RFP

13. Q: Can you provide any guidance on the nature or scale of the existing Mayoral Zoning Override?

A: *The 2018 Mayoral Zoning Override (MZO) was intended to provide greater flexibility for the entire Parcel B site plan, which was assumed to be a single zoning lot inclusive of parcels, B-East, B-West (aka One East Harlem), and B-Center, to facilitate greater density than permitted under the underlying C6-3 zoning. Because the MZO applies to the entire zoning lot, it may offer some flexibility for the B-East site. However, the applicability of the provisions of the MZO as described below would ultimately be determined by DOB during the permitting process.*

The 2018 MZO overrode the sections of the Zoning Resolution described below. Please note that the Zoning Resolution has since been revised, so the sections referenced in the 2018 MZO may have been impacted by these revisions. Respondents are expected to conduct their own due diligence and comply with the RFP.

- *ZR 23-151: Open space ratio. The MZO reduced the open space ratio from 5, to an effective open space ratio of 3.5, allowing ~ 27,559 square feet of open space on Parcel B instead of the 39,655 square feet required by zoning .*
- *ZR 35-64(b): Tower lot coverage. The MZO allows the tower portion of Parcel B buildings to penetrate the sky exposure plane by increasing the permitted tower lot coverage for towers above the 85' base height from 40% of the zoning lot coverage to approximately 47%.*
- *ZR 23-711: Distance between tower segments. This provision reduces the required window-to-window distance between the B-Center Building and B-East Building from 60 feet to 50 feet.*
- *ZR 23-532(a) – Waived the rear yard equivalent requirements to permit portions of the Parcel B buildings to obstruct approximately 7,528 square feet (or 31%) of the required rear yard on Parcel B.*

14. Q: Could you please confirm the official lot area respondents should use for zoning calculations and proposal development, and clarify which source should govern if there is a discrepancy between the RFP and NYC Planning data?

A: Respondents may assume 17,337 SF for the purposes of their proposal.

15. Q: The RFP states that the site has approximately 156,379 SF of zoning floor area. However, using the current R9 standard residence FAR of 7.52 and the RFP site area of 17,337 SF results in approximately 130,374 SF of zoning floor area. Could you please clarify the basis for the 156,379 SF figure in the RFP?

A: 156,379 SF is achieved by using 9.0 FAR granted by the inclusionary housing bonus.

Zoning & Land Use

16. 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.

17. 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

18. 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

19. 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.

20. 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.

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

A: Yes.

Ground-Floor Uses

22. 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.

23. 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.

24. 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.

25. 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

26. 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.

27. 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.

28. Q: For M/WBE participation purposes, would a modular manufacturer be treated as a subcontractor, manufacturer, material supplier, or another category, and what percentage of the manufacturer's contract value would be eligible for M/WBE credit?

A: MWBE participation credit for a modular manufacturer will be determined based on the manufacturer's role on the project and certification status. Under New York State MWBE guidance, if the modular manufacturer is a certified MWBE which produces and supplies the modular units or components, up to 100% of the eligible contract value may be credited toward the MWBE participation goal. If the firm is acting as a supplier of materials or products, MWBE credit may be limited to 60% of the value of materials supplied. If the firm is acting solely as a broker or manufacturer's representative, only the value of the applicable fee may be credited. Respondents proposing to utilize a modular manufacturer should identify the firm's certification status, scope of work, and anticipated role in their MWBE Participation Plan. The final determination of MWBE credit



will be made in accordance with applicable City and State MWBE requirements and based on the specific scope of the proposed project.

RFP Process

29. 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.

30. Q: Would NYCEDC like to receive one PDF with all tabs, one PDF with only the Doing Business Data Form, and one Excel with the financial model?

A: Yes. The proposal submission should include one PDF of the proposal with tabs as described in Appendix C: Proposal Contents (pg. 46) and an Excel file with the proposal's financial model. The Doing Business Data Form should be submitted as a part of Tab 14: Certifications and Representatives.

31. Q: Can NYCEDC confirm that Tab 5: Consideration should be a narrative description of the purchase price?

A: Yes. Tab 5 should include the proposed purchase price or ground rent and the calculations used to derive the proposed purchase price or ground rent. Tab 5 should also include any proposed as-of-right tax exemptions and abatements, tax benefit program(s) including 485-x , and PILOT program and exception schedule compliant with Section 485-x.

32. Q: Can NYCEDC confirm that the zoning analysis should appear in the Tab 1: Cover Letter/Project Description – Development Program as well as Tab 10 Zoning Calculation?

A: Proposals can briefly describe the zoning analysis in the detailed narrative of the project in Tab 1. The detailed zoning analysis and zoning compliance analysis should be described in full in Tab 10.

33. Q: Describe any other information NYCEDC would like to see in Tab 3: Respondent Description – Information and Organizational Structure beyond the organizational structure?

A: In addition to the organizational structure/diagram, NYCEDC is looking for the following (i) a clear explanation of the organizational chart/diagram, describing the partnership or joint venture and percentages of ownership and investment (if applicable), (ii) a summary of key terms of the partnership or joint venture agreement (if applicable),

and (iii) a summary of decision-making, roles and responsibilities between the parties (if applicable).

34. Q: What is the required number of physical copies and your office room number?

A: NYCEDC requires that all submissions must be made electronically through the NYCEDC RFP website at <https://edc.nyc/east-125th-street-b-east-rfp>. The submission must include all documents in a single zip file labeled with your company's name.

B-Center

35. 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

36. 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.

37. 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 or other off-site construction methods.

38. 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.

39. 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.

40. Q: If modular construction is proposed, would NYCEDC support or facilitate early coordination with DOB and OTCR during the design and pre-construction process?

A: At this time, NYCEDC does not administer a technical assistance or agency coordination program specifically for 3D modular construction projects. However, NYCEDC, HPD, and DOB are actively coordinating through the City's interagency Industrialized Construction Working Group to identify and address regulatory, permitting, inspection, and project-delivery barriers affecting industrialized construction.

Teams interested in pursuing mass timber as an industrialized construction strategy are encouraged to apply to the NYC Mass Timber Studio Cohort 3 Request for Applications, which provides technical assistance and opportunities for coordination among project teams, industry experts, and public sector stakeholders. Applications are currently being accepted through October 30, 2026.



Miscellaneous

41. 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.

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

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

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

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

44. 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.

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

A: No, NYCEDC will not provide compensation.