NYC/EDC

23rd Street Basin, Gowanus RFP
Project # 11560
Questions & Answers
November 12, 2026

In connection with the **Request for Proposals** relating to the **23rd Street Basin, Gowanus** site released by NYCEDC on **12/31/2025**, the questions from potential Respondents and answers provided by NYCEDC are below.

Q: Will there be a dredging component as part of the project?

A: Minor excavation immediately adjacent to the bulkhead will be completed as part of the construction of the new alignment. Additional dredging beyond this is not part of the project and would be the Developer's responsibility and would require its own approvals.

Q: How far off the Kamco bulkhead does the RFP lot begin?

A: The RFP lot begins approximately 25 feet off of the Kamco bulkhead, but proposals should be developed in such a way as to avoid vessel access conflicts.

Q: I see electrical, will there be additional service?

A: The planned repairs include routing of a 600-amp 208-volt service to the site, ending at a new meter and service panel.

Q: What are the water / gas connections?

A: There are no existing water/gas connections on site. These will either be directly provided to the site via a new connection down 23rd Street or using existing connections from the adjacent NYPD property. Upon completion, utilities at the site will be directly metered by the Lessee, who will install and maintain them at its own cost.

Q: When you do the bulkhead, will there be a newly upgraded PSI?

A: The bulkhead is being designed to support vehicle loading, including truck circulation on the upland portion of the Site. The planned design does not accommodate crane operations; crane loading would require a pile-supported platform. Respondents should base their proposals on the design criteria in the 90% design set.

Q: What are the design elevations of the new bulkhead?

A: Proposed top of bulkhead is +8.5 ft NAVD88. Maximum future upland grade is +10 ft NAVD88. Design depth accommodates -21 ft NAVD88 at maximum, should respondents choose to dredge to that depth along the bulkhead.

Q: The bulkhead will be consistent with the leftward alignment?

A: The outboard jog to the north of the site will be cut back to be flush with the southern alignment, so the bulkhead alignment will be consistent for the entire construction length.

NYCEDC

Q: Will mooring bollards be installed as part of the system?

A: The bulkhead has been designed with capacity for 25 ton bollards or cleats at minimum 30 ft spacing, but EDC will not be installing bollards as part of the planned work. The capacity of the bulkhead is not rated for mooring of vessels during severe weather events.

Q: Will fendering be installed as part of the new system?

A: Fendering will not be installed as part of the new system, though the concrete cap has been extended down to approximately MHW to create a flat face to accept future fender options.

Q: Are there historical drawings of this site/system?

A: The Site File, available on request, includes the 2023 PennMax routine inspection, the 2017 Maser Consulting and 2014 McLaren routine inspections of the 23rd Street Pier, a 2020 USACE Gowanus Creek Channel survey, and a 2025 USACE Bay Ridge/Red Hook Channels survey. To request the Site File, email chmunn@edc.nyc with the subject line 'Site File Request – 23rd Street Basin, Gowanus RFP.'

Q: What is the bathymetry like on the tax lot?

A: The bathymetric survey is the 2025 Marine Solutions 23rd Street Basin Bathymetry, and it is in the Site File. Water depth along the bulkhead varies from about 8 feet at its shallowest point, roughly mid-way along the Site's bulkhead, to about 20 feet at the northern and southern ends. The 2020 USACE survey covers the Gowanus Creek Channel to the east and west.

Q: How far off the 25th Street Pier bulkhead does the RFP begin?

A: The lands underwater included within the RFP include the area directly abutting the 25th Street Pier bulkhead. However, tenants of the 25th Street Pier possess riparian rights that entitle their use of that facility. Typical vessels at 25th Street Pier require approximately 100 feet off the pier to safely maneuver and operate. As such, the full extent of the tax lot can be leveraged for the purposes of zoning calculations, but construction of any facility cannot impede the riparian rights that 25th Street Pier tenants possess.

Q: How far off the Kamco bulkhead does the RFP lot begin?

A: The RFP lot begins approximately 25 feet off of the Kamco bulkhead, but Kamco’s riparian rights for vessel activity at their bulkhead permit overlapping with the referenced tax lot, within reason. As such, no proposal should negatively impact their ability to access the pier.

Q: How far out does the RFP offering extend?

A: The Site extends to the Pier Head line and includes approximately 765,000 square feet of lands underwater and approximately 420 linear feet of bulkhead, of which about 350 feet is usable.

NYCEDC

Q: Will this site require ULURP?

A: The lease is expected to be conducted under City Charter Section 1301(2)(f). Potential land use actions may be subject to ULURP under Charter sections 197-c and 197-d. If ULURP is required, the Respondent would be responsible for preparing the application and paying all associated costs, and for obtaining all approvals. Respondents would also bear the costs of securing entitlements and land use approvals.

Q: Are there any in-water obstructions or utilities / in-water or outfalls along the property?

A: Yes. The bulkhead has several drainpipes and an outfall that penetrates it. A 36-inch concrete sewer owned by NYC DEP runs through the property and terminates at an outfall at the bulkhead. Catch basins on the site drain through 14-inch sewers, and two 14-inch PVC outfalls terminate at the bulkhead. Multiple outfalls will be affected by the bulkhead reconstruction, though only one DEP outfall will be impacted. The existing outfall piping, including the tide gate, will be replaced. A full utility survey is included within the Site File and is available upon request.

Additionally, a “ghost pier” – the remains of the former 23rd Street Pier – exists within the 23rd Street Basin. This can be viewed in the bathymetry files included within the Site File.

Q: Is there any kind of restricted access vis a vis vehicle access pursuant to NYPA's easement?

A: NYPA maintains an easement around the perimeter of its Joseph J. Seymour Power Plant, granted by SBS. The easement does not include berthing or mooring rights along the bulkhead and exclusively entitles NYPA to a drive aisle. NYPD access along 23rd Street is governed by an MOU between NYPD and NYCEDC on behalf of SBS NYPA and NYPD both use the same access via the marginal street and 23rd Street as the Site.

Q: Does the site extend all the way to direct adjacency to the 25th and 21st street pier bulkheads?

A: The Site's lands underwater abut the Tilcon Building Materials property at the western end of the 25th Street Pier to the south. LaFarge Building Materials and Smyrna Ready Mix Concrete are between Tilcon and the Site's southwest corner. The site extends to approximately 25 feet south of the 21st Street (Kamco) Pier.

Despite the proximity of the offered site to these piers, riparian rights for these users will remain and any proposed development cannot impede the ability for 21st or 25th Street Pier maritime operators from using the pier infrastructure.