

1951 Park Avenue RFP Addendum-3
RFP Issue Date: September 12, 2008
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Corrections can be found at the following address:

<http://www.nyc.gov/html/hpd/html/developers/rfp.shtml>

I. CORRECTIONS TO THE RFP

Please note the following corrections to sections in **Urban Design Guidelines**

- ***Central Open Area (page 8)***

Provide a *central open area* that runs generally parallel to 131st Street, between **the outer edge of building parallel to Park Avenue fronting central open area and the green buffer zone.** 80 feet of Park Avenue and 20 feet from the eastern property line. The *central open area* shall be at least 10,800 square feet, and have a minimum width of 60 feet. The *central open area* shall contain no buildings except for those occupying no more than 1,500 square feet of the central open area and measuring no more than 85 feet in height.

- ***Building form controls (page 10)***

For the purposes of fulfilling the street wall requirements described **above** ~~below~~, the southern prolongation of the East 132nd Street right-of-way shall be considered a street line. Any portion of the building above the maximum street wall height shall be setback from the street line by at least 10 feet.

II. CORRECTIONS TO QUESTIONS IN ADDENDUM I

36. Does the 1,500 s.f. of building within the central open area get subtracted from the minimum open area required?

The 1,500 square feet can be subtracted from 10,800 square feet of *central open area* as long as the building occupying those 1,500 square feet does not exceed 85 feet in height.

III. FOLLOW UP QUESTIONS AND ANSWERS

- Q. The zoning is calculated based on Height Factor but all of the design guidelines are based on Quality Housing based.**

The new development has to comply with height factor regulatory controls and the required urban design guidelines. While the urban design guidelines are similar to Quality Housing Program, the regulatory controls of Quality Housing Program do not apply.

- Q. Please provide clarifications on setbacks and maximum height on the two large parcels. Underlying zoning for maximum height is referenced but the RFP specifies a 10-foot setback on 132nd street but is the 131st street setback at 15 per height factor zoning left?**

Since the building walls of subareas A and B are not along a legal streetline specific setback of at least 10 feet was stated along 132nd street prolongation. The setback along 131st Street will be regulated through the height factor.

- Q. We understand that we are to ignore the Tax Map and use the City Map for the site configuration. Our architects have done this and have calculated 59,396.94 SF of Site area based on the dimensions given on the City Map. The RFP Addenda states the site to be 60,470.27 SF. While we recognize that actual square footage will not be known until a survey has been complete, what area square footage should we use for our design?**

We are not sure how the architect is getting 59,396.94. We re-reviewed the calculations and confirmed with the Department of City Planning that the total lot area for the site is 60,477.018 square feet. The zoning analysis should be based on this number to be consistent.

- Q. The RFP notes that the “maximum overall floor area” is to be 5.0 times the existing lot area. Is this to be a gross square footage or can we assume a percentage of Mechanical deductions?**

5.0 FAR is zoning floor area. Mechanical floor area is not counted in the zoning floor area as per Zoning Resolution.

- Q. In calculating the Height and Mass of parcel B, is it to be assumed that the sky exposure plane begins at the northern property line, or is the prolongation of 132nd street to be considered a street line? If the prolongation is a street line, is it to be considered a wide street or a narrow street as it has no opposing street line to the north?**

Yes in calculating the height and mass of parcel B the sky exposure plane begins at the northerly property line. The prolongation of 132nd street is to be considered a

streetline only for the purpose of the Urban Design guidelines. Since 132nd street is not a mapped street the Urban Design guidelines specified a setback of at least 10 feet.