

Bronxchester RFP Addendum 1
RFP issue date: March 29, 2013
Addendum 1 issue date: May 7, 2013

Contents of the Addendum

- A. **Questions and Answers** – Enclosed is a summary of questions and answers discussed at the pre-submission conference that took place on April 24, 2013. Also included are questions and answers that have been sent to the Bronxchester email address.
- B. **Contact Information** – Contact Information is provided for those individuals who attended the pre-submission conference and indicated that they are willing to share their contact information.
- C. **Modified Design Guidelines** – Modified Design Guidelines are enclosed. This replaces *Section III, D, Design Guidelines* in the original RFP.
- D. **Map of Sewer Easement – Block 2361, Lot 25** – Enclosed is a Map identifying the Sewer Easement from the Bronx Topography Unit.

A. Questions and Answers

Questions received at the 4/24/2013 pre-submission conference and others received by email (through May 6) are included below.

Development Experience

Question 1: Will you consider loosening the developer experience threshold for this RFP and in future RFPs?

Answer 1: For this RFP, please make your case and state your development experience. We will review it on a case-by-case basis. We are not planning on making changes to this RFP at this time. HPD would like to ensure that the selected Development Team has the capability and capacity necessary to develop a high-quality Development(s) at this important Site.

Question 2: Have you considered a multi-tiered review approach where experience isn't a threshold factor, but a competitive factor?

Answer 2: What has been described is the way we approach our RFQ process. It is an interesting suggestion that we can look into.

Question 3: Is there a preference for development teams with locally-based groups?

Answer 3: We encourage partnerships with locally-based groups, but there is no preference in this RFP for partnership with locally-based groups.

Design

Question 4: The RFP talks about "creative treatment" on Block 2361/Lot 25, please explain what this means and if you are looking for something specific?

Answer 4: We are not looking for a specific treatment, but would like a thoughtful design approach to the easement and its surrounding area. We wanted to ensure that the easement and its surrounding area are activated.

Question 5: Is a survey available for distribution for Block 2361/Lot 25?

Answer 5: No, a survey is not available for distribution. Though the City Tax Map does not identify an easement, a Map identifying the Sewer Easement on Block 2361/Lot 25 is attached as Part D of this Addendum. The Map is from the Bronx Topography Unit.

Question 6: If you treat Block 2361/Lot 25 as a street, can you have residential entrances of buildings fronting it?

Answer 6: Yes, you may have residential entrances of buildings fronting the street, presuming all zoning, building code, and other applicable regulations are met.

Question 7: Can you build over the easement on Lot 25 and to what height?

Answer 7: One may not directly build in the easement on Lot 25. Building in the area above the easement (e.g. cantilevered over the street bed) is permitted as long as the height of the structure allows the Department of Environmental Protection (DEP) to adequately access the utility easement. DEP needs a height clearance in the 20-25' range.

Question 8: The tax map shows easements on the north side of East 153 Street (on the south end of Block 2363, Lot 1) and on the south side of East 153 Street (on the north end of Block 2361, Lot 26). What type of easements are these and how should we address them?

Answer 8: The easements are a former street widening plan for 153rd Street. In the Submission, buildings may not be placed on top of the easement. After designation of a Development Team,

the City may pursue actions to remove the easements and designs may be amended by the selected Developer.

Question 9: Since the site will have to be rezoned, why not also allow a scenario, not as an alternative, that complies with General Large-Scale Development? Should teams be directed to dedicate their efforts towards a single C6-2 with GLSD solution?

Answer 9: The inclusion of a GLSD solution for this RFP is allowed, but not preferred. Teams will not be directed to dedicate their efforts towards a GLSD solution.

Question 10: Section 36-532 limits where curb cuts can be located for residential parking, and prohibits them on a wide street. This will mean that the residential parking curb cut for Parcel B cannot be located where the Urban Design Guidelines suggest unless the site is developed under a GLSD.

Answer 10: See Modified Design Guidelines, Part C in Addendum 1.

Question 11: Section 36-682 requires loading docks to be at least 50' from an intersection. Given the potential required size of the loading docks, it may be difficult or impossible to locate the loading docks for parcel B where indicated on the Design Guidelines. Should we presume that 36-682 would be waived if necessary to meet the requirements of the RFP through a GLSDA or that we should ignore the RFP requirement should it conflict with 36-682?

Answer 11: See Modified Design Guidelines, Part C in Addendum 1.

Financing

Question 12: Is HPD assuming HOME funds?

Answer 12: HPD is not assuming HOME funds, but proposals may include HOME funds in the submission.

Question 13: Is there a concern that HDC volume cap will not be available?

Answer 13: Tax Exempt Bond Volume Cap is a limited public resource. While Volume Cap is not considered to be a competitive source for the purposes of this RFP, proposals that minimize the use of limited public resources, while being responsive to the goals of the RFP, will be viewed favorably.

Question 14: Is HDC funding considered a competitive or non-competitive source?

Answer 14: HDC Term Sheet programs are not considered a competitive source.

Question 15: Will there be similar subsidy provided for this project as there was for Via Verde in order to improve the design and sustainability features?

Answer 15: Via Verde was a design competition, while Bronxchester is an RFP. While we are seeking a development proposal with a high level of design quality, subsidy requests must comply with HPD and HDC term sheets.

Program

Question 16: Is there a preference for residential, commercial or community facility space?

Answer 16: Our goal is to develop a mixed-use development that will enhance the vibrancy and character of the neighborhood by seamlessly integrating the proposed development into the existing neighborhood. To achieve this goal, we assume a large component will be residential, but do not have a preference for commercial or community facility space.

Question 17: Are there any program restrictions on the type of affordable housing that will be built?

Answer 17: Preference will be given to Proposals with a wider range in affordability, serving a variety of populations at multiple income levels. In addition, Proposals that incorporate a supportive housing component will be considered.

Other

Question 18: Is there a preference for phasing Sites A and B?

Answer 18: If there is phasing, there is no preference for phasing of Sites A and B. Phasing, if needed, will be discussed with the selected Development team(s).

Question 19: Can you talk about MTA's involvement and getting their feedback?

Answer 19: MTA will not be involved in the selection of the Development Proposal and will be involved once a Development Team is selected. See *Appendix H* for New York City Transit's Guidelines for Approval of Projects within the Influence of Existing NYC Transit Structures.

Question 20: What is EDC's involvement in the RFP review process?

Answer 20: We will confer with EDC with proposals that have a significant commercial component to the project.

Question 21: Can you reduce the amount of paper requested in the Submission?

Answer 21: Tab D (Development Experience, Management Experience and Current Workload) and Tab L (Sustainability Elements) may be submitted electronically. Paper submissions for these two Tabs are not necessary. For future RFPs, we will look to further reduce the amount of paper requested in the Submission.

Question 22: Have there been any discussions with the local BID about this RFP?

Answer 22: No, there have been no discussions with the local BID about this RFP.

B. Contact Information – Contact Information is provided for those individuals who attended the pre-submission conference and indicated that they are willing to share their contact information.

Bronxchester RFP Pre-Submission Conference Attendees List
April 24, 2013, 9:00 AM

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Part C: MODIFIED DESIGN GUIDELINES FOR BRONXCHESTER RFP

III. SITE DESCRIPTION, PROGRAM REQUIREMENTS, AND GUIDELINES

D. Design Guidelines

Bronxchester Design Guidelines

Proposals should strive to conform to the Bronxchester Design Guidelines, and preference will be given to those Proposals that most closely adhere to the Guidelines. Proposals should aspire to design excellence and standards reflecting the City's interest in quality architectural projects. Proposals should also conform to HPD Design Guidelines for New Construction, included within *Appendix F*, as well as the current New York City Zoning Resolution, the Multiple Dwelling Law, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Accessibility Requirements. See *Section III.S, "Accessibility"* for additional information.

The goal is to develop a mixed-use development that will enhance the vibrancy and character of the neighborhood by seamlessly integrating the proposed development into the existing neighborhood by encouraging architectural variety and appropriate scale for the buildings. Submissions should include the following elements.

Streetscape

- Active ground floor uses on Westchester Avenue on Parcel A. Building frontage should have at least 50% glazing along Westchester Avenue for non-residential uses, and wrapping at the corners wherever there is ground floor retail space.
- Street activity encouraged on Bergen Street on Parcel A.
- Active ground floor uses on Parcel B. Retail frontages should have at least 50% glazing.
- Curb cuts are not allowed on Brook Avenue or Westchester Avenue on Parcel A.
- On Parcel B, the goal is to maximize uninterrupted street frontage on Westchester Avenue. Curb cuts should be strategically placed and comply with the Zoning Resolution. If necessary, the provisions of Section 36-682 may be waived if the Commissioner of Buildings certifies that such a location is not hazardous to traffic safety and not likely to create traffic congestion. If the intent is to pursue a waiver of Section 36-682, provide written justification in the Submission.
- Creative and thoughtful treatment of the Easement (Block 2361, Lot 25).
- Minimum street-wall height of 40 feet is desired on Parcel B.
- Block 2363, Lot 1 must be improved as publicly accessible open space.

Building Massing

- Variation in street-wall height.
- Articulate buildings at the corner of Bergen Avenue and Westchester Avenue, and at E. 153rd Street and Brook Avenue by maximizing building height at these corners.

Green Building/Sustainable and Active Design

The goal of green building and active design is to reduce the negative impact buildings have on the health of the environment and communities, as well as to create a healthy indoor and outdoor environment for occupants through integrated design, best practices and emerging technologies. HPD encourages the development of sustainable design, as well as active design, which uses architectural and urban design strategies to promote public health and increase physical activity in daily life.

Proposals must achieve Certification through the Enterprise Green Communities Program, which is a comprehensive green building framework for affordable housing that provides cost-effective standards for creating healthy and energy-efficient homes. Enterprise Green Communities offers an online certification process for affordable housing developments built using these criteria. The Green Communities Checklist can be found in *Appendix G*. For affordable housing developments funded by the City of New York, instructions about the online certification process can be found at: http://www.greencommunitiesonline.org/tools/certification/nyc_hpd_certification.asp

In addition to the documentation requirements of the Green Communities Program, the designated Developer(s) will be required to periodically provide budgets that identify project costs specifically related to green design, energy efficiency measures and building operations, upon HPD's request.

The Active Design Guidelines can be downloaded from the website address provided below:

<http://centerforactivedesign.org/guidelines/>

Metropolitan Transportation Authority Infrastructure

The Metropolitan Transportation Authority (MTA) maintains a right-of-way adjacent to Parcel B. At grade, proposals must maintain at least a 12 foot setback from the fence running along the train tracks and from any other above grade transit infrastructure. Below grade, excavation work that falls within a 45 degree influence line from MTA infrastructure may necessitate shoring, bracing or underpinning of transit infrastructure (*Appendix H*). The selected Developer will be responsible for the requirements set forth in *Appendix H*, which contain New York City Transit's Guidelines for Approval of Projects within the Influence of Existing NYC Transit Structures. The selected Developer will be responsible for verifying the location of transit facilities and protecting the transit facilities during construction. The selected Developer's construction plans and procedures must be approved by a New York City Transit engineer.

D. Map identifying Sewer Easement – Block 2361, Lot 25 – Enclosed is a Map identifying the Sewer Easement on Block 2361, Lot 25 from the Bronx Topography Unit.

MAP

ELIMINATING THE LINES OF
AND SHOWING THE DISCONTINUING AND CLOSING OF
GERARD ST. AND PUBLIC PLACE
FROM BERGEN AVE. TO E. 149TH ST.

E. 150TH ST.
FROM BROOK AVE. TO ST. ANN'S AVE.
BERGEN AVE.

FROM GROVE ST. TO BROOK AVE.
AND A TRIANGULAR PORTION OF
BROOK AVE.

BETWEEN E. 156TH ST. AND E. 159TH ST.
AND

E. 152ND ST.
FROM BERGEN AVE. TO BROOK AVE.
AND THE LAYOUT OF A

SEWER EASEMENT
THEREIN

AND THE ADJUSTMENT OF GRADES NECESSITATED THEREBY
AMENDMENT TO SECTIONS 1 AND 6

PLAN NO. 11919

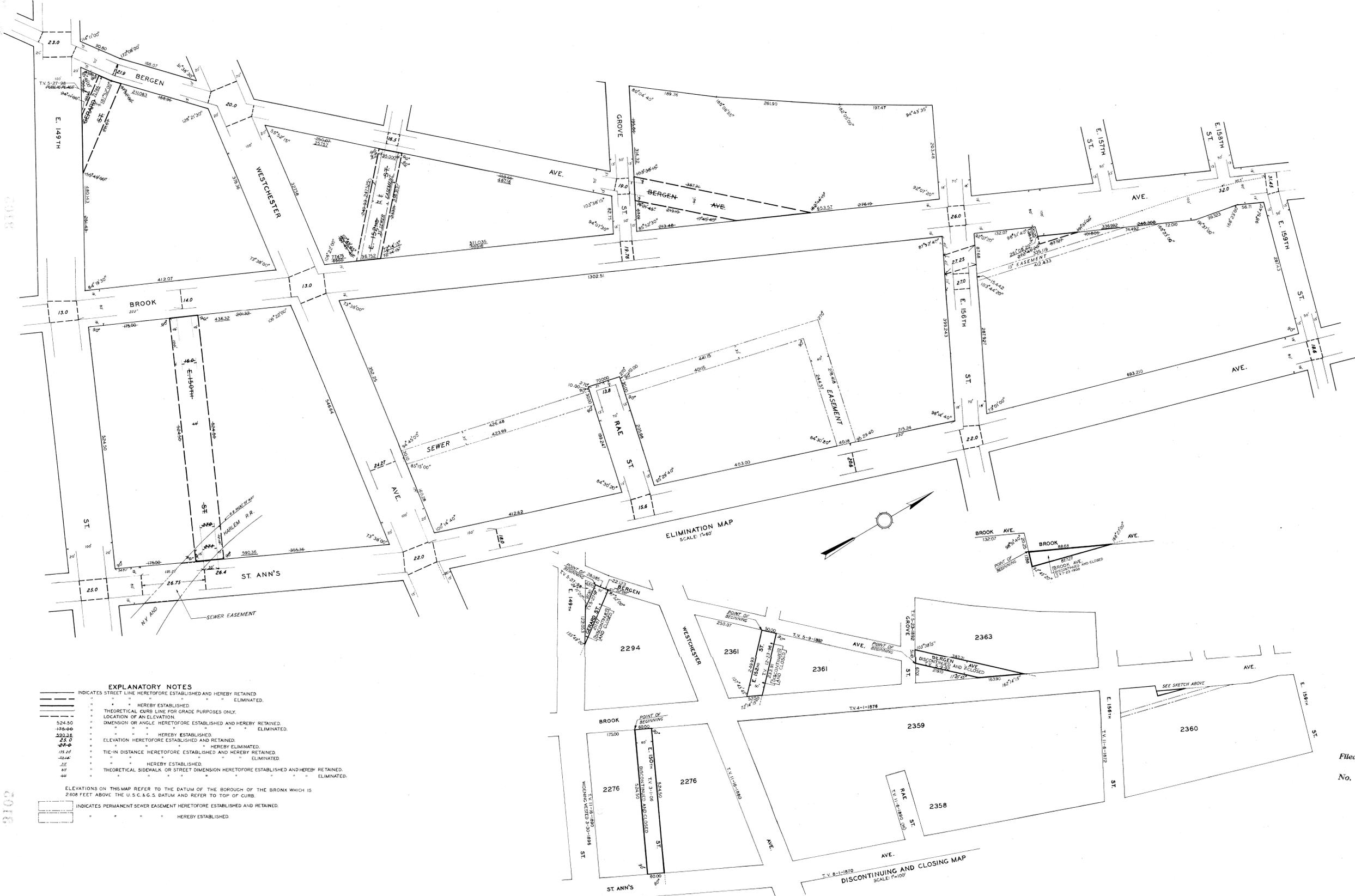
DATED: NEW YORK, May 1, 1974.

BLOCK NUMBER (SECTION 9 OF LAND MAP) SHOWN THUS: 2366

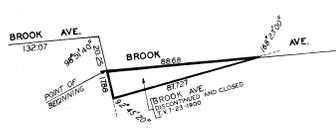
SCALE: AS SHOWN

DAVID MCCONNOR, SECRETARY OF THE BOARD OF ESTIMATE OF THE CITY OF NEW YORK, DO
HEREBY CERTIFY THAT THIS MAP IS ONE OF FOUR SIMILAR MAPS ADOPTED BY THE SAID BOARD
OF ESTIMATE ON THE 2 DAY OF FEBRUARY, 1974, CH. 710
DATED: NEW YORK, CLASS. 11, 1974.

SECRETARY BOARD OF ESTIMATE



ELIMINATION MAP
SCALE: 1"=60'



DISCONTINUING AND CLOSING MAP
SCALE: 1"=100'

EXPLANATORY NOTES

- INDICATES STREET LINE HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES STREET LINE HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
- INDICATES THEORETICAL CURB LINE FOR GRADE PURPOSES ONLY.
- INDICATES LOCATION OF AN ELEVATION.
- INDICATES DIMENSION OR ANGLE HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES DIMENSION OR ANGLE HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
- INDICATES ELEVATION HERETOFORE ESTABLISHED AND RETAINED.
- INDICATES ELEVATION HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
- INDICATES TIE-IN DISTANCE HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES TIE-IN DISTANCE HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
- INDICATES HEREBY ESTABLISHED.
- INDICATES THEORETICAL SIDEWALK OR STREET DIMENSION HERETOFORE ESTABLISHED AND HEREBY RETAINED.
- INDICATES THEORETICAL SIDEWALK OR STREET DIMENSION HERETOFORE ESTABLISHED AND HEREBY ELIMINATED.
- INDICATES PERMANENT SEWER EASEMENT HERETOFORE ESTABLISHED AND RETAINED.
- INDICATES PERMANENT SEWER EASEMENT HERETOFORE ESTABLISHED.

ELEVATIONS ON THIS MAP REFER TO THE DATUM OF THE BOROUGH OF THE BRONX WHICH IS 2.608 FEET ABOVE THE U. S. C. & G. S. DATUM AND REFER TO TOP OF CURB.

Filed in the Office of the President
Borough of the Bronx, MAY 13 1974
No. 8105

DEPUTY ADMINISTRATOR
PARKS RECREATION & CULTURAL AFFAIRS ADMINISTRATION

PRESIDENT OF THE BOROUGH OF THE BRONX