

Request for Proposals: Hunter's Point South, Queens, NY

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Pre-Submission Conference:

June 18, 2010

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September 7, 2010



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Additional material available for download:

- Final Environmental Impact Statement
Full document available at:
<http://www.nycedc.com/ProjectsOpportunities/CurrentProjects/Queens/HuntersPointSouth/Pages/HuntersPointSouth.aspx>
- November 19, 2009 presentation to Queens CB2: Schematic design for waterfront open space
Full document available at:
<http://www.nycedc.com/ProjectsOpportunities/CurrentProjects/Queens/HuntersPointSouth/Documents/Hunters-Point-South-Landuse-Committee-Nov-19-09.pdf>

I. INTRODUCTION

Pursuant to this Request for Proposals (“RFP”), the City of New York (“City”), through its Department of Housing Preservation and Development (“HPD”), is inviting developers (“Applicants”) to submit Proposals (“Proposals”) for the development of a mix of rental and/or homeownership housing, retail, and community facility space on two development parcels (“Development Parcels” or “Parcels”) within the Hunter’s Point South Project Area (as hereinafter defined).

This RFP is in accordance with the Mayor’s New Housing Marketplace Plan (“Plan”), which responds to the changing housing needs of New York’s communities by committing to the new construction or rehabilitation of 165,000 housing units by 2014. The proposed projects will serve the Plan’s critical goals of creating needed housing opportunities, maximizing affordability, making City-owned land available for private residential development, and, in turn, enhancing the City’s community revitalization efforts. These projects will represent an integral part of HPD’s Middle Income Housing Initiative, which aims to provide housing for households earning below 80% up to 165% of Area Median Income (AMI) or approximately \$63,000 to \$130,000 for a family of four..

The Hunter’s Point South Project Area (“HPSPA”) is the East River Subdistrict of the Special Southern Hunter’s Point District described in Section 111.B below, comprising seven distinct development parcels, created through the master plan that the City has approved through the Uniform Land Use Review Procedure (ULURP). The master plan allows the development of approximately 5 million square feet of residential space with approximately 5,000 residential units. Of these, at least 60 percent of the units will be affordable to families with incomes up to 165% of AMI. The commercial overlays in the project area encourage ground floor retail uses along 2nd Street, Borden Avenue, and Center Boulevard, allowing for approximately 90,500 square feet of retail space. The Project Area also includes a public intermediate/high school.

The Development Parcels subject to this RFP are located in the northern section of HPSPA. Development Parcel A (“Parcel A”) is the block bounded by 50th Avenue, 51st Avenue, 2nd Street, and Center Boulevard. Development Parcel B (“Parcel B”) is located on the block bounded by 51st Avenue, Borden Avenue, 2nd Street, and Center Boulevard. The Parcels will be completely vacant at the time of disposal. Applicants may submit Proposals for Parcel A, Parcel B, or both Parcels A and B.

At least 60 percent of the units in each Proposal must be affordable to households earning up to 165% of AMI, as adjusted by household size. HPD subsidy is expected to be available for all units affordable up to 165% AMI. **At least sixty percent (60%) of the total units must be evenly distributed between three income tiers: up to 80%, 81%-130%, and 131%-165% of AMI.** Additional affordable units, if any, should be skewed toward the upper tier in furtherance of this project’s middle income goals. Applicants’ Proposals may include a mix of rental and homeownership units. If a Proposal includes market rate housing, market comparables, in the form of detailed rental/sales listings of at least three properties or projects within less than a mile of the HPSPA and with similar operations, must be provided.

Proposals must include one rental financing scenario that does not propose competitive financing sources from Federal, State or City Governments, including but not limited to DHCR or HPD 9% Low Income Housing Tax Credits or any other competitive programs offered by HFA, DHCR, HDC, or HPD. HPD subsidy is expected to be available for this project, and the assumptions are detailed in Section III.A. of this RFP. **All required affordable units must be**

permanently affordable. Proposals must provide that at least 40% of the affordable units will be 2-bedrooms or larger (exclusive of senior units if the proposal includes senior housing). Applicants are responsible for securing all necessary construction and permanent sources of financing.

The development of the Development Parcels envisioned by this RFP must complement the overall development plan for the HPSPA. The composition of buildings on each parcel should be distinct and the buildings should look as if they were built separately and over a period of time. The development as a whole should achieve an inviting public realm, including consistently placed street trees, to add value to the project. The development must comply with the requirements of the Special Southern Hunter's Point District ("SSHDP") of the New York City Zoning Resolution, which was approved through ULURP, with final approval by the City Council on November 12, 2008. The proposed configuration of the Development Parcels, land uses, and zoning described in this RFP are consistent with the SSHDP. SSHDP is described in Section III.B below. The Development Parcels must also be developed in accordance with a Land Disposition Agreement (LDA) with HPD that will contain specific project requirements and environmental requirements to ensure that appropriate measures are implemented to avoid impacts related to hazardous materials, air quality, and noise. See "Environmental Review" under Section F, "Land Use Approvals and Environmental Review Requirements" for additional information

All Applicants must adhere to the requirements of this RFP. The City will select Proposals based on an evaluation of the Threshold Requirements and Competitive Selection Criteria detailed in this RFP.

Applicants are responsible for assembling a development team ("Development Team") that includes members with expertise in affordable housing development and mixed-use development. The Development Team will be responsible for undertaking the design and construction of the dwelling units; allotting for retail and community space, where applicable; marketing units and managing buildings; and working with HPD and/or NYCEDC to complete all required regulatory requirements.

This RFP does not represent any obligation or agreement whatsoever on the part of the City. Any obligation or agreement on the part of the City may only be incurred after the City enters into a written agreement approved by the Mayor and Corporation Counsel.

A pre-submission conference will be held at 11:30 p.m. on June 18, 2010 at HPD, 100 Gold Street, Room 1R, New York, New York 10038. Every Applicant wishing to submit a Proposal in response to this RFP is encouraged to attend, as this will be the only opportunity to ask questions and receive answers in person regarding this RFP. Proposals are due by hand on September 7, 2010 no later than 5:00 p.m.

II. DEFINITIONS

Applicant

An individual, partnership, limited liability company, corporation, joint venture, or other entity that submits a Proposal in response to this RFP.

Area Median Income (AMI)

HPD uses AMI to set income requirements for affordable housing. AMI is derived from a formula created by the US Department of Housing and Urban Development (HUD). The formula compares incomes and the cost of housing. A detailed explanation of the formula is available on HPD's website. For 2010, 100% of the AMI for a family of four in New York City is \$79,200 and \$55,440 for a single person.

DCP

The New York City Department of City Planning

Developer

The entity or entities selected by the City to commence negotiations regarding the development of the Development Parcels offered through this RFP. The entity or entities will provide equity, secure financing, assemble a Development Team, design, develop, build, market, and manage the Project.

Development Proposal or Proposal

The Proposal submitted by an Applicant in response to this RFP.

Development Parcel or Parcel

The properties shown in Appendix A (Site Maps).

Development Team

The Developer and the professional, technical, and construction entities (e.g. general contractor, architect, engineer, legal counsel, not-for-profit organization, marketing agent, and managing agent) that will participate in the design, development, construction, marketing, and/or management of the Project.

DHCR

The New York State Division of Housing and Community Renewal

HDC

The New York City Housing Development Corporation

HFA

The New York State Housing Finance Agency

NYCEDC

The New York City Economic Development Corporation

Principal

An individual, partnership, limited liability company, corporation, or other not-for-profit or for-profit entity that will act as the general partner, officer, or managing member of the Applicant, or any entity, known limited partner, or other member that has at least a 10% ownership interest in the Applicant.

Project

The development of housing, retail and community space envisioned for the Development Parcels.

Subordinated Debt

The amount equal to the sum of:

1. the difference between the cash portion of the purchase price paid at closing and the appraised value of the Development Parcel; plus
2. the aggregate amount of any City, State, or Federal construction subsidies for the construction of the units less the amount required to be repaid from proceeds from the sale of the units, if applicable; plus
3. any additional value as reflected by the difference between the home sales price and the as-built market value of the Development Parcel and improvements, if applicable.

Uniform Land Use Review Procedure (ULURP)

The process, set forth in the City Charter, proscribing the City's land use review process, including public hearings and several levels of government approvals. Actions requiring ULURP include, among others, changes to the City Map, designation or change of zoning districts, Special Permits within the New York City Zoning Resolution requiring approval of the City Planning Commission (CPC), and disposition of City-owned property.

III. SITE DESCRIPTION, PROGRAM REQUIREMENTS, AND GUIDELINES

A. Development Parcels and Program

The SSHPD stipulates building massing requirements for each parcel and has tower top articulation provisions to ensure an overall variety in the built context of the HPSPA site. The Design Guidelines complement the zoning provisions and offer suggestions for additional architectural refinement. The zoning text for the SSHPD can be found at <http://nyc.gov/html/dcp/pdf/zone/art12c05.pdf>

Development Parcel A

Development Parcel A is the block bounded by 50th Avenue, 51st Avenue, 2nd Street, and Center Boulevard in Queens and occupies approximately 45,770 square feet. Development Parcel A is currently City-owned and will be vacant land when the City disposes the site to the selected Developer. Prior to disposition, the City will also provide the site with the infrastructure necessary to allow the selected Developer to develop the site according to the specifications of this RFP. Beneath a portion of Parcel A is an abandoned tunnel, believed to historically have been used to supply cooling waters for former industrial operations in the area. Please see Appendix I for a diagram of the tunnel.

Commercial Space

There is a C2-5 commercial overlay along 2nd Street and Center Boulevard. The commercial overlay is 75 feet deep. This allows for commercial space in Parcel A at the ground floor along 2nd Street and Center Boulevard. (See “Zoning” section below.)

Zoning

Development Parcel A is currently zoned R10 (12 FAR) with a C2-5 overlay (2 FAR) along 2nd Street and Center Boulevard, allowing for a mix of residential, community facility, commercial, and parking uses. The maximum tower height on this parcel is 350’.

See Section F, “Land Use Approvals and Environmental Review Requirements” for additional information.

Parking and Open Space

Parking and open space for all uses must comply with the requirements of the SHPD. No parking is required; however, parking may be provided for up to 40% of the residential units. Any parking provided in above-grade parking facilities located in the bases of the proposed buildings must be concealed by residential and/or retail uses that wrap around the perimeter of the garages.

Development Parcel B

Development Parcel B is located on the southeast corner of the block bounded by 51st Avenue, Borden Avenue, 2nd Street and Center Boulevard and occupies approximately 11,025 square feet of the 45,580 square foot city block. The remainder of the block will be developed by the New York City School Construction Authority (SCA) with an intermediate and high school. Development Parcel B is currently City-owned and will be

vacant when the City conveys the site to the selected Developer. Prior to disposition, the City will also provide the site with the infrastructure necessary to allow the selected Developer to develop site according to the specifications of this RFP. The south side of the site is adjacent to an easement controlled by the Triborough Bridge and Tunnel Authority that covers the Queens Midtown Tunnel. The proximity of the tunnel has an impact on the foundation system, construction methods, and monitoring requirements for the building to be constructed on the site. An evaluation of all available plans and surveys indicated that the Queens-Midtown tunnel, and its associated easement, traverses a small portion of Parcel B on the southeast corner of the parcel, as referenced in the attached drawings (Appendix F). MTA Bridges and Tunnels (MTA B&T) has reviewed the conceptual approach for foundation design as shown in these drawings and has determined that it is acceptable. MTA B&T has no objection to a slight encroachment of a building on Parcel B over the easement, but construction in that easement area is to be above-grade only, unless the MTA B&T grants further approvals. The MTA B&T will need to review the developer's plans – specifically those for construction below grade within the vicinity of the tunnel – before construction starts to ensure that there will be no negative impact on the tunnel. The Developer is responsible for providing preliminary and final drawings to the MTA B&T for their review and approval.

Commercial / Community Space

Along 2nd Street, Development Parcel B has a C2-5 commercial overlay. (See “Zoning” section below.)

The School Construction Authority will develop a public school occupying approximately 34,555 square feet of the 45,580 square foot block bounded by 51st Avenue, Borden Avenue, 2nd Street, and Center Boulevard. Development Parcel B and the public school site will occupy 100% of the 45,580 square foot city block.

Zoning

Development Parcel B is currently zoned R10 (10 FAR) with a C2-5 (2 FAR) overlay along 2nd Street. The site for the school, which is immediately adjacent to Development Parcel B, is also zoned R10 (10 FAR). The maximum tower height on this parcel is 300'. Unused development rights from the school site will be available for use on Development Parcel B. See Section F, “Land Use Approvals and Environmental Review Requirements” for additional information.

Parking and Open Space

Parking and open space for all uses must comply with the requirements of the SHPD. No parking is required on this site.

Residential Development and Financing

Proposal submissions must include a primary financing scenario that conforms to the following requirements and guidelines:

Applicants must propose mixed-income housing in the form of rental and/or homeownership units.

- At least sixty percent (60%) of the total units in each proposal must be affordable to households earning up to 165% of AMI, as adjusted by household size.
- These affordable units must be evenly distributed between three income tiers: up to 80%, 81%-130%, and 131%-165% of AMI.
- Proposals must include at least one rental scenario that does not include competitive financing sources from Federal, State or City Governments, including but not limited to DHCR or HPD 9% Low Income Housing Tax Credits or any other programs offered by HFA, DHCR, HDC, or HPD. Alternative scenarios may also be submitted.
- City subsidy is expected to be available for this project. No HDC subsidy should be assumed for any scenario or proposal. If subsidy is available, it would be provided according to the following guidelines: each unit affordable to households earning up to 165% of AMI will be eligible for City subsidy of up to \$90,000 per affordable dwelling unit. Market rate units will not receive City subsidy. Proposals will be rated based on providing the most affordability with the least subsidy.
- ***Required affordable units must be permanently affordable.***
- The Developer(s) will be required to contribute funds towards the operating and maintenance expenses of the public park. Applicants should assume an annual contribution of \$90,000 from Parcel A and \$45,000 from Parcel B towards the maintenance of the waterfront park.
- Proposals must provide that at least 40% of the affordable units will be 2-bedrooms or larger (exclusive of senior units if the Proposal includes senior housing).
- Market-rate units must be interspersed with affordable units without differentiation in size and location.

B. Neighborhood and Project Context

The Development Parcels are located within the northern section of the SHPD, within Queens Community District 2.

Special Southern Hunter's Point District (SHPD)

SHPD includes two subdistricts: the East River Subdistrict, which is the Hunter's Point South Project Area, and the Newtown Creek Subdistrict, together comprising approximately 37.5 acres along portions of the East River and Newton Creek waterfronts. The redevelopment of the Hunter's Point South Project Area is an integral part of the City's plan to create 165,000 units of affordable housing. In addition to housing, the Hunter's Point South Project Area will include retail uses, community facility space, a public school, public parkland and other public and private open spaces, and accessory parking. The East River Subdistrict is approximately 30 acres and located generally between 50th Avenue, 2nd Street, Newton Creek and the East River. Currently, the site is largely vacant and partially occupied by low-density commercial uses. The Newtown Creek Subdistrict is a privately-owned site that will complement the Hunter's Point South Project Area and contribute to the City's plan for affordable housing through the utilization of the Inclusionary Housing Program.

Public Parks and Open Space

A public waterfront park of approximately 10 acres will be constructed along the East River with public funds. The public park will include passive and active recreational opportunities, as well as pedestrian and bicycle paths. See <http://www.nycedc.com/ProjectsOpportunities/CurrentProjects/Queens/HuntersPointSouth/Documents/Hunters-Point-South-Landuse-Committee-Nov-19-09.pdf> for additional information. In addition, the SSHPD includes mapped parkland along the south side of 55th Avenue between Center Boulevard and 2nd Street, with a mapped width of 50 feet.

Neighborhood Access

The roadway network around the Development Parcels is generally a grid of local streets. The Parcels can be reached by vehicular traffic primarily via the Long Island Expressway (LIE) and other arterials from Queens and Brooklyn, including 21st Street, 11th Street/Pulaski Bridge and Vernon Boulevard. Some project-related vehicular traffic will be oriented to and from Manhattan via the Queensborough Bridge and the Queens-Midtown Tunnel (QMT). Key north-south roadways in close proximity to the Parcels include Vernon Boulevard, Jackson Avenue, 11th Street, 21st Street, Center Boulevard and Van Dam Street. Key east-west roadways include Borden Avenue, the QMT, the LIE, Queens Boulevard and Thomson Avenue.

The Parcels are also easily accessed from the Vernon Boulevard-Jackson Avenue stop on the 7 subway line, located at the intersection of Vernon Boulevard and 50th Avenue. Water-borne site access is afforded by the Water Taxi stop located on the East River within the waterfront park adjacent to the Development Parcels.

Demographics and Neighborhood Characteristics

The Development Parcels are within the boundary of Queens Community District 2. According to the U.S. Census, this community district had a total population of 109,920 in 2000. The Community District has more renters than owners. The percentage of the population that receives Income Support (Public Assistance, Supplemental Security Income, etc.) is 30.7%. Of the population 18 years of age and over, 34.4% are of Hispanic Origin and 26.2% are Asian or Pacific Islander Non-Hispanic. According to the U.S. Census, the population of the district increased 15.9% from 1990 to 2000. Studies indicate that the population will continue to increase as more immigrants and newcomers move to New York City.

The neighborhood has experienced a sustained period of reinvestment, with several new residential and mixed-use developments, both new construction and conversion projects, occurring in the area. These new developments include 5SL, developed by Toll Brothers, located on the corner of 48th Ave. and 5th Street; the Gantry, on 47th Avenue and 5th Street; and the Foundry, on 5th Street between 51st and Borden. Directly east of the Development Parcels is the Powerhouse, a residential conversion. Recent developments by Rockrose and Avalon have also been completed at Queens West, to the north.

C. Infrastructure

The Hunter's Point South Phase 1 Infrastructure Project will result in the construction of the roadways, sidewalks, storm and sanitary sewers, underground utilities, and streetscape elements for the following streets:

- 2nd Street from 50th Avenue to 54th Avenue: Widening, reconstruction and conversion to one-way traffic. The proposed cross-section will include two travel lanes in the southbound direction, a parking lane on the west side of the street, and a two-way bike path on the east side of the street, separated from vehicular traffic by a landscaped buffer.
- Center Boulevard from 50th Avenue to 54th Avenue extended: Construction of a new two-lane roadway with a parking lane on the east side of the street and a two-way bike path on the west side of the street, separated from traffic by a landscaped buffer. North of Borden Avenue extended, Center Boulevard will carry two-way traffic. South of Borden Avenue, Center Boulevard will carry northbound traffic only.
- 50th Avenue from Center Boulevard to 2nd Street: Widening to add a bike lane on the south side of the existing street. The city is also exploring mechanisms to allow for a two-foot sidewalk widening on 50th Avenue. This will be clarified at the pre-bid conference.
- 51st Avenue from Center Boulevard extended to 2nd Street: Construction of a new one-lane, one-way roadway in the westbound direction with a bike lane on the north side of the street and parking lane on the south side of the street. The city is also exploring mechanisms to allow for a two-foot sidewalk widening on 51st Avenue. This will be clarified at the pre-bid conference.
- Borden Avenue from Center Boulevard extended to 2nd Street: Construction of a new two-lane, two-way roadway with a school drop-off lane along the westbound direction and a parking lane along the eastbound direction.
- 54th Avenue from Center Boulevard extended to 2nd Street: Construction of a new two-lane, one-way roadway in the westbound direction with a parking lane along the north side of the street.

Construction of 2nd Street and Center Boulevard between Borden Avenue and 54th Avenue and 54th Avenue is contingent on available funding. Construction is expected to begin in early 2011 and complete in early 2013. Please see Appendix I, Parcels A and B Existing and Proposed Infrastructure, for more information.

To best achieve the city's objective of an inviting public realm, including a consistent, rhythmic tree planting plan, the city is open to suggestions for how additional trees could be realized on portions of Second Street and 50th and 51st avenues where infrastructure constraints currently preclude trees. This will be clarified at the pre-submission conference.

Traffic and Access

The Hunter's Point South Design Principles ("Design Principles") are aimed at creating a neighborhood focused on the development and encouragement of non-motorized, alternative transportation. The site plan includes the creation of a one-way clockwise loop of a newly-configured southbound 2nd Street leading into a newly-configured northbound Center Boulevard including special treatments to encourage bicycle use and walking. It will include an exclusive Class I bikeway along both Center Boulevard and 2nd

Street, buffered from vehicle traffic by a raised, planted median, establishing a context for non-motorized, alternative transportation system within the development area.

Water, Sanitary Sewage, Storm water, and Combined Sewer Outfalls

A new system of water mains, sanitary sewers, and separate storm water sewers will be installed in accordance with the New York City Department of Environmental Protection (NYCDEP) Amended Drainage Plan. This plan will identify the drainage area for Hunter's Point South, including the sewers and other drainage elements to be installed. In accordance with the Amended Drainage Plan, a new sewer system will be constructed that will separate storm water and sanitary sewage flow. The system will collect storm water from individual parcels, park areas, and the new roadway right-of-ways and discharge it directly into the East River via new storm water outfalls. Storm water attenuation and treatment mechanisms will also be included in the City's design of streets and parks. The designs of these systems will be guided by the City's sustainability initiatives as described in PlaNYC, Best Management Practices, and CEQR standards. Storm water discharge into the East River and Newtown Creek via separate storm sewers will be treated to ensure compliance with the New York State Department of Environmental Conservation (NYSDEC) standards, including the SPDES General Permit for Construction Activity, GP-0-08-001 requirements for the development of a storm water pollution prevention plan (SWPPP) (see Appendix G), that will include post-construction storm water management practices. NYCDEP will also review the SWPPP for consistency with NYCDEP requirements related to sizing storm water management controls based on a 10-year storm event. The projected increase in water demand for the Development Parcels will not result in a significant adverse impact on the City's water supply system. The City's proposed infrastructure improvements will not allow the incremental demand for water supply from Development Parcels A and B to adversely affect the ability of the existing system to distribute water to, or maintain water pressure for, existing local users. Projected increases in wastewater flow resulting from the development of Parcels A and B will represent a small percentage of the total future flows to the Bowery Bay Wastewater Pollution Control Plant (WPCP) and will not cause the plant to exceed its permitted capacity.

D. Design Guidelines

Proposals should strive to conform to the Hunter's Point South Design Guidelines (included as Appendix B), and preference will be given to those Proposals that most closely adhere to the Guidelines. Proposals should aspire to design excellence standards reflecting the City's interest in quality architectural projects. The Guidelines' goal is to encourage distinctive character, architectural variety and appropriately scaled architectural detail within the developments. Proposals must also conform to the HPD Design Guidelines for New Construction, included within Appendix B.

Proposals must also conform to the New York City Zoning Resolution and Building Code, and all other applicable laws and regulations including, but not limited to, the Americans with Disabilities Act.

E. Energy Efficiency and Green Design

The City is committed to creating a sustainable neighborhood at Hunter's Point South by establishing sustainable design approaches for overall site planning as well as individual building designs.

Energy Efficiency and Green Design Requirements

Applicants should assume participation in the Enterprise Green Communities program and achieve Green Communities Certification. The Enterprise Green Communities Criteria, the only comprehensive green building framework for affordable housing, provides proven, cost-effective standards for creating healthy and energy-efficient homes. Enterprise Green Communities offers an online certification process for affordable housing developments built using the Enterprise Green Communities Criteria. The selected developer must achieve Green Communities Certification for the Hunter's Point South development. The Green Communities Criteria and certification instructions can be found online at www.greencommunitiesonline.org.

In addition to the requirements of Enterprise Green Communities, the designated Developer 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 Developer will be responsible for submitting maintenance and operations data as requested.

F. Land Use Approvals and Environmental Review Requirements

The following land use actions have been approved through ULURP: a zoning map amendment changing the zoning for the Development Parcels from M3-1 to R10 with a C2-5 overlay along designated areas, a zoning text amendment establishing the Special Southern Hunter's Point District, an application for changes to the City map to establish the street and park network, the acquisition of public facilities, disposition authority for the Development Parcels, and the designation of the Development Parcels as an Urban Development Action Area Project. (Please see Appendix I for City Council Resolution Nos. 1693, 1694, 1695, 1696 and 1697.)

Environmental Review

A Final Environmental Impact Statement (FEIS) for the Hunter's Point South project, prepared by AKRF, Inc., was completed September 12, 2008. The full document is available at:

<http://www.nycedc.com/ProjectsOpportunities/CurrentProjects/Queens/HuntersPointSouth/Pages/HuntersPointSouth.aspx>

The LDA will contain requirements to ensure that appropriate measures are implemented to avoid impacts related to hazardous materials, air quality, and noise. For hazardous materials, the LDA will require that appropriate testing and remediation activities are performed prior to and/or during development of the two parcels such that future redevelopment proceeds in a manner protective of public health. For air quality, the LDA will restrict fuel type and stack locations to ensure that no significant adverse air

quality impacts would occur. For noise, the LDA will require that at least 30 dBA of building attenuation is provided for residential and community facility uses.

Hazardous Materials

An inspection of the HPSPA identified multiple underground and aboveground petroleum storage tanks, vent and fill pipes for petroleum storage tanks, large stockpiles of construction and demolition debris, potential polychlorinated biphenyl and/or mercury containing fluorescent light fixtures, potential asbestos-containing materials, and potential lead-based paint. A review of Federal and State regulatory databases identified open petroleum spill cases, hazardous materials storage, and a regulated solid waste transfer facility (concrete recycling) within the HPSPA. Their current and/or historic presence could have affected soil and/or groundwater beneath the project area.

In the HPSPA, Phase I and Phase II Environmental Site Assessments first identified the potential for contamination and then confirmed and characterized the contamination through sampling. Contaminants have been found in the Development Parcels' subsurface (related primarily to former petroleum underground storage tanks and historic fill). With the implementation of protective measures (e.g., soil cap, vapor barrier, sub-slab depressurization system), no significant adverse impacts related to hazardous materials are expected to occur.

The following preventative measures will be used to avoid the possibility of adverse impacts from any contamination discovered in the areas of concern:

- All activities involving disturbance of existing soils will be conducted in accordance with a NYCDEP-approved Remedial Action Plan (RAP), including a site-specific Construction Health and Safety Plan (HASP), which will detail measures to reduce the potential for exposure (e.g., dust control) and to identify and manage known contamination and unexpectedly encountered contamination.
- Based on the filled shoreline setting and the potential for elevated levels of methane to accumulate in buildings constructed over the fill, a vapor mitigation system (e.g., vapor barrier and/or sub-slab depressurization system) will be incorporated into the design place for proposed on-site buildings.
- Erosion and sediment control measures and storm water management measures will be implemented during redevelopment activities to protect nearby surface water from contaminants potentially entrained in storm water runoff.

To eliminate the potential for exposure of future site occupants to site soil fill contaminants, a minimum of two feet of clean soil underlaid by a demarcation liner will be placed on the new open space areas that will not be covered by paved surfaces or permanent structures associated with site development.

Prior to or during construction activities, any underground and aboveground storage tank systems will be removed and disposed of in accordance with applicable Federal, State, and local regulations. If associated contaminated soil and/or groundwater are discovered during the tank removal, they will be remediated according to the requirements of the NYSDEC Spill Response and Remediation (Spills) program. All contaminated materials

removed from the HPSPA will be properly transported and disposed of offsite in accordance with all applicable Federal, State, and local regulations.

Air Quality

Restrictions may be placed on fuel type and stack placement on the rooftops to ensure that no significant adverse air quality impacts on nearby taller buildings will occur. To avoid the potential for significant adverse impacts on air quality, proposed mid-rise buildings must locate the HVAC exhaust stack at least 120 feet from any taller building windows, open spaces, or air intakes if using No. 2 oil or at least 100 feet if using natural gas. No. 4 oil and No. 6 oil will be prohibited.

Noise

Buildings on Development Parcels A and B will be required to include both double-glazed windows and an alternative means of ventilation in order to provide approximately 30 dBA of window-wall attenuation for all facades of the proposed buildings (25 dBA attenuation for commercial buildings). With these measures, interior levels should be below 45 dBA L10(1) for all residential buildings and below 50 dBA L10(1) for all commercial buildings.

Timeline

Applicants' development timelines should include the period required for environmental analysis and for the Mayoral submission to be certified and approved.

For **Parcels A & B**, Applicants should assume construction start within 12 months of signing a Negotiation Letter with HPD. Construction cannot begin until the Parcel is equipped with the necessary infrastructure to allow for its redevelopment. It is anticipated that the Parcels will have the necessary infrastructure for redevelopment in 2012.

The Developer(s) will be responsible for providing all information, preparing the documents and paying the entire cost of any studies and analyses required to comply with the requirements of the EIS. Such documentation is required prior to the disposition of the Parcel(s) to the Developer(s). The Developer(s) will be solely responsible for compliance including any additional environmental remediation required in association with the Parcel(s), if required, and for providing engineering and institutional controls to allow for the re-use of the Parcels. HPD does not make any representation or warranty whatsoever regarding the condition of the property or the suitability of the property for the uses contemplated by this RFP. In the Financing Proposal, Applicants should isolate and clearly identify costs related to environmental conditions.

Schedule for Infrastructure and Waterfront Park Project: Key Milestones

At Hunter's Point South, NYCEDC is designing and constructing the First Phase of the Infrastructure and Waterfront Park Project. Access to Parcels A and B from 2nd Street will be available throughout NYCEDC's construction period and must be coordinated with NYCEDC field construction personnel. Temporary power will be available from existing infrastructure in 2nd Street throughout NYCEDC's construction period, and must be coordinated with Con Edison and NYCEDC field construction personnel. The

Developer will thus have the infrastructure necessary to begin redevelopment of Parcels A and B in place at the time of designation. NYCEDC estimates that the Developer will be able to make connections to permanent utilities in adjacent right-of-ways (water, sewer, gas and electricity) by the end of 2012 at the latest. NYCEDC is then committed to finishing the entire project including streets as well as the northern section of the City's Waterfront Park by the Spring of 2013.

NYCEDC's key milestones are outlined below:

Infrastructure Project

September 2010	Final Construction Documents
November 2010	Bid Opening
January 2011	Groundbreaking
December 2012	Permanent Utilities Available for Developer Connection
Spring 2013	Final Completion

Waterfront Park Project

November 2010	Final Construction Documents
January 2011	Bid Opening
March 2011	Groundbreaking
Spring 2013	Final Completion

G. Obligations of the Selected Developers

Development Teams

Each Developer will be responsible for assembling a Development Team, including at minimum a contractor, architect/planner, environmental consultant, marketing agent, and managing agent (if applicable). The Development Team will design, construct, and sell or lease the completed units.

Design

Within six (6) months of selection the Developer must complete a set of schematic site plans, floor plans, and elevations that include any modifications to the original plans included in the Proposal in response to this RFP, as agreed upon by HPD and the Developer, and submit them to HPD for review and approval. Prior to disposition, the Developer must submit a complete set of final site plans, floor plans, elevations, samples of exterior building materials, and detailed specifications to HPD for review. HPD will consult with the Department of City Planning ("DCP") to ensure consistency with the SSHPD and the Design Guidelines throughout this process

Environmental

The Developer(s) will comply with all environmental requirements identified through the completion of the EIS and will fund and undertake any environmental analysis soil testing, and/or remediation required on the Parcel(s).

Community Outreach

The Developer(s) will participate in required public forums, hearings, and briefings with the Community Board, elected officials, City agencies, and other organizations, as needed.

Public Approvals

The Developer(s) will be responsible for obtaining all necessary public approvals.

Equity and Financing

The Developer(s) must provide an equity contribution in the form of cash and/or payment of pre-development costs, secure all necessary construction and permanent financing, and meet any other terms and conditions required by HPD and construction lenders and investors.

Taxes

The Developer(s) will pay all transfer taxes associated with the conveyance of the Development Parcel(s) to the Developer(s), and all transfer and recording taxes associated with project financing.

Marketing

The Developer(s) will market the residential units in accordance with City requirements and policy as stated in Appendix C: HPD Marketing Guidelines.

Maintenance and Operations

The Developer(s) will be responsible for submitting maintenance and operations costs and data to HPD, as requested.

Schedule

The Developer(s) will be responsible for arranging timely commencement and completion of the Project. The Developer(s) will be held accountable for the schedules outlined in their Proposal(s) and agreed upon with HPD. The Developer(s) will be required to submit ongoing status reports regarding Project development, financing, marketing, sales/leasing, and management.

H. Disposition and Disposition Price

Disposition of the Development Parcels to the Developer(s) will be subject to the following:

- Receipt of all public approvals required for disposition of the Development Parcel and development of the proposed Project on such site, including without limitation, approval by the Mayor.
- Execution and delivery of the documents necessary to complete the disposition process within a time period specified by HPD. These documents include, but are not limited to, a Land Disposition Agreement (“LDA”), as required.
- Each Development Parcel will be conveyed in accordance with the terms of the LDA to be entered into between the Developer(s) and HPD and will be conveyed in “as is” condition, including without limitation, all environmental conditions and hazards. The LDA will contain covenants running with the land that require the

Developer(s) to develop the Parcel(s) in accordance with plans and specifications determined and approved by HPD.

- The simultaneous closing of a bona fide construction loan required to finance the full development of such Development Parcel.
- Upon conveyance, the Developer will pay a disposition price and will deliver an enforcement note and mortgage in the amount equal to difference between the appraised value of the land and the disposition price.

I. Financing

It is the responsibility of the Developer to obtain construction and permanent financing from lenders in amounts consistent with the Proposal. Developers may use different lenders for construction and permanent financing. The amount of the Developer's equity will be determined by the lender(s). The Developer will be required to submit a term sheet and letter of intent from a lender indicating willingness to lend an amount for construction financing of the Project within a period of time to be defined in a Negotiation Letter executed upon selection of the Developer.

Proposals must include a primary financing scenario that does not propose competitive financing sources from Federal, State or City Governments including but not limited to DHCR or HPD 9% Low Income Housing Tax Credits or any other programs offered by HFA, DHCR, HDC, or HPD. Each unit affordable to households earning up to 165% of AMI will be eligible for City subsidy of up to \$90,000. Market rate units will not receive subsidy.

Proposals must comply with all terms of any HPD subsidy programs utilized. Please refer to http://www.nyc.gov/html/hpd/html/developers/finance_new_construction.shtml for further information and HPD program term sheets.

Proposals that assume HDC bond financing must comply with the bond underwriting terms of the applicable HDC term sheet. Notwithstanding the HDC term sheets, no HDC subsidy should be assumed as a source for any proposal scenario. Please refer to: http://www.nychdc.com/developers/developer_page.htm for further information and term sheets with HDC's standard bond underwriting criteria.

See Section V, "Submission Requirements and Selection Process" for information on letters of interest from lenders.

J. Real Property Taxes and Charges

The Parcels are subject to New York City Real Property Taxes and charges. However, the tax exemptions described below **may** be available. For details of each program, it is necessary to consult the relevant statute and rules. Applicants should indicate in the Project Narrative which tax exemption program(s), if any, they plan to utilize. It is the responsibility of the Developer to apply for and meet the requirements of the specific tax benefit program(s). **HPD makes no representations or warranties as to the continued availability of these benefits or as to the Development's eligibility to receive these benefits.**

The Urban Development Action Area Program (“UDAAP”) tax exemption is subject to approval by the City Council. The City Council may grant an exemption from the New York City Real Property Tax on the buildings/improvements for up to twenty (20) years. If the Council grants the full 20-year exemption, the Project would be fully exempt from the New York City Real Property Tax on the buildings/improvements for the first ten (10) years with a gradual phase-in of full taxes over the remaining ten (10) years (10% per year). The full amount of the New York City Real Property Tax on the land must be paid each year.

The 421-a partial tax exemption for new multiple dwellings provides an exemption from the New York City Real Property Tax on the increase in assessed valuation resulting from the improvement to the property. The full amount of New York City Real Property Tax on the assessed valuation of the property in the tax year preceding the tax year in which construction commences must be paid each year. In addition, New York City Real Property Tax must also be paid for any commercial, community facility, or accessory uses that in total exceed 12% of the aggregate floor area of the project. The 421-a partial tax exemption allows up to three (3) years of construction period exemption, and up to twenty-five (25) years of post-construction exemption, including a gradual phase-in of full taxes over the last four (4) years of the exemption.

The 420-c tax exemption provides an exemption from New York City Real Property Tax for up to sixty (60) years for housing financed or previously financed in part with Federal Low Income Housing Tax Credits. Projects must be owned or leased for at least thirty (30) years by a corporation, partnership, or limited liability company, of which at least fifty percent (50%) of the controlling interest is held by a charitable organization with 501(c)(3) or (4) tax exempt status whose purposes include low income housing, or a wholly-owned and wholly-controlled subsidiary of such a charitable organization. HPD must approve a regulatory agreement that requires use as low-income housing and that may require a payment in lieu of taxes (PILOT).

The 420-a tax exemption program provides a full exemption from New York City Real Property Taxes for certain property owned by eligible not-for-profit institutions. If the community facility is the only portion of the Project that will receive a 420-a tax exemption, it must be in a separately assessed tax lot from the rest of the Project.

K. Marketing, Sales and/or Leasing

Marketing of rental units and sale of the homeownership units, as applicable, is the sole responsibility of the Development Team. In carrying out these functions, the Developer must comply with HPD’s marketing requirements, which are designed to ensure that the availability of the units is disseminated as widely and fairly as possible. The HPD Marketing Guidelines are included as Appendix C, and will be part of the LDA that the Developer will execute. The marketing of the units will be monitored by HPD staff to ensure compliance with these requirements.

The rent and/or sales prices of the units projected in the Proposal are to be determined by the Developer, subject to HPD approval, and in accordance with the requirements outlined in Section III.A. “Residential Development Program and Financing.”

L. Rent Stabilization

Initial rents for the affordable rental units must reflect the Rent and Affordability Calculations included in Form F (and Financing Proposal). All rental units must be entered into the New York State Rent Stabilization system upon initial occupancy following completion of the Project.

M. Fair Housing Requirements

The Developer is required to comply with all applicable Federal, State, and local laws, orders, and regulations prohibiting housing discrimination.

N. Warranty Coverage

Units must be sold with a warranty that is the same as the housing merchant implied warranty described in Section 777(a) of the New York State General Business Law. The warranty shall be applied to all units, regardless of the number of stories of the building in which they are located, and may not be limited, modified, or excluded by the methods provided for in Section 777(b).

O. Resale, Refinancing, and Recapture Restrictions

Resale, refinancing, and recapture restrictions may vary on a case-by-case basis as determined in the Project's regulatory agreement. Generally, HPD policies are as follows:

Rental Component

All affordable rental units will be permanently affordable. The portion of the Subordinated City Debt attributable to any rental component of the Project is repayable out of refinancing and resale profits from the sale of the property for a term to be determined by HPD.

Homeownership Component (if applicable)

All affordable homeownership units will be permanently affordable. The restricted sales price of the units will be allowed to increase annually by an established appreciation rate; however each unit will be capped at a maximum price to preserve affordability over time.

Retail/Commercial and Community Facility Components (if applicable)

The portion of the Subordinated Debt attributable to the retail/commercial and community facility components of the Project is repayable out of refinancing and resale profits, and is generally non-evaporating and non-extinguishing depending on sources of financing and cash flow.

P. Equal Opportunity

Agreements resulting from this RFP will be subject to the provisions of Executive Order 50 and its implementing regulations, as stated in Appendix E (Equal Opportunity

Requirements). A representative from the Development Team will be required to attend a class administered by HPD outlining the requirements of Executive Order 50 and to submit EO forms provided by HPD verifying compliance with its provisions.

Q. Section 3 Clause

The Project(s) resulting from this RFP may be subject to Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and the implementing regulations at 24 CFR part 135. If applicable to the Project, (i) to the greatest extent feasible, opportunities for training and employment arising in connection with the planning and carrying out of the project must be given to "Section 3 Residents" as such term is defined in 24 CFR 135.5; and (ii) to the greatest extent feasible, contracts for work to be performed in connection with any such project must be awarded to "Section 3 Business Concerns" as such term is defined in 24 CFR part 135.5.

IV. DEVELOPMENT TEAM QUALIFICATION PROCESS

Applicants are responsible for assembling a Development Team that includes members with expertise in affordable housing development and mixed-use development. The Development Team will be responsible for undertaking the design and construction of the dwelling units; allotting for retail and community space, where applicable; marketing units; long-term ownership and management of the buildings; and working with HPD to comply with all regulatory requirements.

HPD, in conjunction with the Mayor's Office, NYCEDC, and the Department of City Planning (DCP), will evaluate each Proposal according to the requirements below, taking into account the information provided in the response, references, and any other available information about the Applicant's performance. Proposals that are not complete or do not conform to the requirements of this RFP will be eliminated from further consideration. HPD may request additional information, site visits, interviews, or presentations.

A. Threshold Requirements

- **Complete Proposal**

The Proposal must contain all documentation required under Section V, "Submission Requirements and Selection Process." All of the required forms must be fully completed and application requirements met at the time of submission. Upon review, however, HPD, at its sole discretion, may notify an Applicant that additional information or clarification is necessary. Additionally, the Proposal must meet the housing affordability requirements detailed in Section III.A. Development Parcels and Program.

- **Comparable Development Experience**

At least one Principal of the Applicant must have comparable development experience. "Comparable Development Experience" means the successful completion, as an at-risk developer, of at least two residential projects of at least 200 units in mid- to high-rise buildings in New York City within the seven-year period preceding the deadline for the submission of Proposals in response to this RFP. The Proposal shall include a sample development pro forma from such a project.

- **Comparable Management Experience**

At least one Principal of the Applicant or the proposed managing agent must have comparable rental management experience. "Comparable Management Experience" is defined as the successful management of at least 200 residential units in New York City within the seven-year period preceding the deadline for the submission of Proposals in response to this RFP. The Principal must have been the owner and manager, or the owner acting through a management entity, to fulfill this qualification. Previous work with HPD and contracts with other agencies will be considered. The Applicant's previous experience in managing rental housing, either directly or through a managing agent, and the experience of any managing agent proposing to manage the rental component of the Project (if applicable), will be evaluated as an indicator of the Applicant's ability to operate and maintain the property to the satisfaction of the tenants, in a financially sustainable manner, and in compliance with all applicable laws. Among the factors that will be considered are:

- the number of buildings and units currently managed by the Applicant, and those managed by the Applicant over the past seven (7) years;
- the quality of maintenance provided by the Applicant;
- the effectiveness of tenant relations, measured in part by the number and types of tenant complaints made in regard to property managed by the Applicant; and
- experience in rent-up and management of affordable rental housing for low-income persons, including track record of compliance with eligibility, record-keeping, and reporting requirements of subsidy programs for such tenants.

- **Development Capacity and Current Workload**

Applicants must be capable of beginning construction within 12 months from the date of the Negotiation.

An Applicant's current workload and other pending project obligations will be considered in assessing capacity for undertaking the Development Project proposed by the Applicant within the timeframe prescribed for the Project.

A Proposal will be rejected if there is evidence that the Applicant is over-extended, as indicated by one or more of the following:

- Poor progress on current projects with HPD or others;
- The total of all development and/or construction projects underway or in pre-development already fully utilize the existing financial or administrative capacity/experience of the Applicant; or
- Other information indicating that the Applicant does not have the capacity to begin and complete construction on a timely basis.

- **Ability to Finance**

Applicants must demonstrate adequate financial resources to develop a project of the scope proposed in their submission. HPD will evaluate the Applicant's assets, bank, or other lender references, and current commitments in order to assess the Applicant's capacity to secure construction and permanent financing, meet construction lenders' equity requirements, absorb any cost overruns, and commence and complete construction of the Project in a timely manner.

- **No Adverse Findings**

An Applicant's Proposal will be rejected at any time during the evaluation process and thereafter if there are any adverse findings that would prevent HPD from conveying the Development Parcels to the Applicant or any person or entity associated with the Applicant. Such adverse findings include, but are not limited to:

- Negative findings from the Inspector Generals Office
- Arson conviction or pending case;
- Harassment conviction or pending case;
- City, State, Federal or private mortgage arrears, default, or foreclosure proceedings;
- *In rem* foreclosure;
- Sale of tax lien or substantial tax arrears;
- Fair Housing violations or current litigation;
- Defaults under any Federal, State or City-sponsored program;
- A record of substantial Building Code violations or litigation against properties owned and/or managed by the Applicant or by any entity or individual that comprises the Applicant;

- Past or pending voluntary or involuntary bankruptcy proceeding; or
- Conviction for fraud, bribery, or grand larceny.

B. Competitive Selection Criteria

Proposals that satisfy the Threshold Requirements above will be evaluated and ranked according to the Competitive Selection Criteria described below. In evaluating Proposals under these criteria, the combined experience and resources of all Principals of the Applicant will be considered. HPD may request additional information, site visits, interviews, or other presentations by the Development Team.

- **Financial Feasibility of Development Proposal** Weight: 40%
 Proposals will be evaluated based on estimated development costs, proposed rents and/or sales prices, demonstrated financial condition to complete the Project, the feasibility of the financing sources proposed to finance the Project, and the ability to support operating expenses, capital costs, and debt service. Proposals will be rated based on providing the maximum affordability with the least subsidy.
- **Development Experience, Management, and Capacity** Weight: 35%
 Previous development experience will be evaluated as it reflects the Applicant's demonstrated ability to successfully carry out a quality project of this type, size, and complexity in a timely manner. Among the factors that will be considered are:

 - quality of construction and design in projects completed or currently being built by the Applicant and/or its Principals;
 - extent of the Applicant's experience, in terms of number, size, type, and scale of projects completed within the last seven (7) years;
 - history of delivering quality projects on time and within budget; and
 - experience with sustainable design practices consistent with Enterprise Green Communities requirements.
- **Quality of Design Proposal** Weight: 25%
 Proposals will be evaluated on overall quality of design and construction. HPD will evaluate each architectural Proposal to determine the Project's positive impact on community revitalization and responsiveness to the goals of the SHPD. Site planning, building arrangement, street wall elevations, massing, interior layouts, building materials, amenities, and streetscape treatment will be considered. Structures should complement and elevate the level of urban design in the neighborhood. Street trees, lighting, and other streetscape features should be provided around the Development Parcel.

Proposals must comply with all applicable codes and the requirements of Appendix B (Design Guidelines and Sample DACE Scoring Sheet). Preference will be given to those Proposals that most closely adhere to the Design Guidelines outlined in Section III.D. Applicants are strongly encouraged to exceed those standards to provide the best quality Project possible. Except in the case of senior housing, Proposals that maximize the number of 2- and 3-bedrooms will be given preference.

A sample design score card is included in Appendix B.

V. SUBMISSION REQUIREMENTS AND SELECTION PROCESS

A. Inquires

All communications and inquiries regarding this RFP should be directed in e-mail to:

E-mail: Gabriella Amabile
hunterspointsouthrfp@hpd.nyc.gov

All written questions should be submitted by June 30, 2010 to be included in the RFP addendum.

B. Pre-Submission Information

A pre-submission conference will be held on June 18, 2010 at 11:30 a.m. at HPD, 100 Gold Street, Room 1R, New York, NY 10038. The date, time, and location of this pre-submission conference and any updates and/or additional communications regarding this RFP will also be posted on HPD's website at the following address:
<http://www.nyc.gov/html/hpd/html/developers/rfp.shtml>.

HPD strongly recommends that interested Applicants attend this pre-submission conference, as this will be the only opportunity to ask questions and receive answers in person regarding the RFP. Responses to all inquiries will be collectively provided at the pre-submission conference and in an addendum, which will be posted on HPD's website and sent to all registered prospective Applicants after the pre-submission conference.

People with disabilities requiring special accommodations to pick up the RFP or to attend and/or participate in the pre-submission conference should contact Gabriella Amabile.

C. General Requirements

Time and Place of Submission

On or before the submission deadline, the Applicant must submit a development Proposal in accordance with the instructions and attachments contained in this RFP, as well as in any addenda that may be issued to the RFP. Applicants that submit Proposals for more than one Development Parcel must submit separate and complete Proposals for each Development Parcel. All submissions become the property of HPD.

Proposals must be delivered by hand no later than 5:00 PM on September 7, 2010 to:

N.Y.C Department of Housing Preservation and Development
Office of Development
100 Gold Street, Room 9-A3
New York, NY 10038
Attention: Gabriella Amabile

Late submissions will not be accepted.

Format of Proposal

Each Proposal must include one (1) bound original, ten (10) bound copies, and one (1) CD with all components of the Proposal. All Financing Forms must be submitted as Excel files and in original formatting on the CD. All Proposals must be bound in three-ring binders of an appropriate size. An authorized representative of the Applicant must sign the original Proposal. Each original and copy must contain a label showing the following information:

Hunter's Point South RFP: Parcel Site A or B
Name of Applicant
Date of Submission

Each Proposal must be tabbed as indicated in Section V.H, "Contents of Proposal and Tabbing." All forms associated with the Proposal must follow the format included in this RFP. All Forms included in Appendix F will be made available for download on the HPD website.

D. Proposal Modifications

An Applicant may submit a complete modified Proposal to replace all or any sections of a previously submitted Proposal up until the submission deadline of 5:00 PM on September 7, 2010. HPD personnel will not insert pages or otherwise modify the Applicant's Proposal. The Applicant has the full responsibility for ensuring that its final Proposal has been submitted in the desired form by the submission deadline. The front cover of a modified Proposal must identify the submission as a modified Proposal and include the date on which the modified Proposal is submitted.

Modifications received after the submission deadline will not be considered. If HPD determines, upon review of a Proposal, that any items are missing and/or incomplete, HPD, in their sole discretion, by written notification given to the Applicant, may permit the Applicant to provide or clarify such items. Failure to provide complete information in a timely fashion could result in rejection of the Proposal.

E. RFP Addenda

HPD reserves the right to amend or withdraw this RFP at any time. In order to be considered, Proposals must conform to any amendments that may be issued to this RFP. Amendments may include, without limitation, revisions to any requirements and terms or conditions contained in this RFP. HPD will advise each Applicant that attends and signs in at the pre-submission conference of any clarifications or revisions.

If, in HPD's judgment, additional time is required for Applicants to prepare their Proposals, HPD reserves the right to grant an extension of the deadline for submission of a Proposal, and such extension will then be granted to all Applicants.

F. Complete Proposals

Proposals that are not complete or not in conformance with the requirements of this RFP will be eliminated from further consideration. Applicants should note carefully the

submission requirements listed below in Section V.H., “Contents of Proposal and Tabbing.”

G. References and Requests for Further Information

Submission of a Proposal shall constitute permission from the Applicant for HPD to make such inquiries concerning the Applicant as HPD deems necessary. HPD reserves the right to communicate with any of the Applicants, but HPD is not obligated to do so. HPD may discuss the Proposals of any Applicants concurrently or sequentially, as HPD may determine. No Applicant has any rights against HPD arising from any such invitation to a discussion, or from any negotiations that may arise pursuant to the discussions.

Applicants must comply with all requests for information and, if requested by HPD, appear for presentations or discussions. If any Applicant fails to do so within the time period given (or within any time extension that HPD may grant), HPD may deem this as a failure and act of non-compliance with the RFP, which will permit HPD to select another Applicant or to solicit new Proposals. In furtherance and not in limitation of the foregoing, before a final selection is made, an Applicant may be required to produce more detailed information concerning the professional background of those persons who own and manage such Applicant, a report on the financial background of such Applicant, and information concerning the nature and status of any past or pending threatened charges or actions (including lawsuits, criminal or disciplinary actions, administrative proceedings by any governmental or regulatory agency or bankruptcy action) against such Applicant or any of its partners, directors, officers, employees, shareholders, subsidiaries, or affiliates, as the case may be.

H. Contents of Proposal and Tabbing

Each Proposal must contain the forms and supporting documentation described below. Each copy of the Proposal must be tabbed as indicated below. The tabs should run down the right hand side of the bound Proposal document. All Proposal Forms can be found in Appendix F.

TAB A – Completeness Checklist and Applicant’s Letter

Each Applicant must submit a **Completeness Checklist** (Form A-1) and **Applicant’s Letter** (Form A-2). The letter must be printed on the Applicant’s letterhead and signed by an authorized representative of the Applicant.

TAB B – Proposal Summary and Proposal – Project Narrative/Approach

Applicants must complete the **Proposal Summary** (Form B).

In addition, Applicants must submit a **Project Narrative/Approach** of one or more pages that describes the Proposal. The narrative must include, at a minimum, the size of the Project; proposed uses; a breakdown of all residential units by type and affordability; the income and rent levels contemplated; the sources and amounts of financing, including any tax exemption assumptions; the proposed financial structure of the project including debt and equity assumptions for construction and permanent financing; approach to sustainability, and other elements that will distinguish the project. The narrative should also include ownership and management structure and a brief

description of the most relevant development experience of at least the Principal(s) who would manage the Project, which should include their overall approach to the design, construction, and financing of the development parcels with a description of housing types and affordability.

TAB C – Applicant Description/ Composition of Team

All Applicants must complete the **Development Team Information and Applicant Questionnaire** (Forms C1-5). Applicants that include a not-for-profit organization as a Principal of the Developer or a member of the Development Team must also complete the not-for-profit section of the Applicant Description. If the Applicant is a joint venture, the Principals of each entity that comprises the joint venture must be identified, and a Principal of each entity must sign the Form.

Provide a **Staffing Plan** indicating which Principals and staff members would have primary responsibilities for implementing the Project and their roles in day-to-day management of the Project.

Proposals should include a full description of the members of the Development Team including the developer; management company; equity investor or other financial partner; and design team including architects, landscape architects, environmental consultant and other design professionals. Members should provide resumes and examples of prior comparable work. This information may include information regarding projects that the Applicant has developed in the vicinity of the Development Parcels or clarification of information provided in the forms included in the Proposal.

TAB D – Development Experience, Management Experience, and Current Workload

Each Principal of the Applicant must complete Form D. If an individual has no experience, this shall be indicated by including a form marked “None”. These forms should be submitted as Excel files in original formatting on disc.

A separate form shall be provided for each Principal with residential management experience. In addition, a separate form shall be provided for a Principal or managing agent proposed to manage the Development.

The proposed property manager for rental housing must complete the **Management Questionnaire (Form E) – Assets Statement**

Each Proposal must contain either:

- A completed **Assets Statement** (Form E) for at least one Principal of the Developer.

OR

- Financial Statements prepared according to Generally Accepted Accounting Principles (GAAP) which provide the same information as Form E, provided it is not more than one (1) year old.

Please note that the total unencumbered assets of the Principal or Principals must be at least equal to the greater of the amount of equity required by the construction lender or proposed in the application.

Publicly-owned companies must submit the latest annual report and Form 10-K as well as any Form 10-Q submitted after such Form 10-K.

TAB E – Financing Proposal and Financing

The Financing Proposal and Financing files are to be submitted in both hard copy and on disc in Excel file format. Electronic copies of the forms can be downloaded from the HPD website. If portions of the Project are financed separately, the Applicant should provide separate Proposals for each portion.

All Proposals must reflect the purchase and rent price affordability calculations and utility allowances described in Form F-1.

Specific information about the superintendent's unit(s) should be included, as appropriate. If the superintendent is not located onsite, a letter explaining alternative provisions for janitorial services that satisfy the Housing Maintenance Code must be included in this tab.

In addition to Form F, a **Financing Narrative** should include a financing narrative that clearly explains the financing structure of the Project. The narrative must explicitly identify proposed subsidy/financing programs. As part of this section, the Applicant should provide a full development pro forma from a comparable completed project of at least 200 residential units in New York City within the seven (7)-year period preceding the deadline for the submission of Proposals to this RFP.

If a Proposal includes market rate housing, market comparables, in the form of detailed rental/sales listings of at least three properties/projects within less than a mile of the HPSPA and with similar operations, then they must be provided.

TAB F – Letters of Interest for Private and Public Funds

If private financing is proposed, a letter or letters of interest from a private lender or lenders must be included. Letters must be dated no earlier than two (2) months from the date of submission of the Developer's Proposal. The letter(s) must indicate a willingness to provide construction and permanent financing in amounts and with terms consistent with the Proposal, and must include the following:

Construction Loan

- The amount of financing that the lender would consider based on the lender's preliminary determination of feasibility, based on expected development costs, and rent levels and/or sales prices; and
- The interest rate (fixed or variable), the equity requirement, and other terms under which the lender would provide construction financing.

Permanent Loan

- The amount of financing that the lender would consider based on the lender's preliminary determination of feasibility, based on expected development costs and rent levels; and
- The maximum loan to value ratio and other underwriting criteria, including treatment of rental income, minimum maintenance and operating expenses, and debt service coverage requirements.

The letters must be provided on the lender's letterhead, signed by a lender representative, and must state the amount and terms of the financing. Applicants may use different private lenders for construction and permanent financing.

TAB G – Design Team Experience

Applicants must submit the design team's resume, focused on projects in the last ten (10) years, and qualifications detailing applicable residential and mixed-use development experience.

TAB H – Design Narrative

- Applicants must provide a detailed Project narrative that incorporates a design narrative providing a detailed description outlining the proposed vision of the Project including Applicant's approach to the Parcel; critical project issues and problem solving techniques; primary design objectives of the Project intended to meet the standard of design and construction described throughout this for both the core, shell, and the residential units; consistency with the city's planning and urban design goals and objectives for the project; and specific high performance and sustainable design opportunities appropriate for this Project. This description could identify: a rationale for the design concept chosen for the Project that includes circulation (private and public), new building configuration and lot coverage, heights, orientation and relationship to surroundings, primary building materials, major architectural features, and sustainable design elements.
- Type, location, and total project square footage (gross and saleable or rentable, including basement(s), if applicable), as well as total square footage breakdown for each use.
- Type, number, and characteristics of the residential units, including unit distribution, number of bedrooms, approximate square footages and amenities.
- Detailed description of construction methods, foundation type(s), and building systems for all new buildings.
- Description and location of all mandatory infrastructure and other public improvements, including public and private open spaces, landscaping, and parking.
- If applicable, a general discussion of the rationale for the proposed phasing of the development and how this phasing plan is impacted by the requirements for providing infrastructure and other public improvements.
- Description of how development complies with all zoning and other legal requirements.

TAB I – Architectural Submission

All plans must be prepared by a Registered Architect or Professional Engineer. All materials must be on paper size of 11" by 17" or smaller and must be easily reproducible. The following must be included:

- Land use site plan showing all components of the Project, means of egress, and any other uses. Street and sidewalk widths should be dimensioned.
- Building height and massing diagram/plan. Building length, width, and setback distances must be dimensioned. Development should appear as multiple buildings with unique character so as to appear to be built over time. If submitting for blocks A and B, the composition of buildings on each block should be designed to be unique in terms of architectural character.
- Open space and streetscape plan including planting types and pedestrian and vehicular circulation configuration and treatment. An inviting public realm is key to adding value to the project, and essential to this objective is the consistent spacing of street trees. This plan must include the first 20' depth

of a building, including land use, access points for lobbies or retail entrances, sidewalks, parking, driveways, street trees and other planting, canopies, awnings, lighting or other fixtures, furnishings, gates or fences. Curb cuts, sidewalk widths, and street tree pits, planters, seating, fences, etc., must be dimensioned. Any private open space provided must be delineated from public space.

- Measured elevations for all facades and rendered elevations for key facades indicating building materials to be used (especially details at street level), how blank street walls are avoided, and treatment of base flood elevation issues, loading docks, service areas, curb cuts, parking access, and landscaping. Street front elevations must be dimensioned indicating grade elevations, ground floor heights, typical floor heights, and total building heights. Variation in fenestration is key to a dynamic streetscape. Elevations must clearly describe fenestration pattern and scale, with typical dimensions for glazing assemblies.
- Typical and atypical floor plans and any other plans necessary to explain the development concept. It is not required that design and architectural documents submitted include full apartment layouts for the floor plans. Submissions, however, must show blocked out units with total square footages. Community spaces (laundry room, playroom, etc. should be indicated in the floor plans). Unit plans must be at 1/8"=1'0".
- Pertinent site documentation and photographs to show Development's relationship to existing context.
- Any other architectural drawings, such as axonometric, perspective or sectional drawings, color renderings, pedestrian views, photographic, and/or computer generated modeling if they can provide a better understanding of the development concept in its future neighborhood context.
- Complete zoning analysis and calculations to demonstrate compliance with the New York City Zoning Resolution (including citations of all relevant sections), New York City Building Code information indicating occupancy group and construction classification, and residential unit count and distribution. Tower tops are subject to the provisions of the SSHPD and should also be as consistent as possible with Section 93-569 of the New York City Zoning Resolution, as illustrated on the attached diagram.
- Phasing plan, if applicable.

TAB J – Development Schedule

Applicants must provide a development schedule and phasing plan (if applicable), including benchmarks for commencement and completion of plans and drawings, New York City Department of Buildings plan approval, site preparation, construction commencement and completion, marketing, and occupancy of the Project.

I. Review

Each Proposal will be reviewed according to the Threshold Requirements detailed in Section IV.A., *Threshold Requirements*. Proposals that fail to meet the Threshold Requirements will not be further evaluated.

Proposals that pass the Threshold Requirements will be evaluated and ranked based on the Competitive Selection Criteria detailed in Section IV.B. HPD may request additional

information, site visits, interviews, or other presentations by the Development Team. HPD may disapprove the inclusion of any member of an Applicant's Development Team and/or require the selected Applicant to substitute other individuals or firms.

J. Selection

Selection of a Developer or Developers under this RFP means only that HPD will consider such Applicant regarding the Proposal for the Development Parcel(s).

Negotiation Letter

Upon such selection, HPD will send written notification ("Negotiation Letter" or "Letter") to the Developer(s) regarding the commencement of negotiations. This Negotiation Letter will set forth certain information regarding the Development and procedures that will form the basis for such negotiation.

Form A2 is an Applicant's Letter that describes this process. Each Proposal must include this letter signed on behalf of the Applicant by a Principal. HPD reserves the right to terminate negotiations with or without cause after the issuance of such Negotiation Letter.

Pre-Development Timetable

The Negotiation Letter will include a development schedule setting out the major actions and timeframes necessary to start construction within 12 or 24 months from the date of the Letter, depending on the site. Failure of the Developer(s) to follow the development schedule may result in the termination of negotiations and the selection of another Developer or Developers. The selected Applicant(s) must begin pre-development work within thirty (30) days of the date of the Negotiation Letter.

Disclosure

The Developer or Developers who receive a Negotiation Letter from HPD must thereafter disclose all previous participation with City-assisted projects. Such entity or entities and all Principals thereof will each be required to submit completed Entity and Individual Disclosure Statements which will be forwarded to the Developer(s). HPD will provide copies of these forms upon request to any Applicant.

No Obligation

This RFP does not represent any obligation or agreement whatsoever on the part of HPD. Any obligation or agreement on the part of HPD may only be incurred after HPD and the Developer(s) enter into a written agreement approved by the Mayor and the Corporation Counsel. HPD may use the Proposals submitted pursuant to this RFP as a basis for negotiation with Applicants as they deem appropriate. HPD may reject at any time any or all Proposals, amend or withdraw this RFP in whole or in part, negotiate with one or more Applicants, and/or negotiate and dispose of the Development Parcels on terms other than those set forth herein (including parties other than those responding to this RFP). HPD may also, at any time, waive compliance with, or change any of the terms and conditions of this RFP; entertain modifications or additions to selected Proposals; or withdraw or add individual Development Parcels or parcels from or to this RFP.

VI. CONDITIONS, TERMS, AND LIMITATIONS

This RFP is subject to the specific conditions, terms, and limitations stated below:

Proposals submitted shall be deemed to incorporate all of the terms and conditions contained in the RFP. Applicants will be deemed to have consented to such terms by submitting a Proposal in response to this RFP.

The Development Parcels are to be disposed of in its "as is" condition. The City, its officers, agents, and employees make no representation whatsoever as to the physical condition of the Development Parcels or their suitability for any specific use.

The Development Parcels shall be subject to New York City Real Property Taxes and charges. Tax benefits may be available under the 421-a, UDAAP, 420-c, and/or 420-a tax exemption programs.

The proposed Project shall conform to, and be subject to, the provisions of the New York City Zoning Resolution, Building Code, and all other applicable laws, regulations, and ordinances of all Federal, State, and City authorities having jurisdiction, as the same may be amended from time to time.

Valid permits and approvals, as required by City, State, and Federal agencies, shall be obtained by the Developer prior to commencing work.

The commencement of negotiations with a Developer will depend on satisfaction of the additional documentation and review requirements described in this RFP, and will be subject to the subsequent approval of the Mayor.

The City will convey the Development Parcels pursuant and subject to the provisions of the LDA. HPD will recommend to the Mayor the acquisition price as stated. Where required, all documentation, including but not limited to the deed and LDA, shall be in form and substance satisfactory to the City Council, Mayor, and Corporation Counsel. The conveyance will be subject to satisfaction of the applicable provisions of the City Charter and Article 16 of the New York State General Municipal Law.

No transaction will be consummated if any Principal of any conditionally designated Developer is in arrears, or in default upon any debt, lease, contract, or obligation to the City of New York, including without limitation, real estate taxes and any other municipal liens or charges. The City reserves the right not to review any Proposal by any such Applicant.

No commission for brokerage or any other fee or compensation shall be due or payable by the City, and the submission of a Proposal will constitute the Applicant undertaking to indemnify and hold the City harmless from and against any such claim for any such fee or compensation based upon, arising out of, or in connection with any action taken by the Applicant, the selection of the Applicant's submission and invitation to the Applicant to respond to this RFP, the conditional designation of a Developer pursuant to this RFP, or the sale of the Development Parcels.

The City is not obligated to pay, nor shall in fact pay, any costs or losses incurred by any Applicant at any time, including the cost of responding to the RFP.

The selection of an Applicant will mean only that HPD may commence negotiations with that Applicant regarding the development of the Development Parcel(s). HPD will send the Negotiation Letter to the selected Applicant. The selected Applicant must begin pre-development work within thirty (30) days of the date of the Negotiation Letter. The selected Applicant will be expected to start construction on the date specified in their Development Schedule.

This RFP does not represent any obligation or agreement whatsoever on the part of the City. Any obligation or agreement on the part of the City may only be incurred after the City enters into a written agreement approved by the Mayor and Corporation Counsel. The City is under no legal obligation to convey the Development Parcels offered through this RFP through a competitive process. The City reserves the right to use the Proposals submitted pursuant to this RFP as a basis for negotiation with Applicants as the City deems appropriate. HPD may reject at any time any or all Proposals, amend or withdraw this RFP in whole or in part, negotiate with one or more Applicants, and/or negotiate and dispose of the Development Parcels on terms other than those set forth herein (including to parties other than those responding to this RFP). HPD may also, at any time, waive compliance with or change any of the terms and conditions of this RFP, entertain modifications or additions to selected Proposals, or withdraw the Development Parcels or portions of the Development Parcels from or add individual parcels to this RFP.

Selection of an Applicant's Proposal will not create any rights on the Applicant's part, including, without limitation, rights of enforcement, equity, or reimbursement until after the approvals of the City Council, Mayor, and Corporation Counsel, and until the deed, LDA, and all related documents are fully executed and approved. The terms of the deed and LDA, after execution, shall govern the relationship between the City and the Developer. In the event of any variance between the terms of this RFP and the deed or the LDA, the terms of the deed and/or LDA will govern.

All determinations as to the completeness or compliance of any Proposals, or as to the eligibility or qualification of any Applicant, will be within the sole discretion of the City.

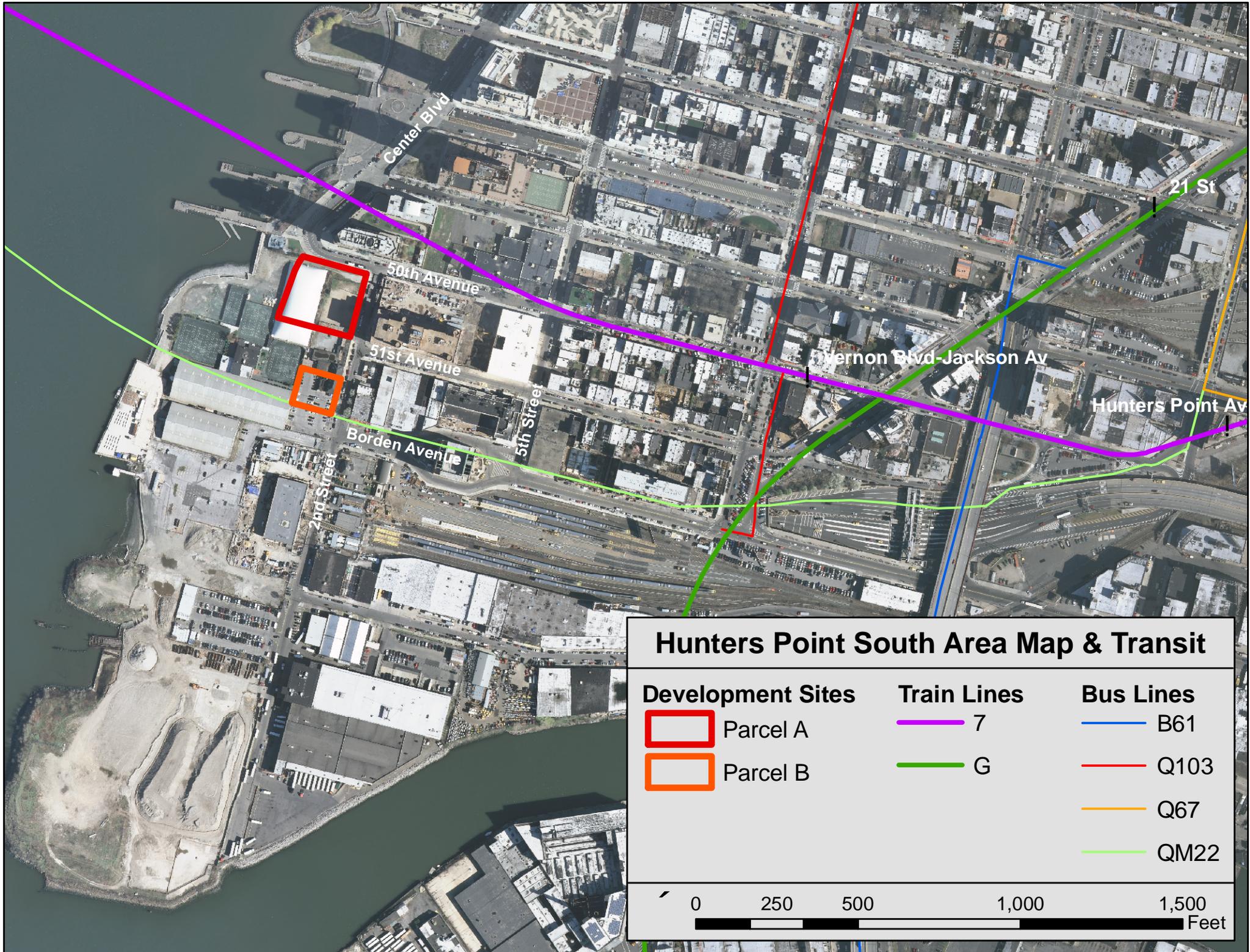
This RFP and any agreement resulting there from are subject to all applicable laws, rules, and regulations promulgated by any Federal, State, or municipal authority having jurisdiction over the subject matter thereof, as the same may be amended from time to time.

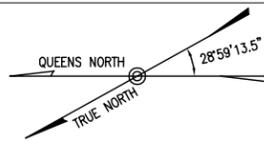
VII. CONFLICTS OF INTEREST

Current and former employees of the City of New York may respond to this RFP only in accordance with Chapter 68 of the New York City Charter governing ethics and conflicts of interest affecting City personnel. Section 2604(b)(7) of the City Charter contains specific prohibitions that exclude enumerated groups of employees from participating in the sales process. In addition, current HPD employees may not respond to this RFP. Persons in the employ of the City considering the submission of a Proposal are advised that opinions regarding the propriety of their purchase of City-owned property may be requested from the New York City Conflicts of Interest Board. This body is empowered, under Section 2602 of the City Charter, to issue advisory opinions on conflict of interest questions and other matters of ethical considerations. It is not necessary, however, that such an opinion be obtained prior to responding to this RFP.

Former employees of the City of New York are also advised that the City Charter imposes certain restrictions on post-employment and business relationships with the City. Such individuals should consult the specific provisions on this issue contained in the City Charter.

APPENDIX A: SITE MAPS





50TH AVE.

205'

PARCEL A

2' SETBACK

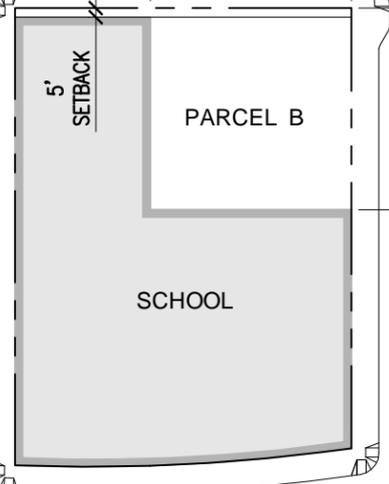
CENTER BLVD.

205'

5' SETBACK

51ST AVE.

245'



PARCEL B

SCHOOL

110'

BORDEN AVE.

CENTER BLVD.

54TH AVE.

2ND STREET

2ND STREET

ARUP

155 Avenue of the Americas
New York NY 10013
Tel (212) 229 2669 Fax (212) 229 1056
www.arup.com

Issue	Date	By	Chkd	Appd

Client
NYC EDC

Job Title
HUNTERS POINT SOUTH

Drawing Title
SITE PLAN

Scale
1" = 100'

File Name
SK-48.DWG

Drawing Status

Job No
209275

Drawing No
SK-48

Issue
A

APPENDIX B: DESIGN GUIDELINES AND SAMPLE DACE SCORING SHEET

DESIGN GUIDELINES

A set of inspirational design principles that inform the desired sense of neighborhood.

-
- Introduction
 - Key Principles
 - Upper Base
 - Lower Base
 - Tower

DESIGN GUIDELINES: Introduction

The ‘Hunter’s Point South Design Guidelines’ are a set of guiding principles created in order to achieve the architectural character envisioned for this new neighborhood. The guidelines should inspire the massing and exterior design of all buildings within the development. Most importantly, each building developed on the Hunter’s Point South site should aspire to the ‘design excellence’ standards reflecting the City’s interest in quality urban design architecture, and sustainability.

The primary goal of these guidelines is to inspire distinctive character for each building, while encouraging design innovation and facilitating appropriately-scaled and appealing architectural details. When fully developed, Hunter’s Point South should evoke variety, appearing like many buildings designed and built over time, avoiding the ‘superblock’ architectural expression common in housing developments of this scale. The suggested massing and detailed guidelines will shape the physical environment into a pleasant and distinctive pedestrian neighborhood. The design guidelines allow buildings to be designed and executed with common and available materials that express the contemporary culture and technology in which they are built.

The design guidelines address three points of view of experiencing the site: from the view of persons walking within the development (the block/ street scale), from the adjacent public spaces, (the neighborhood scale), and from further distances (the city scale). These perspectives correspond to three scales of discussion; the Upper Base, the Lower Base, and the Tower. This document will begin with the Upper Base since it is primary in setting the scale and rhythm of the larger development, move to the Lower Base, which is critical in establishing the pedestrian realm, and finish with the Tower, which defines the character and skyline as seen from afar.

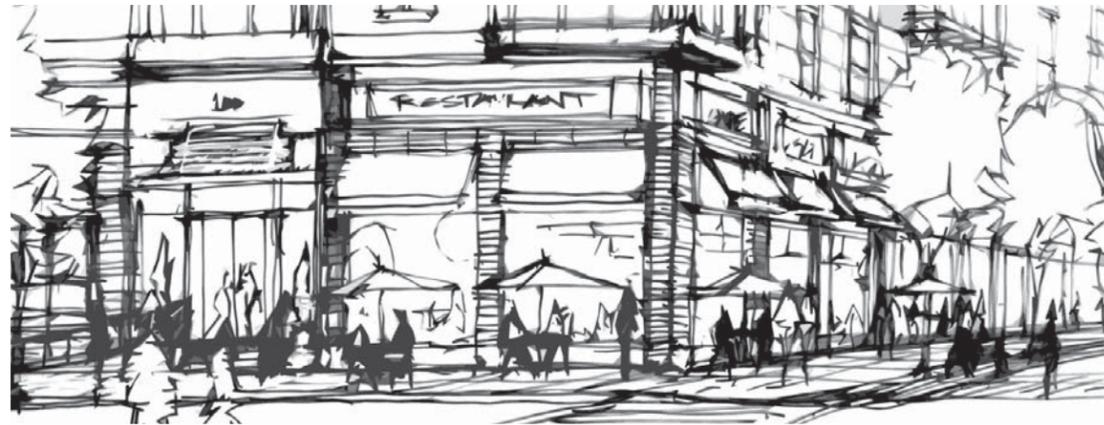
The guidelines establish an aesthetic design standard that sets a precedent for future development, serves to enhance the value of the property and protects the investment of each developer. They have been drawn up to amplify and complement the site’s specialized zoning regulations.

DESIGN GUIDELINES: Key Principles

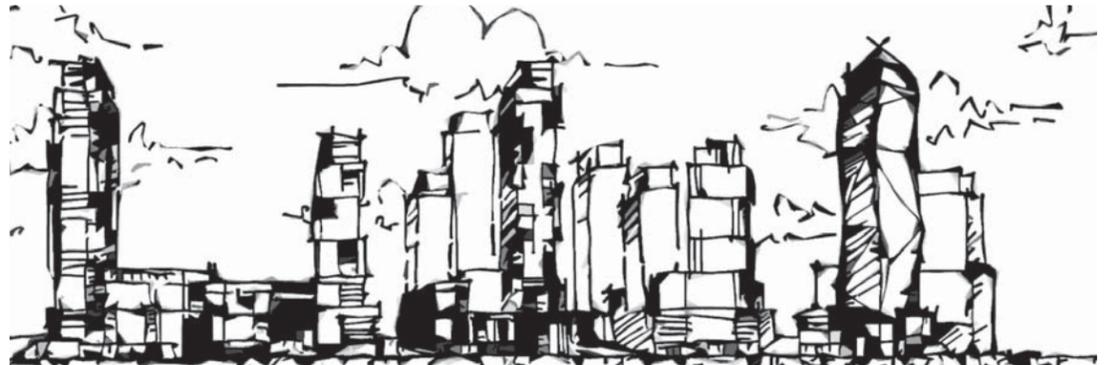
“Encourage diverse and distinctive building forms”



“Ensure a varied yet continuous pedestrian experience”



“Inspire an exceptional skyline that is a worthy addition to NYC”



UPPER BASE GUIDELINES

1. Modulating Scale of Block Massing
2. Enhancing Facade Segment Expression
3. Increasing Lightness and Transparency
4. Defining the Top of the Upper Base
5. Integrating Sustainable Design

LOWER BASE GUIDELINES

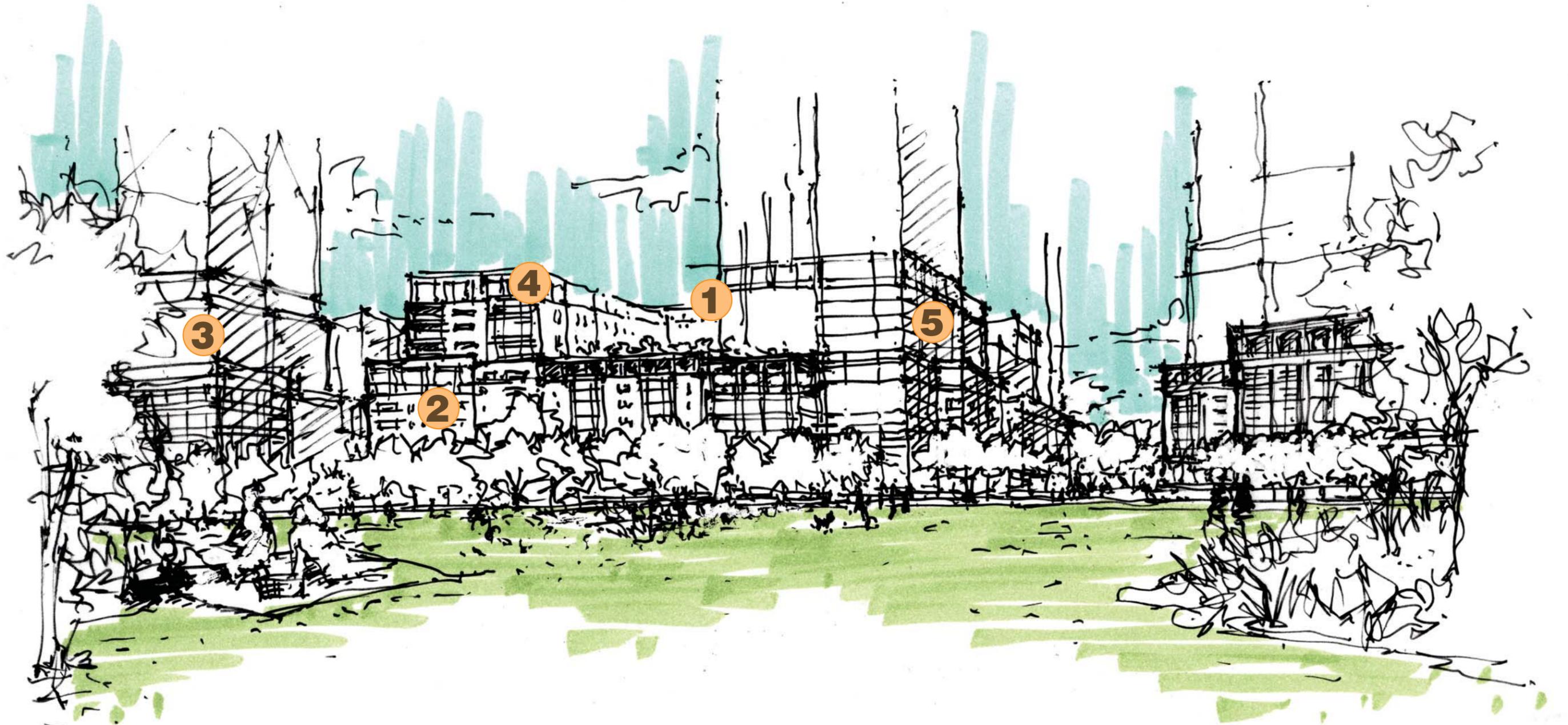
1. Including Frequent Retail and Community Facility Entries
2. Creating Frequent Ground Floor Residential Entries & Openings
3. Inspiring a Continuous Base Expression and Encouraging Increased Architectural Detail

TOWER GUIDELINES

1. Ensuring Tower Variety and Uniqueness
2. Inspiring Distinctive Tower Tops
3. Integrating Sustainable Design

DESIGN GUIDELINES: Upper Base

The Upper Base is the portion of the building above the Lower Base (the lowest one to two stories) and below the Tower, including the upper portion of the street wall as well as any mid-rise elements. It produces the greatest effect in shaping a building's character since it is primary in setting the scale and rhythm of the larger development. These portions of the buildings are vital in defining a strong street wall, shaping the overall mass, scale and rhythm of the block, and transitioning the bulk from the lower base to the tower.



Pedestrian view looking east from waterfront park

1

MODULATING SCALE OF BLOCK MASSING:

Achieving multiple distinctive massings along the Upper Base of each block will ensure a more varied streetscape. This is a critical objective when a single building might take up an entire city block. Distinctive massings are achieved by introducing divisions along each block frontage, attainable by a number of measures such as a visible shift in plane, change in material, façade design, and so forth. This produces façade segments that help the block frontage appear as multiple buildings. An appropriately scaled vertical rhythm is thus established, breaking down the scale of a building/ block that could otherwise appear as a ‘superblock’.



2

ENHANCING FACADE SEGMENT EXPRESSION :

The divisions along each block front as described above result in a number of façade ‘segments’. Each segment should contain a variety of scales, materials, patterns, and window types/arrangements to ensure it differs from the segment adjacent to it. This differentiation in the upper base creates visual interest to further break down the scale of the building, but also allows for a variety of patterns, depths and rhythms to be expressed along the block. To achieve this smaller scale of articulation, each façade ‘segment’ should contain multiple ‘sub-segments’.



3

INCREASING LIGHTNESS AND TRANSPARENCY:

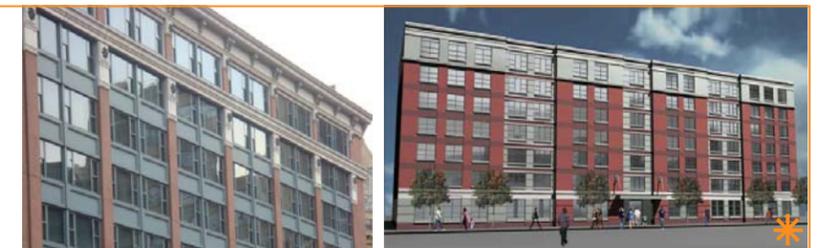
In order to create contemporary, sun-lit living spaces, the design must achieve transparency through the use of as much glass as feasible. Designs should also use materials and detailing in order to promote variation within the block scale and prevent a monolithic quality for the overall development. Building corners are encouraged to be detailed so that they differ from the predominant material treatment of the rest of the building, increasing the variation of fenestration and material character of the development.



4

DEFINING THE TOP OF THE UPPER BASE:

The top floor that brings the building to the maximum base and mid-rise height should have architectural definition such that it creates a prominent or distinct building edge against the sky. The massing and architectural treatment of this profile edge should also reinforce the smaller scale segments of each building and block.



5

INTEGRATING SUSTAINABLE DESIGN :

A building’s skin is the single most important factor for energy efficiency. Sustainable design practices could be emphasized and integrated into the design of a building wall’s section and elevation, without appearing as an add-on. Wall systems could vary in response to solar orientation and should maximize energy efficiency. Any variation suggested by an environmental response should coordinate with and reinforce the variation sought in the street wall.



DESIGN GUIDELINES: Lower Base

The Lower Base is the one- or two-story portion at the base of a building which distinguishes the building at the street level and is most important in defining the pedestrian experience. Frequent retail and residential entries rendered in a zone of increased transparency and architectural detail ensure more vibrant streets. Special materials, details or changes in color or texture should distinguish it from the rest of the base, while still tying together and emphasizing the massing goals of the Upper Base.



Pedestrian view along Center Blvd looking south

1 INCLUDING FREQUENT RETAIL AND COMMUNITY FACILITY ENTRIES:

Frequent entries and diverse storefronts are desired to animate the pedestrian experience along retail corridors.



2 CREATING FREQUENT GROUND FLOOR RESIDENTIAL ENTRIES & OPENINGS:

Where retail is not provided, multiple residential entries and windows directly on the street are preferred. This helps to create a 'New York Streetscape' and provide a sense of security and neighborliness along the street. Where multiple entries are not possible, apartment windows or residential accessory use windows (gym, lobby, laundry, etc.) should face the streets to keep the building bases more animated.



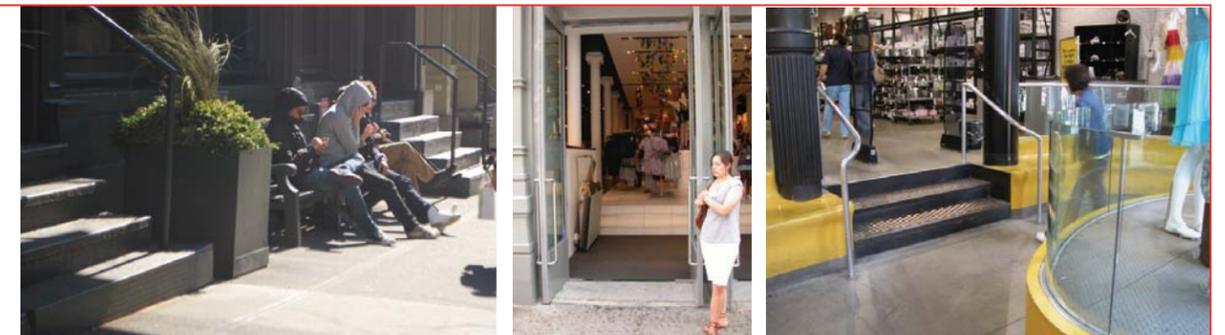
3 INSPIRING A CONTINUOUS BASE EXPRESSION AND ENCOURAGING INCREASED ARCHITECTURAL DETAIL:

The Lower Base should contain continuous variety. It should be designed to tie together the various and disparate building features (i.e., entries, façade segments of upper base) and transition between different building massings along each block front. The lower base should be made up of coordinated building materials that are selected purposely due to their visual proximity to the pedestrian. Increasing architectural detail in this zone helps to create visual interest and pedestrian scaled buildings.



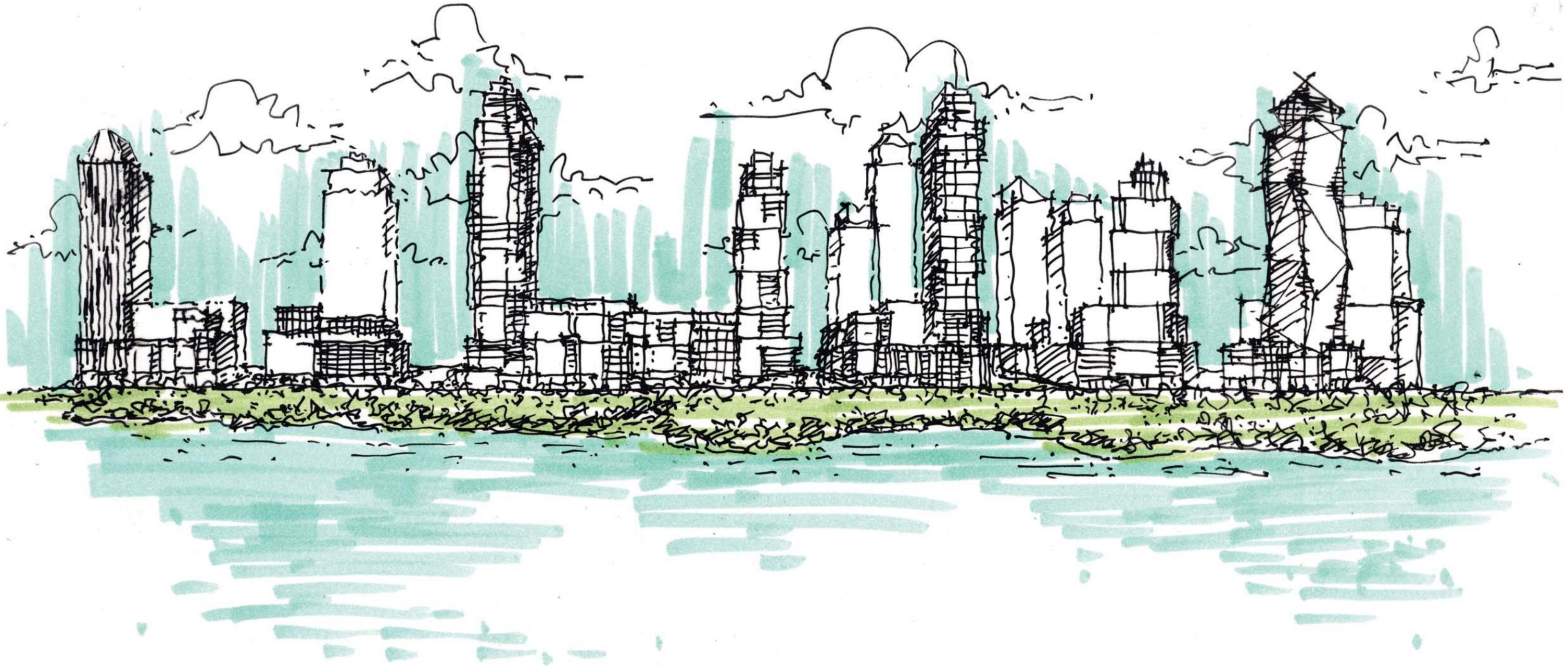
4 MITIGATING IMPACTS OF FLOOD ELEVATIONS:

Where ground floor commercial use must be elevated for flood control and sidewalk levels are unable to be raised to match, great care should be taken to maintain a human scale in the detailing. Level changes are ideally accommodated on the interior of the store, and blank walls should be treated from the finished sidewalk level up to base flood elevation with planting, seating, artwork, flood proof glazing etc to maintain an activated street.



DESIGN GUIDELINES: Towers

The Tower is the portion of the building which continues above the Upper Base. Tower locations, maximum heights and maximum dimensions are fixed by zoning. By definition, towers should have distinctive profiles and expressions from each other. Towers should be designed with attention to the long views, from within the site and from afar, but should be architecturally integrated into the bases of the buildings to keep a coherent pedestrian streetscape experience.



View looking east from Manhattan: Sculptural variety

1

ENSURING OVERALL TOWER VARIETY AND UNIQUENESS:

In the New York tradition, a varied and highly sculpted skyline is desired and the zoning text has created the structure for this variety of towers. Architectural expression should further provide this definition. Tower design must be considered as a visible 'sculptural' element with multiple sides. Due to solar orientation, the architectural expression may change from side to side, but the design for each side must be considered as a part of the whole.



2

INSPIRING DISTINCTIVE TOWER TOPS:

The best tower tops emphasize verticality, are well integrated into the design and materiality of the tower shaft and are distinctively shaped to meet the sky. Special Southern Hunters Point District zoning requires the top 40 feet of a tower to be set back on all four sides and establishes a maximum floor plate for the tower top. The design should however ensure integration between mechanical and occupiable areas at the top of a tower, and contain at least a small percentage of continuous materials, top to bottom to encourage visual integration vertically. The profile of the tower top should be shaped both above and below the top occupiable floor to promote distinctive forms and a unique reading at the skyline scale.



3

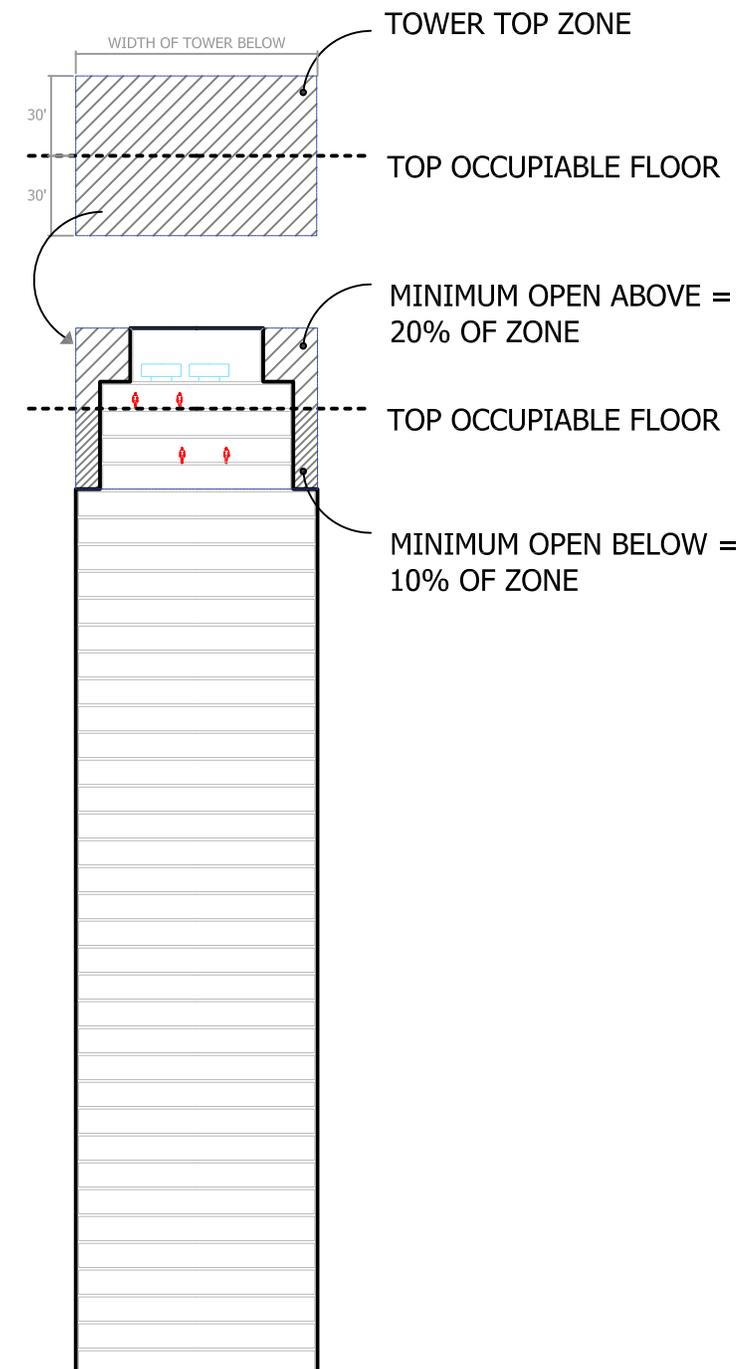
INTEGRATING SUSTAINABLE DESIGN:

A building's skin is the single most important factor for energy efficiency. Sustainable design practices should be emphasized in the tower's wall system design. Wall systems could vary in response to solar and thermal efficiency considerations without reliance solely on glazing. The environmental design responses, such as shading elements, solar spandrels, light shelves or other elements that function to adapt the building to its environment can be visible solutions that contribute to the uniqueness of the tower.



Tower Top Rule

A method to ensure continuity between tower top and shaft is to define a tower top zone as 15% of the height of the building to the top of the structure including the bulkhead. This zone is divided into an upper and lower zone, with the top of slab of the uppermost occupiable floor being the division line. When viewed from any four sides, the upper zone should have a minimum of 20% area open to beyond; the lower zone a minimum of 10%. To emphasize the material connection between top and shaft, a minimum of 10% of the surface area of the entire zone should be of the same material, stretching from top to bottom continuously except for construction joints.



APPENDIX B: HPD Design Guidelines for New Construction

HPD has outlined a set of design principles and guidelines to foster quality and encourage creative approaches throughout the entire design development process. The design guidelines apply to all new construction housing projects subject to HPD review and approval.

The purpose of these guidelines is to establish minimum criteria for the design of quality housing. These guidelines are not intended to supersede the requirements of any other rules or regulations of any other agency having jurisdiction, in which case the more restrictive will govern.

Other agency rules and regulations may include but are not limited to New York City Building Code; Housing Maintenance Code; Zoning Resolution; Local Law 58 Handicap Standards, and particular program requirements. Also, projects must meet Federal, State, and City environmental laws, including those pertaining to: historic preservation; air, water, and noise quality; flood plain, wetland and coastal zone management; and solid waste management.

Guidelines using the word *must* are mandatory. However, the word *should* is advisory and minor deviations from the guidelines will be allowed if necessary to accommodate a clearly superior design. Substantial deviations from the advisory guidelines may disqualify proposals.

I. DEVELOPMENT SITE PLANNING

A. Relationship to Neighborhood

1. When applicable, the height of a new building should relate to the prevailing heights of the existing buildings in the immediate neighborhood. The street wall and façade materials of any new building should visually and physically harmonize with the immediate neighborhood.
2. The design should be pedestrian friendly and provide architectural elements that generate activity, interest and interaction at the street level, such as stoops, porches, setbacks, bay windows, etc.

B. Outdoor Space

1. A variety of outdoor spaces should be programmed and landscaped for specific uses according to the project's intended population, e.g.
 - If provided, front yards should be appropriately landscaped.
 - toddler play area with matting and safe equipment
 - infrastructure for tenant gardens
 - seating and game tables in the shade
2. Outdoor spaces must be buffered from vehicular service areas.
3. Wherever possible, windows should be located to insure surveillance of public and private outdoor spaces.
4. A secure barrier, such as the building or a steel picket fence (chain link fence is not acceptable along the street), should protect the perimeter of the Development Site. The number of entry points into a building or project site should be minimized.
5. Street trees must be provided along the street frontage as per the NYC Department of Parks and Recreation and the NYC Department of Transportation standards.

C. Street Facade/Building Elevation

1. The façade materials of all new buildings should be compatible with the surrounding neighborhood. Brick should be used in neighborhoods with a predominantly brick character.
2. Dimensions and spacing of fenestration should echo neighborhood patterns and

- maximize daylight into the unit.
3. Color, texture, material, and fenestration should be used to:
 - relate to adjacent buildings
 - define the base, middle, and top of buildings
 - reinforce the human scale at the base level

D. Parking

1. Parking should be shielded from the street and from on-site open spaces. Trees should provide a canopy over the parking areas if they are not below grade.
2. If a large number of parking spaces are needed, consideration should be given to parking below grade.
3. Front pad parking should be avoided.

II. BUILDING PLANNING

A. Lobby

1. The lobby should be treated as an attractive and gracious space with materials and furnishings that are attractive, durable, and easy to maintain.
2. The lobby should be undisrupted by other elements, i.e.
 - garbage removal should not pass through the lobby
 - the compactor chute should not open into the lobby
 - janitor's closet and fire stair should not be visible.
3. If a mailroom is provided, it should be located in an area that is visible and accessible from the lobby.
4. Natural light should be maximized, and if possible, a view of the exterior landscaped space should be exploited.
5. The primary vertical circulation/elevator should be visible and accessible from the lobby.
6. The lobby should be visible from the street to insure security. Main residential entry should be clearly articulated and differentiated from commercial/retail entry.
7. Entry from the project's open space, the parking area, and the sidewalk should lead directly into the same lobby.

B. Interior Circulation

1. Public circulation space should be minimized.
2. The interior circulation system should have a minimal number of changes in corridor direction and minimal recesses or offsets.
3. Natural light should be maximized in circulation spaces.

C. Community Spaces

1. A variety of community spaces should be programmed for specific uses and sized accordingly with appropriate finishes and furnishings, e.g.
 - children's indoor play room with safe and durable play equipment and playful finishes
 - party room or adult lounge with comfortable furniture, T.V., bar/kitchenette, in close proximity to laundry room
 - exercise room with ventilation and natural light
 - common laundry room conveniently located and directly accessible from the public circulation. In 1 to 3 family houses, provide laundry hook-up for the homeowner.
2. All community spaces should receive natural light and have direct physical and visual access to the outdoor recreation space.
3. Appropriate relationships between community spaces should be fostered.

D. Building Services

1. Janitor closets should be provided with slop sinks.
2. Provide vandal/frost-proof hose bib at front and rear of building.
3. Provide trash chutes, recycling room, and trash compactor in elevator buildings with 30 or more dwelling units.
4. The compactor room should be located for convenient transport of compacted refuse to the outside, minimizing transportation of garbage through the building's circulation space or across outdoor space.
5. Curb-side storage space for refuse/recycling pick-up should be provided and screened from the sidewalk, street, and building entrance.

III APARTMENT PLANNING

A. Unit Arrangement

1. There must be no circulation through bedrooms to other bedrooms or to primary bathrooms. Bathrooms should be near the bedrooms. Bathrooms must not open into the Living Room, Dining Room, or Kitchen. Circulation through the Living Room should be avoided.
2. All door placements and wall lengths should accommodate furniture placement.
3. Direct access to private outdoor space should be provided from a living space within the unit, not a bedroom.

B. Minimum Room Sizes

<u>Name of Space</u>	<u>0-BR</u>	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>	<u>Least Dimension</u>
LR	NA	160	160	170	180	11'-0"
LR/DA	NA	210	210	230	250	11'-0"
LR/DA/SA	250	NA	NA	NA	NA	11'-0"
LR/DA/K	NA	270	270	300	330	11'-0"
LR/SA	210	NA	NA	NA	NA	11'-0"
K/DA	100	120	120	140	160	8'-0"
DR	NA	100	100	110	120	8'-0"
BR (primary)	NA	130	130	130	130	10'-0"
BR (secondary)	NA	NA	110	110	110	9'-4"

Abbreviations:

LR	-	Living Room
DR	-	Dining Room
K	-	Kitchen/Kitchenette
BR	-	Bedroom
SA	-	Sleeping Area
0-BR	-	Apartment with no separate bedroom
NA	-	Not Applicable

Note: The room area shall be computed to the inside finished surfaces of the walls and partitions, and exclude columns, pipe chases, and closets.

C. Kitchenette/Kitchen

1. Kitchen to Living Room visibility should be maximized by pass-through openings, open counters, and half height partitions.
2. Plumbing and ventilation chase walls should be shared where possible, but not at the expense of the design.

3. Kitchen equipment must consist of a 30" range, refrigerator (14 c.f. min), 24" sink, base cabinets with countertop and wall hung cabinets. In 1 to 3 family homes, provision for dishwasher and hook-ups should be provided for the homeowner.
4. Countertop work surface should be located on both sides of the sink and both sides of the range.
5. The minimum length of countertop work surface (excluding sink and appliances) and cabinet shelving must be as follows:

<u>Apartment Type</u>	<u>Countertop Work Surface</u>	<u>Shelving</u>
0-BR	5 Lin. Ft.	30 Lin. Ft.
1-BR	6 Lin. Ft.	40 Lin. Ft.
2-BR	7 Lin. Ft.	50 Lin. Ft.
3-BR	8 Lin. Ft.	55 Lin. Ft.
4-BR	8 Lin. Ft.	65 Lin. Ft.

6. Base cabinets and countertops must be 2'-0" deep. Shelving must be 11 ^{1/2}" deep.
7. Pantries are desirable, encouraged, and qualify as required shelving.

D. Dining Area

Every dwelling unit must contain a space for dining, which accommodates a table and chairs for the intended maximum number of occupants.

E. Bathrooms

1. Every dwelling unit must contain at least one full bathroom containing a bathtub with showerhead, a sink, and a toilet. Compartmentalizing the bathroom, to enable simultaneous use by more than one person, is encouraged.
2. Three bedroom apartments must have an additional half bathroom containing a sink and a toilet, and possibly a shower.
3. Four bedroom apartments must contain two complete bathrooms.

F. Storage

1. Every dwelling must contain a coat closet that is convenient to the entrance and is at least 2'-0" deep and 3'-0" wide.
2. Every bedroom must contain a clothes closet that is at least 2'-0" deep and 5'-0" wide.
3. Every dwelling unit must contain storage for linens that is at least 1'-6" deep and 2'-0" wide.
4. Additional general storage space, such as a walk-in-closet, should be provided within each dwelling, especially for units with more than 2 bedrooms.

IV. HANDICAPPED/ ELDERLY REQUIREMENTS

In addition to meeting all other applicable laws and regulations, units designed for elderly and/or handicapped persons must meet the following provisions:

A. Lobby seating

In all projects designed for exclusive occupancy by elderly or handicapped persons, adequate sitting space with a view of the street or open space should be provided in the lobby or adjacent lobby of each building.

B. 2 person 0-BR units

Every 0-BR dwelling unit designed for occupancy by elderly or handicapped persons must accommodate two persons sleeping separately.

C. Outdoor space

1. In all projects designed for exclusive occupancy by elderly or handicapped persons,

provisions should be made for sitting space for at least 20% of all residents in appropriate outdoor areas.

2. All outdoor space must be programmed and landscaped for specific uses.
3. All outdoor spaces must be buffered from vehicular service areas.

RFP Ranking Criteria		New Construction	PROJECT TITLE	
Address:		Date:		
Developer/Architect:		BDR Reviewer:		
		TOTAL =		
Category	Remarks	Maximum Score	Attained Score	
1 RFP/ Zoning/ Code Compliance				
2				
3 Site Planning/Concept				
4 Vision/Concept clearly discernable				
5 Req'd program provided in appropriate location				
6 Setback & bldg orientation appropriate [Defensible Design]				
7 Private & Public outdoor space: appealing & appropriately located				
8 Suitable & sustainable landscape provided				
9 Vehicular/pedestrian circulation: articulated & appropriate				
10				
11 Elevations/ Massing				
12 Building massing appropriate				
13 Building base/middle/top articulated				
14 Pedestrian/street level activated				
15 Fenestrations appropriate				
16 Use of expression lines				
17 Main residential entrance articulated				
18 Coherent elevation composition & materials				
19 Appealing color palette				
20				
21 Dwelling Units				
22 Comply with HPD s.f. requirements [3] Exceed requirements [5]				
23 Dwelling Units planning coherent				
24 Variety of DU's provided				
25 # of DU's: 0[] 1[] 2[] 3[] = []				
26				
27 Parking				
28 Parking appropriately located and screened				
29 Minimal curb cuts				
30 # of parking spaces: []				
31				
32 Cost				
33 Total:				
34 Per SF: (construction cost / FA)				
35 Unit cost (construction / # of units)				
36 Trade payment breakdown provided				
37				
38 Concept/ Amenities/ Finishes/ Services				
39 Building planning coherent				
40 Lobby layout & location appealing				
41 Location & screening of service & utilities appropriate				
42 Laundry provided				
43 Recreation space provided				
44 Additional amenities				
45 Public benefits uses provided				
46 Finishes appropriate				
47 Construction system appropriate				
48 Special innovations				
49 High Performance/Sustainable architecture				
50 Smart building technology provided				
51				

APPENDIX C: HPD MARKETING GUIDELINES

HPD marketing guidelines

for homeownership



MARKETING PACKAGE CONTENTS

Homeownership Selection Procedures (Pages 2-21)

Notice of Intent (Pages 23-25)

Cover Letter to Marketing Application (Page 27)

Marketing Application(Pages 29-33)

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Request for Interview (Page 37)

Notice of Eligibility (Page 39)

Application Information Form (Page 41-43)

Marketing Lottery Log Sheet (Addendum)

HOMEOWNERSHIP SELECTION PROCEDURES

1. NOTICE OF INTENT

The Sponsor/Developer, or a representative, must submit to HPD a Notice of Intent to begin marketing according to the following timetable:

- Marketing Meeting: Seven (7) months prior to anticipated occupancy
- Ads Placed and Community Letters Mailed when applicable: Six (6) months prior to anticipated occupancy
- Application Deadline: Four (4) months prior to anticipated occupancy, allowing for the required 60 day application period; i.e. 2 months following the placement of ads.

2. WRITING AND PLACING ADVERTISEMENT

The Developer, or a representative, shall begin marketing by placing an advertisement for applicants in accordance with the following:

- A| HPD will provide developer with the ad format. No changes to the format will be permitted without the prior written approval of the Director of Marketing
- B| Developer, or a representative, is responsible for placing ad.
- C| Ad must be advertised in at least three (3) newspapers, including:
 - one (1) citywide daily newspaper with a circulation of at least 200,000;
 - one (1) ethnic-based newspaper with a circulation of at least 10,000;
 - one (1) local newspaper.
- D| Ad to run at least three (3) days (with at least one (1) day falling on a weekend), at least sixty (60) days prior to the application deadline.

3. CONTENTS OF APPLICATION

- A| Format of Application will be provided by HPD. Any changes to the application must receive prior approval from HPD.

- B| Application must be accompanied by a cover letter that reiterates program guidelines and highlights the post office box to which applications must be returned. The format will be provided by HPD. Any changes to the letter must receive prior approval from HPD.

4. PICKING UP COMPLETED APPLICATIONS

NOTE: The P.O. Call Box used will be one governed solely by The United States Postal Service. HPD will reserve the P.O. Box at the USPS branch of its own choosing, with all charges and fees to be reimbursed by the Developer. Only HPD will have access to the box and it will not be opened until the date of the lottery.

- A| Applications will be picked up from the post office box approximately one (1) week after the postmark deadline. The applications must be picked up by the Developer or a representative in the presence of HPD staff.
- B| If the post office requires that letters be picked up on a regular basis due to the large volume of mail, the USPS will notify HPD prior to picking up the mail and HPD and the Developer will place all letters, unopened, in a secure locker/footlocker (see 5f). The Developer will then return to the post office approximately one (1) week after the postmark deadline to pick up, in the presence of HPD staff, any remaining mail.
- C| Any applications postmarked after the application deadline ("late" applications) will be set aside for possible consideration pursuant to these Homeownership Selection Procedures, only after all applications postmarked by the deadline have been exhausted. (See Sections 8b and 9b)

5. OPENING APPLICATIONS & CREATING THE LOG

- A| Log format will be provided by HPD (See Addendum)
- B| Based on anticipated response volume, HPD will recommend a minimum number of staff/volunteers to be provided by the borrower for the full day of the lottery. Staff should be made familiar with the application log process and freed from any other duties or distractions on the day of the lottery. Agency monitors will be present strictly to observe the opening of applications and completion of the log sheets; they will be unable to assist in the actual opening and logging so as to not divert their attention from their oversight responsibilities.
- C| After picking up applications from the post office as described in Section 4, in the presence of HPD staff, all applications, or a minimum number of applications equal to fifty (50) times the number of units being marketed in the project, will be randomly opened and entered in ink in a log in the order of which they were randomly opened. All names will then be selected in number order from this log. All subsequent loggings from this applicant pool, unless waived by HPD, must take place in the presence of HPD staff. No preferences will be waived unless all received applications have been opened.
- E| Developer or a representative must provide a copy of the Log to HPD immediately after the lottery described under Section 5b is completed. If the Lottery takes more than one (1) day, Developer must provide a copy of the updated Log after each day's logging is completed.
- F| If more than one day is required, remaining applications must be secured in a locker or footlocker (to be provided by the Developer) which can accommodate a standard combination lock. HPD will provide the lock with a combination known only to

HPD. This locker/footlocker will be stored by the Developer in a location approved by the agency monitors and subsequent days of opening and logging must also occur under agency supervision. At the completion of all sales, after enough applications have been opened to achieve occupancy and establish a waiting list, any surplus applications will be shredded by the Developer.

- G| Developer or representative must also provide copies of the Log to HPD for review indicating each applicant's selection status. The copies must be provided prior to offering units to eligible applicants HPD approval is required prior to signing contracts.
- H| All homeownership offers must be made by Developer or representative to "eligible applicants", and must be made in numbered and preference order from this Log, as long as units of appropriate size are available. An applicant to whom a unit has been offered must be given a reasonable specific amount of time to respond to the offer before a Developer can proceed to offer a unit to the next eligible applicant on the Log.
- I| If units of appropriate size are unavailable to eligible applicants from the Log as they are being reviewed, the applicant's name will remain on the Log until an appropriate unit becomes available or until the Log expires.
- J| The Applicant Log will be retained as a record for no less than three (3) years.

6. **PURCHASING UNITS: PREFERENCES**

- A| **Neighborhood Preference Requirement:** Fifty per cent (50%) of all marketed units will be sold to Community Board residents.
- “Eligible Neighborhood Residents” defined: Eligible applicants whose address at the time of application is in the community board(s) in which the project is located, or when applicable, in the community board upon which the project borders.
- B| **Municipal Employee Preference:** Five per cent (5%) of all marketed units will be sold to Municipal Employees of the City of New York.
- C| **Federal Disability Preference:** If (i) this is a rehabilitation project containing fifteen (15) or more units and if the cost of the alterations is 75% or more of the replacement cost of the completed facility, or (ii) if this is a new construction project containing five (5) or more units, a minimum of 5% of the project units, or one unit, whichever is greater, is required to be made adaptable for disabled persons with mobility impairments, and a minimum of 2% of the project units, or one unit, whichever is greater, is required to be made adaptable for disabled persons with visual or hearing impairments. Such units (the 5% and 2% of the project units which were required to be made adaptable) are referred to as “disabled preference units.” Applicants who have at least one household member with a mobility impairment or a visual or hearing impairment are referred to as “disabled applicants.” Developer must offer disabled preference units to appropriate disabled applicants. Disabled applicants are instructed to place a check mark () on the outside of the envelope, and will be randomly selected with all other applicants. Disabled applicants must meet all programmatic requirements in order to be eligible for the unit. If

not met, Developer, or representative, may go to the next disabled applicant on the log.

If Developer, or representative, cannot sell all disabled preference units from the original applicant pool, Developer or representative, in the presence of HPD staff must open and log only remaining unopened applications for disabled applicants identified with a check mark (✓) on the outside of the envelope.

Developer will notify the Mayor's Office for People with Disabilities (MOPD) or its successor office, if there are disabled preference units remaining after the above procedures have been met. Applications from additional disabled applicants referred to Developer by MOPD must be postmarked not more than 35 days following such notification. Developer will open and log additional applications from disabled applicants in the same manner as all other applications, and will offer the remaining disabled preference units to appropriate disabled applicants who have submitted applications by the aforesaid deadline. If there are disabled preference units remaining after the procedures described in this paragraph have been met, such units may be offered to non-disabled applicants.

If all the disabled preference units have been sold to disabled applicants, the remaining disabled applicants, if any, remain on the log and are treated the same as all other (non-disabled) applicants. If the Developer offers a unit to a disabled applicant who remained on the log, developer must offer an adaptable unit of appropriate size, if available. If no such unit is available, a non-adaptable unit should be offered. Developers are advised that Federal law requires the developer to provide a reasonable accommodation to the applicant, if requested.

7. COMPLETING PURCHASING OF UNITS

Developer and/or HPD may determine upon reviewing the initial log that there will be an insufficient number of qualified applicants from the lottery to complete the purchasing process. Unless otherwise specified and upon written approval from HPD, Developer will be permitted to conduct direct outreach or solicit additional applications pursuant to procedures listed below in this section in order to sell the remaining units. Developer will be permitted to process these additional applicants, but may not sell to these applicants until all eligible applications from the original applicant pool have been exhausted.

- A | Developer will then be required at minimum to re-advertise the units in addition to any direct outreach/solicitation.
 - Ad will be provided by the Developer;
 - Ad must be placed in at least three (3) news papers as described in Section 2c of these Homeownership Selection Procedures;
 - Developer must provide HPD with a copy of the re-advertisement.
- B | All applications received as a result of this process must be logged by the Developer.
- C | Developer must apply the same eligibility and purchasing criteria/requirements utilized for all other applicants when selling these units.
- D | Developer will be required to certify to HPD that this process has been completed in accordance with these guidelines.

8. COMPLETING NEIGHBORHOOD PREFERENCE SALES

Developer must contact HPD if, upon selling the maximum number of non-resident units, the log from the original applicant pool contains an insufficient number of eligible applicants to meet neighborhood preference requirements. Then, the Developer will attempt to meet the neighborhood preference requirement by following the procedures listed below, in the order in which they appear until all neighborhood preference units are sold:

- A| Developer must open and log any remaining unopened applications and attempt to sell the remaining units with eligible neighborhood residents.
- B| Developer must open and log any "late applications" and attempt to sell the remaining units with eligible neighborhood residents, in log order.
- C| Where applicable, developer may consider applicants from the moderate-income advertisement.

After developer certifies to HPD that the above procedures have been followed, in order, and after considering all eligible neighborhood residents, the neighborhood preference requirement cannot be met, Developer may proceed to sell units with eligible non-neighborhood residents in log order. (See **10.I**)

INTERVIEWS

- A| Units must be offered to eligible applicants in log number order but interviews can be conducted by Developer, or a representative, in any order.
- B| Developer will notify each applicant to be interviewed by regular mail. Format for letter will be provided by HPD. Letter will indicate:
- Date, time, and location of interview and phone number should applicant be unable to appear;
 - List of required documents to be brought to interview by applicant;
 - That no broker or application fees will be charged to the purchaser;
 - If credit checks will be conducted by Developer, that the fee must be approved by HPD. A credit check fee can only be charged after an interview has been conducted and all other threshold selection criteria have been met.
- C| In cases where an applicant fails to appear for an interview, Developer must send a second letter by regular mail to schedule another interview. The applicant will be given a reasonable specific amount of time from the date of the second letter in which to respond.

10. QUALIFYING APPLICANTS

- A| All selections will be made by the Developer, or a representative.
- B| Developer, employees, agents and employees of agents are prohibited from seeking a homeownership unit through the Developer’s lotteries, and are further prohibited from being considered through any other means for any unit being marketed by this Developer pursuant to these Homeownership Selection Procedures, regardless of their position with the firm.
- C| If required by the Regulatory Agreement, Developer must disqualify those applicants for whom there is not at least one household member who is a New York City resident at the time of application.
- D| Developer must disqualify those applicants from whom multiple copies of an application are received.
- E| HPD will provide Developer with initial sales prices, income guidelines and minimum household size requirements when the Notice of Intent is received.
- F| HPD’s affordable units are not intended for “roommate situations” or other combinations of friends and/or distant relatives who join together solely for the purposes of qualifying for such a housing opportunity. For the purposes of HPD’s affordable housing programs, a household shall be defined as “an immediate family or other such configuration of persons who have a documented financial interdependence.” Aside from immediate family members (spouses and parent/child combinations), other possible households may document “financial interdependence” as follows:
 - Adult persons already living together as a household as may be formally documented through current leases, deeds, or current utility records identifying each person residing at the same address;
 - Adult persons who can document shared assets, such as shared bank accounts reflecting each person’s name, going back at least one year.

- Adult couples who are not married but who meet the criteria above or who can document registration with The City of New York as a domestic partnership.
- Additional minors who can be documented as being the lawful dependents of one or more adult household members. Individual letters signed by applicants or other individuals (such as a statement from an applicant's sister that her child will be living with the applicant) are not acceptable documentation. Acceptable documentation may include the following:
 - a) legal custody or guardianship papers;
 - b) tax documents reflecting the minor as a dependent;
 - c) school records identifying the adult household member as the minor's guardian of record; or
 - d) Third Party verification from a governmental social services agency regarding the placement of the minor within the household

G| Developer must notify all applicants processed of their selection status by regular mail as soon as a determination has been made. (See also Section 5f)
A copy of the letter must be attached to the application and kept on file.

H| As required under Section 5e, Developer will provide HPD with a copy of the completed Log, indicating the final selection status of each applicant and reason for rejection, such as:

- income ineligibility;
- applicant's being an employee of Developer,
- or Developer's agent (See Section 11b);

- does not meet New York City residency requirement;
- lack of adequate income to support mortgage payments;
- ineligible household size;
- poor payment or credit history;
- receipt of more than one application per household;
- falsification of information;
- any other reason for rejection;
- if files are incomplete or if flags are raised which require further review either internally or with The NYC Department of Investigation (DOI), the process will take as long as necessary to:
 - a) acquire the missing or additional paperwork from the borrower's management staff or
 - b) complete an additional review with DOI. On a case by case basis, if such processes extend past ten (10) business days without a resolution, the agencies may grant permission to place such questionable applicants on hold and proceed with other applications while such special reviews are being completed.
- Ineligibility and Rejection Letters to Applicants must provide a specific reason an applicant cannot be approved. Responses to appeals must be even more specific and detailed. For example, stating "You are rejected because you are under-income" is not sufficient. The letter would need to

state, as an example, "You have been deemed ineligible for this housing program because you do not meet the minimum income required for your family and unit size. The minimum income is \$35,000 and your household's annual income has been determined to be \$34,000".

ii) The first applications processed and submitted to the agencies from the log must be those that meet one of the approved housing preferences; community board, disability, municipal employee, etc.

- If preferences are not met and there are still unopened applications remaining, another day of opening applications to identify additional preference applicants must be scheduled with the agencies. No preferences will be waived unless all received applications have been opened.
- Only after all preferences have been achieved (or waived by the agencies following the exhaustion of the lottery) may non-preference applications be submitted for approval. This is to prevent non-preference applicants from being processed for units that are intended for preference-eligible applicants.

11. COMPLIANCE WITH REGULATORY AGREEMENTS

In addition to discretionary selection criteria such as credit checks, landlord references, etc., HPD hereby makes criminal background checks a mandatory criterion. The owner must disclose in the project's marketing plan which types of information revealed through such a check will or will not adversely impact an applicant's eligibility except that HPD hereby requires a determination of ineligibility in the event that one or both of the following criminal findings is flagged during the background check:

- A prior conviction of fraud in connection to any governmental housing program;
- A revelation that an applicant is a criminal fugitive being sought by law enforcement for either incarceration or deportation (as such applicants would not lawfully be able to "anticipate" income or even be anticipated to be an included member of the household).

NOTE: DISCOVERY OF FALSE INFORMATION:

Even before documents are submitted there are times when owners/agents may independently detect applicants who have falsified information. For example, the tax transcripts may come back and differ from the provided returns, or provided pay stubs or other documents may be detected as having been tampered with. In all such cases, this fraud (or potential fraud) must be reported. Even if it is detected early and does not result in the applicant receiving an unit, the attempt of fraud itself must be reported. Owners/agents may report such findings to HPD or, if they prefer, directly to The NYC Department of Investigation.

12. INCORPORATION OF “FAIR HOUSING LAWS”

There are Federal, State and local laws, orders and regulations prohibiting housing discrimination (“Fair Housing Laws”). Such Fair Housing Laws, as they may be amended from time to time, are hereby explicitly incorporated in these Homeownership Selection Procedures, any violation thereof will be a violation of these Homeownership Selection Procedures.

13. AMENDMENTS

HPD reserves the right to amend any provision of these Homeownership Selection Procedures.

14. INSPECTIONS

HPD reserves the right to conduct periodic inspections and spot-checks of the Developer's purchasing process.

15. CORRESPONDENCE

All notices to HPD regarding the Homeownership Selection Procedures must be sent by regular mail or email to the attention of:

Director of Marketing
City of New York
Department of Housing Preservation and Development
100 Gold Street Room 9V5A
New York, New York 10038

torisj@hpd.nyc.gov

[To be placed on Developer's Letterhead]

The ad should list the following PO Box or address for application requests:

The ad should state that application requests must be made by mail only: Yes No .

The handicapped information for this project is as follows:

_____ Number of elevators in _____ buildings;
_____ Number of ramps to _____ buildings;
_____ Total Number of handicapped adaptable units.

I understand that the Department of Housing Preservation and Development will provide the camera-ready ad for this project. If I provide my own ad for this project I understand that the ad is subject to HPD's final review and approval. If there are any questions regarding the above information please contact:

Phone: ()
FAX: ()
Email:

Sincerely,

Developer/Manager

[To be placed on Developer's Letterhead]

COVER LETTER TO APPLICATION
[Indicate Developer Name Only]

Thank you for contacting us. Per your request, an application is enclosed for homeownership at

_____.

The completed application must be returned by **REGULAR MAIL ONLY** to the following Post Office Box (Please note that this is a **DIFFERENT** address than where you wrote for an application):

The application deadline is **[Date]** . Applications postmarked after this deadline will be set aside for possible future consideration.

If you answered “yes” to question “I” on the application regarding if you or a member of your household requires a special accommodation, kindly place a check mark (✓) on the outside of the envelope.

MAIL ONLY ONE APPLICATION PER FAMILY. YOU WILL BE DISQUALIFIED IF MORE THAN ONE APPLICATION PER FAMILY IS RECEIVED.

DO NOT GIVE BROKERS OR APPLICATION FEE TO ANYONE IN CONNECTION WITH THE OBTAINING, PREPARING OR FILING OF THIS APPLICATION FOR HOUSING.

The prices and income distribution for these units are as follows:

[Developer must insert chart from advertisement]

Applications for these units will be randomly selected. If your application is selected, we will notify you in writing and schedule an interview. Please be prepared to document your income and the other information you provide on the application. A list of required documentation will be sent to you when an interview is scheduled.

Thank you for your interest.

Homeownership Application Sample

**[DEVELOPER NAME]
[PROJECT NAME]
[PROJECT ADDRESS]**

Please read the attached information and complete this application and credit authorization form with care and accuracy. Applications can be typed or printed IN INK. Applications must be returned postmarked no later than **[Month/Day/Year]**.

Mail completed application to: **[Project Name, Project Address]**

A credit check fee is payable at time of interview.

This fee is \$ _____ per individual application or \$ _____ with co-applicant.

APPLICANT INFORMATION

CO-APPLICANT (Include spouse/any others)

Name _____
 Address _____
 City, State, Zip Code _____
 Home/Cell Phone _____
 Employer _____
 Employer Address _____
 Employer Phone _____
 Fax _____
 Email _____
 Your Position _____
 Years at current position _____
 Current Annual Salary without overtime: \$ _____
 Dividends/Interest Income: \$ _____
 Self-employed: Yes _____ No _____
 Do you currently own a home? Yes _____ No _____ *
 Address of owned property _____

Name _____
 Address _____
 City, State, Zip Code _____
 Home/Cell Phone _____
 Employer _____
 Employer Address _____
 Employer Phone _____
 Fax _____
 Email _____
 Your Position _____
 Years at current position _____
 Current Annual Salary without overtime: \$ _____
 Dividends/Interest Income: \$ _____
 Self-employed: Yes _____ No _____
 Do you currently own a home? Yes _____ No _____ *
 Address of owned property _____

How many persons in your household, including yourself, WILL LIVE IN THE UNIT FOR WHICH YOU ARE APPLYING? _____.

List all of the people WHO WILL LIVE IN THE UNIT FOR WHICH YOU ARE APPLYING, starting with yourself, and provide the following information. Add additional pages if necessary.

<i>Full Name</i>	<i>Relation to Applicant</i>	<i>Birth Date</i>	<i>Age</i>	<i>Sex</i>	<i>Occupation</i>

Are you or any member of your household disabled? Yes _____ No _____

If yes, would you describe the disability as

[] mobility impairment? [] visual impairment? [] hearing impairment?

If you checked Yes for the disability do you or a member of your household require a special accommodation?
Yes____ No____

If Yes, please specify the special accommodation required _____.

1) Are you or the co-applicant an employee of the City of New York, the New York City Housing Development Corporation, the New York City Economic Development Corporation, the New York Housing Authority, or the New York City Health and Hospitals Corporation? Yes _____ No _____

(If Yes, please identify the agency or entity at which you are employed): Agency/Entity

2) If you answered “yes” to Question 1 above, have you personally had any role or involvement in any process, decision, or approval regarding the housing development that is the subject of this application? Yes ____ No ____

NOTE: If you answered ‘Yes’ to Question 1 above, you may be required to submit a statement from your employer that your application does not create a conflict of interest. If you answered ‘Yes’ to Question 2 above, you will be required to submit a statement from your employer that your application does not create a conflict of interest. Such statement would not be required until later in the application process, after you have been selected through the lottery, when you will also be required to provide other documents to verify your income and eligibility.

*Applicants who have previously purchased a governmentally subsidized home are ineligible.

CASH AVAILABLE: Indicate total amount of cash available for down payment and closing costs:

\$ _____

Source of Cash: _____

(Example: Savings and/or Money Market Account, CD, 401K, Insurance, Gifts, etc.)

DEBT INFORMATION: Indicate below all current and total outstanding debts for Applicant and Co-Applicant including, for example, auto loans, student loans, credit cards, mortgage loans, personal bank loans, court-ordered alimony and child support, etc (Add additional sheets if necessary).

Debtor name: (Applicant/Co-Applicant) _____

Name of each person/company owed:

Balance owed: \$ _____

Min. required monthly payment: \$ _____

CREDIT CHECK AUTHORIZATION

I authorize you to obtain a credit report on the application names listed above. (If married less than 2 years or if known by another name or have a designation at the end of your name, such as Jr., Sr., II, etc., please indicate)
If I meet the program’s eligibility requirements and am selected to purchase a new home, I understand I will need to apply separately for a mortgage loan if I need such funds to purchase the home.

Date: _____

Applicant Signature _____

Co-Applicant Signature _____

- **SUBMISSION OF AN APPLICATION DOES NOT GUARANTEE PURCHASE OF A HOME.**
- **NO APPLICATION OR BROKERS FEES MAY BE CHARGED TO YOU BY ANYONE.**

If applicable: This is not an offering. No offering can be made until an Offering Plan has been filed with the Department of Law of the State of New York. This is made pursuant to Cooperative Policy Statement No. 1 issued by the New York State Attorney General. The following CPS 1 registration number has been assigned by the Attorney General: CPS_____.

I DECLARE THAT STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I have not withheld, falsified or otherwise misrepresented any information. I fully understand that any and all information I provide during this application process is subject to review by The New York City Department of Investigation (DOI), a fully empowered law enforcement agency which investigates potential fraud in City-sponsored programs. I understand that the consequences for providing false or knowingly incomplete information in an attempt to qualify for this program may include the disqualification of my application, the termination of my sales contract (if discovery is made after the fact), and referral to the appropriate authorities for potential criminal prosecution.

I DECLARE THAT NEITHER I, NOR ANY MEMBER OF MY IMMEDIATE FAMILY, IS EMPLOYED BY THE DEVELOPER OR ITS SUBSIDIARIES, OR THE BUILDING OWNER OR ITS PRINCIPALS.

Signed:

Applicant: _____ Date: _____

Co-Applicant: _____ Date: _____

OFFICE USE ONLY:

Community Board Resident [] Yes [] No

Municipal Employee [] Yes [] No

Size of Unit Assigned: [] Studio [] 1 Bedroom [] 2 Bedroom [] 3 Bedroom [] 4 Bedroom

Family Composition: Adult Males _____ Adult Females _____ Male Children _____ Female Children _____

Person with Disability [] Mobility [] Visual [] Hearing

TOTAL VERIFIED HOUSEHOLD INCOME: \$ _____ per Year

SAMPLE INELIGIBILITY LETTER

[To be placed on Developer's Letterhead]

Date

Applicant's Name and Address

Re: **[PROJECT NAME]**

Log # _____

Dear (Applicant):

We have received your application for residency in the project indicated above. Based on the guidelines for eligibility under this program, you are ineligible for the following reason:

- ___ 1. Your family's gross income exceeds the program limit.
- ___ 2. Your family's gross income is not sufficient to sustain the cost level.
- ___ 3. No remaining units are available within the project to accommodate your family size.
- ___ 4. Your application was not received through regular mail as instructed.
- ___ 5. Poor Credit History
- ___ 6. Home Visit
- ___ 7. Other

If you have additional information which you feel would entitle you to appeal this determination, you may contact this office within two (2) weeks from the date of this letter to request a review.

Sincerely,

Owner/Manager

[To be placed on Developer's Letterhead]

REQUEST FOR AN INTERVIEW

Date:

Dear:

Your application for a homeownership unit at _____ **[Project Name/Address]** _____ has been randomly selected for further processing.

THIS IS ONLY A NOTICE TO APPEAR FOR AN INTERVIEW. YOU MUST MEET CERTAIN ELIGIBILITY REQUIREMENTS BEFORE YOU CAN BE APPROVED.

An interview has been set-up for you at _____
on _____ am/pm.

[Developer to insert list of documents here]

IF YOU ARE UNABLE TO ATTEND, PLEASE CONTACT US AT LEAST 24 HOURS BEFORE YOUR SCHEDULED APPOINTMENT AT () _____ OR AT THE ADDRESS LISTED ABOVE.

We look forward to seeing you.

Sincerely,

Owner/Manager

[To be placed on Developer's Letterhead]

NOTICE OF ELIGIBILITY

Date:

To:

RE: Project Name/Address

Dear:

Congratulations! We are pleased to inform you that you have been approved for homeownership at _____[Project Address]_____.
You will be occupying unit #_____.

Please contact us upon receipt of this letter in order to arrange for an inspection of the unit and the signing of relevant documents.

Thank you.

Sincerely,

Owner/Manager

APPLICANT INFORMATION FORM (REV 7/2008)
HOME/CONDO/CO-OP

DATE _____ PROGRAM _____ SITE _____

DEVELOPER _____

1. Applicant's Name _____

Address _____

Co-Applicant's Name _____

Address _____

List names of all household members:

2. Log # _____ (or) Open Market Yes _____ No _____ OM _____

3. a. Community Board Preference Yes _____ No _____

b. Municipal Employee Yes _____ No _____

c. Disabled Yes _____ No _____

if "yes" M _____ V _____ H _____ Yes _____ No _____

d. HPD Employee Yes _____ No _____

4. NYC Residence Requirement Yes _____ No _____

5. Employer's Name:

Applicant's _____

Co-Applicant's _____

6. Total Household Income: \$ _____

7. Household Size _____

8. Ethnicity (check One): White ___ Black ___ Hispanic ___ Asian ___ Other _____

9. Purchase Price \$ _____ Type: Home ___ Condo ___ Co-op _____

HOME PURCHASE INFORMATION:

1. Address of Home _____ Boro _____

2. Size of Home 1 Family___ 2 Family___ 3 Family___ 4 Family___

CONDO PURCHASE INFORMATION:

1. Address of Condo _____ Unit # _____ Boro _____

2. Size of Unit: Studio ___ 1 Bedroom ___ 2 Bedroom ___ 3 Bedroom ___ 4 Bedroom ___

CO-OP PURCHASE INFORMATION:

1. Address of Co-op _____ Unit # _____ Boro _____

2. Size of Unit: Studio ___ 1 Bedroom ___ 2 Bedroom ___ 3 Bedroom ___ 4 Bedroom ___

Does this AIF serve to replace a previously approved applicant? If yes, please indicate the name and log number of the applicant being replaced.

Yes ___ No ___ Log # _____ OM # _____

Name _____

HPD marketing guidelines

for rentals



MARKETING PACKAGE CONTENTS

Tenant Selection Procedures (Pages 2-24)

Notice of Intent (Pages 27- 29)

Cover Letter to Marketing Application (Page 31)

Marketing Application(Pages 31-41)

Ineligibility Letter (Page 43)

Notice of Eligibility (Page 45)

Request for Interview (Page 47)

Application Information Form (Page 49)

Marketing Lottery Log Sheet (Addendum)



TENANT SELECTION PROCEDURES

1. NOTICE OF INTENT

The Sponsor/Developer, or a representative, must submit to HPD a Notice of Intent to begin marketing according to the following timetable:

- Marketing Meeting: Seven (7) months prior to anticipated occupancy
- Ads Placed and Community Letters Mailed when applicable: Six (6) months prior to anticipated occupancy
- Application Deadline: Four (4) months prior to anticipated occupancy, allowing for the required 60 day application period; i.e. 2 months following the placement of ads.

2. WRITING AND PLACING ADVERTISEMENT

The Developer, or a representative, shall begin marketing by placing an advertisement for applicants in accordance with the following:

- A| HPD will provide developer with the ad format. No changes to the format will be permitted without the prior written approval of the Director of Marketing.
- B| Developer, or a representative, is responsible for placing ad.
- C| Ad must be advertised in at least three (3) newspapers, including:
 - one (1) citywide daily newspaper with a circulation of at least 200,000;
 - one (1) ethnic-based newspaper with a circulation of at least 10,000;
 - one (1) local newspaper.
- D| Ad to run at least three (3) days (with at least one (1) day falling on a weekend), at least sixty (60) days prior to the application deadline.

3. CONTENTS OF APPLICATION

- A| Format of Application will be provided by HPD. Any changes to the application must receive prior approval from HPD.

- B| Application must be accompanied by a cover letter that reiterates program guidelines and highlights the post office box to which applications must be returned. The format will be provided by HPD. Any changes to the letter must receive prior approval from HPD.

4. PICKING UP COMPLETED APPLICATIONS

NOTE: The P.O. Call Box used will be one governed solely by The United States Postal Service. HPD will reserve the P.O. Box at the USPS branch of its own choosing, with all charges and fees to be reimbursed by the Developer. Only HPD will have access to the box and it will not be opened until the date of the lottery.

- A| Applications will be picked up from the post office box approximately one (1) week after the postmark deadline. The applications must be picked up by the Developer or a representative in the presence of HPD staff.
- B| If the post office requires that letters be picked up on a regular basis due to the large volume of mail, the USPS will notify HPD prior to picking up the mail and HPD and the Developer will place all letters, unopened, in a secure locker/footlocker (see 5f). The Developer will then return to the post office approximately one (1) week after the postmark deadline to pick up, in the presence of HPD staff, any remaining mail.
- C| Any applications postmarked after the application deadline ("late" applications) will be set aside for possible consideration pursuant to these Homeownership Selection Procedures, only after all applications postmarked by the deadline have been exhausted. (See Sections 8b and 9b)

5. OPENING APPLICATIONS & CREATING THE LOG

- A| Log format will be provided by HPD (See Addendum)
- B| Based on anticipated response volume, HPD will recommend a minimum number of staff/volunteers to be provided by the borrower for the full day of the lottery. Staff should be made familiar with the application log process and freed from any other duties or distractions on the day of the lottery. Agency monitors will be present strictly to observe the opening of applications and completion of the log sheets; they will be unable to assist in the actual opening and logging so as to not divert their attention from their oversight responsibilities.
- C| After picking up applications from the post office as described in Section 4, in the presence of HPD staff, all applications, or a minimum number of applications equal to fifty (50) times the number of units being marketed in the project, will be randomly opened and entered in ink in a log in the order of which they were randomly opened. All names will then be selected in number order from this log. All subsequent loggings from this applicant pool, unless waived by HPD, must take place in the presence of HPD staff.
- E| Developer or a representative must provide a copy of the Log to HPD immediately after the lottery described under Section 5b is completed. If the Lottery takes more than one (1) day, Developer must provide a copy of the updated Log after each day's logging is completed.
- F| If more than one day is required, remaining applications must be secured in a locker or footlocker (to be provided by the Developer) which can accommodate a standard combination lock. HPD will provide the lock with a combination known only to HPD. This locker/footlocker will be stored by the

Developer in a location approved by the agency monitors and subsequent days of opening and logging must also occur under agency supervision. At the completion of all sales, after enough applications have been opened to achieve occupancy and establish a waiting list, any surplus applications will be shredded by the Developer.

- G| Developer or representative must also provide copies of the Log to HPD for review indicating each applicant's selection status. The copies must be provided prior to units to eligible applicants. HPD approval is required prior to signing leases.
- H| All offers of apartments must be made by Developer or representative to "eligible applicants", and must be made in numbered order from this Log, as long as units of appropriate size are available. An applicant to whom an apartment has been offered must be given a reasonable specific amount of time to respond to the offer before a Developer can proceed to offer an apartment to the next eligible applicant on the Log.
- I| If units of appropriate size are unavailable to eligible applicants from the Log as they are being reviewed, the applicant's name will remain on the Log until an appropriate unit becomes available or until the Log expires.
- J| The Applicant Log will be retained as a record for no less than three (3) years.

6. **TENANTING APARTMENTS**

- A| **Referrals:** The City reserves the right to refer potential tenants to the Developer. Developer, if directed by HPD, must first offer units to these referrals, when eligible. Referrals must be entered into a separate Log by the Developer or a representative. Developer must indicate the source of the referral on the log.

- B| **Homeless Units:** If required by the project's Regulatory Agreement, Developer must offer units to "eligible homeless" applicants. "Eligible Homeless" applicants are very low-income applicants who are certified as eligible by HRA, HPD or an approved alternate referral source. Refer to the Regulatory Agreement for the required percentage (or number) of homeless units to be tenanted under this category. For apartments reserved for Homeless Families, the owner/manager must promptly notify HPD's Division of Housing Finance and Production when vacancies occur and request that homeless households certified as eligible by HRA, HPD or an approved alternate referral source be referred as prospective tenants. Records documenting the rental and referral source for all homeless units must be maintained by the owner or designated manager and must be made available to HPD upon request. Failure to comply with these requirements may result in HPD extending the fifteen year restricted use period.
 - **"Eligible Neighborhood Residents" defined:** Eligible applicants whose address at the time of application is in the community board(s) in which the project is located, or when applicable, in the community board upon which the project borders.

 - **Requirement for projects with homeless units:** For projects containing homeless units, Developer must rent not less than fifteen per cent (15%) of the total number

of homeless units as described in Section 6b above to "eligible neighborhood residents" if the project is located in one (1) community board, and not less than twenty per cent (20%) of the total number of these units to "eligible neighborhood residents" if the project is located in two (2) community boards or is on the border of two (2) community boards. In the event that all non-neighborhood preference homeless units in a project have been rented, and the neighborhood preference requirement has not been met, Developer must rent the next remaining homeless units only to "eligible neighborhood homeless residents" until the neighborhood homeless preference requirement is met. See also Section 9 for completing neighborhood preference rent-up.

- Requirement of non-homeless units: For non-homeless units, Developer must rent not less than fifty per cent (50%) of the total number of non-homeless units in the project to eligible neighborhood residents. See also Section 9 for completing neighborhood preference rent-up.

- C| **Neighborhood Preference Requirement:** Fifty per cent (50%) of all marketed units will be rented up to Community Board residents.
- D| **Municipal Employee Preference:** Five per cent (5%) of all marketed units will be rented to Municipal Employees of the City of New York.

E| **Federal Disability Preference:** If (i) this is a rehabilitation project containing fifteen (15) or more units and if the cost of the alterations is 75% or more of the replacement cost of the completed facility, or (ii) if this is a new construction project containing five (5) or more units, a minimum of 5% of the project units, or one unit, whichever is greater, is required to be made adaptable for disabled persons with mobility impairments, and a minimum of 2% of the project units, or one unit, whichever is greater, is required to be made adaptable for disabled persons with visual or hearing impairments. Such units (the 5% and 2% of the project units which were required to be made adaptable) are referred to as "disabled preference units." Applicants who have at least one household member with a mobility impairment or a visual or hearing impairment are referred to as "disabled applicants." Developer must offer disabled preference units to appropriate disabled applicants. Disabled applicants are instructed to place a check mark (✓) on the outside of the envelope, and will be randomly selected with all other applicants. Disabled applicants must meet all programmatic requirements in order to be eligible for the unit. If not met, Developer, or representative, may go to the next disabled applicant on the log.

If Developer, or representative, cannot rent all disabled preference units from the original applicant pool, Developer or representative, in the presence of HPD staff must open and log only remaining unopened applications for disabled applicants identified with a check mark (✓) on the outside of the envelope.

Developer will notify the Mayor's Office for People with Disabilities (MOPD) or its successor office, if there are disabled preference units remaining after the above procedures have been met. Applications from additional disabled applicants referred to Developer by MOPD must be postmarked not more

than 35 days following such notification. Developer will open and log additional applications from disabled applicants in the same manner as all other applications, and will offer the remaining disabled preference units to appropriate disabled applicants who have submitted applications by the aforesaid deadline. If there are disabled preference units remaining after the procedures described in this paragraph have been met, such units may be offered to non-disabled applicants.

If all the disabled preference units have been rented to disabled applicants, the remaining disabled applicants, if any, remain on the log and are treated the same as all other (non-disabled) applicants. If the Developer offers an apartment to a disabled applicant who remained on the log, developer must offer an adaptable apartment of appropriate size, if available. If no such apartment is available, a non-adaptable apartment should be offered. Developers are advised that Federal law requires the developer to provide a reasonable accommodation to the applicant, if requested.

7. COMPLETING RENT-UP OF LOW-INCOME APARTMENTS

If after following procedures outlined in Sections 5 and 6, and exhausting all eligible names on the Log, low-income apartments are still available but some applications remain unopened, Developer or a representative, must notify HPD, and in the presence of HPD and pursuant to procedures listed in Section 5, randomly open and log a number of remaining vacancies. The developer, or a representative will then follow Tenant Selection Procedures outlined in Section 6.

- A | If apartments are still available after the Developer has exhausted all remaining applications pursuant to Section 7a, Developer or a representative, must notify HPD, and in the presence of HPD and pursuant to procedures listed in Section 5, randomly open and log a number of "late" applications set aside pursuant to Section 4c sufficient to tenant the remaining low-income vacancies. The Developer, or a representative will then follow Tenant Selection Procedures in Section 6.

- B | If after the Developer has exhausted all remaining applications as described above and low-income apartments are still available, Developer, or a representative, must notify HPD. HPD will provide the format for a re-advertisement, which will contain an open application. All applications will be picked up from the post office as needed in the presence of HPD staff. Future lotteries for the site will be held as needed in the presence of HPD staff. During this period, all other requirements contained in these Tenant Selection Procedures will continue to apply.

8. COMPLETING RENT-UP OF MODERATE-INCOME APARTMENTS

Developer and/or HPD may determine upon reviewing the initial log that there will be an insufficient number of qualified moderate-income applicants from the lottery to complete the moderate-income rent-up. Unless otherwise specified and upon written approval from HPD, Developer will be permitted to conduct direct outreach or solicit additional applications pursuant to procedures listed below in this section in order to rent the remaining moderate-income units. Developer will be permitted to process these additional applicants, but may not rent to these applicants until all eligible applications from the original applicant pool have been exhausted.

- A| Developer will then be required at minimum to re-advertise the units in addition to any direct outreach/solicitation.
 - Ad will be provided by the Developer.
 - Ad must be placed in at least three (3) newspapers as described in Section 2c of these Tenant Selection Procedures.
 - Developer must provide HPD with a copy of the re-advertisement.
- B| All applications received as a result of this process must be logged by the Developer.
- C| Developer must apply the same eligibility and rent-up criteria/requirements utilized for all other applicants when renting these apartments.
- D| Developer will be required to certify to HPD that this process has been completed in accordance with these guidelines.

9. COMPLETING NEIGHBORHOOD PREFERENCE RENT-UP

Developer must contact HPD if, upon renting the maximum number of non-resident units, the log from the original applicant pool contains an insufficient number of eligible applicants to meet neighborhood preference requirements. Then, the Developer will attempt to meet the neighborhood preference requirement by following the procedures listed below, in the order in which they appear until all neighborhood preference units are rented:

- A| Developer must open and log any remaining unopened applications and attempt to tenant the remaining units with eligible neighborhood residents.
- B| Developer must open and log any "late applications" and attempt to tenant the remaining units with eligible neighborhood residents, in log order.
- C| Where applicable, developer may consider applicants from the moderate-income advertisement.

After developer certifies to HPD that the above procedures have been followed, in order, and after considering all eligible neighborhood residents, the neighborhood preference requirement cannot be met, Developer may proceed to tenant apartments with eligible non-neighborhood residents in log order.

10. INTERVIEWS

- A| Units must be offered to eligible applicants in log number order but interviews can be conducted by Developer, or a representative, in any order.

- B| Developer will notify each applicant to be interviewed by regular mail. Format for letter will be provided by HPD. Letter will indicate:
 - date, time, and location of interview and phone number should applicant be unable to appear;
 - list of required documents to be brought to interview by applicant;
 - that Developer reserves the right to make home visits or other appropriate inquiries to assist in qualifying applicants;
 - that no broker or application fees will be charged to the tenant;
 - if credit checks will be conducted by Developer, that the following fees can be charged to the tenant: a maximum of \$50 for market-rate tenants, or \$25 for low-income tenants. No credit check fees may be charged to homeless applicants. A credit check fee can only be charged after an interview has been conducted and all other threshold selection criteria have been met.

- C| In cases where an applicant fails to appear for an interview, Developer must send a second letter by regular mail to schedule another interview. The applicant will be given a reasonable specific amount of time from the date of the second letter in which to respond.

11. QUALIFYING APPLICANTS

- A| All selections will be made by the Developer, or a representative.
- B| Developer, employees, agents and employees of agents are prohibited from seeking an apartment through the Developer’s lotteries, and are further prohibited from being considered through any other means for any apartment being marketed by this Developer pursuant to these Tenant Selection Procedures, regardless of their position with the firm.
- C| If required by the Regulatory Agreement, Developer must disqualify those applicants for whom there is not at least one household member who is a New York City resident at the time of application.
- D| Developer must disqualify those applicants from whom multiple copies of an application are received.
- E| HPD will provide Developer with initial rents, income guidelines and minimum household size requirements when the Notice of Intent is received.
- F| HPD’s low-income affordable apartments are not intended for “roommate situations” or other combinations of friends and/or distant relatives who join together solely for the purposes of qualifying for such a housing opportunity. For the purposes of HPD’s low-income housing programs, a household shall be defined as “an immediate family or other such configuration of persons who have a documented financial interdependence.” Aside from immediate family members (spouses and parent/child combinations), other possible households may document “financial interdependence” as follows:
 - Adult persons already living together as a household as may be formally documented through current leases, deeds, or current utility records identifying each person residing at the same address;
 - Adult persons who can document shared assets, such as shared bank accounts reflecting each person’s name, going back at least one year.

- Adult couples who are not married but who meet the criteria above or who can document registration with The City of New York as a domestic partnership.
- Additional minors who can be documented as being the lawful dependents of one or more adult household members. Individual letters signed by applicants or other individuals (such as a statement from an applicant's sister that her child will be living with the applicant) are not acceptable documentation. Acceptable documentation may include the following:
 - a) legal custody or guardianship papers;
 - b) tax documents reflecting the minor as a dependent;
 - c) school records identifying the adult household member as the minor's guardian of record; or
 - d) Third Party verification from a governmental social services agency regarding the placement of the minor within the household

G| Developer must notify all applicants processed of their selection status by regular mail as soon as a determination has been made. (See also Section 5f) A copy of the letter must be attached to the application and kept on file.

H| As required under Section 5e, Developer will provide HPD with a copy of the completed Log, indicating the final selection status of each applicant and reason for rejection, such as:

- income ineligibility;
- applicant's being an employee of Developer,
- or Developer's agent (See Section 11b);
- does not meet New York City residency requirement;
- lack of adequate income to support mortgage payments;

- ineligible household size;
- poor payment or credit history;
- receipt of more than one application per household;
- falsification of information;
- any other reason for rejection;
- if files are incomplete or if flags are raised which require further review either internally or with The NYC Department of Investigation (DOI), the process will take as long as necessary to:
 - a) acquire the missing or additional paperwork from the borrower's management staff or
 - b) complete an additional review with DOI. On a case by case basis, if such processes extend past ten (10) business days without a resolution, the agencies may grant permission to place such questionable applicants on hold and proceed with other applications while such special reviews are being completed.
- Ineligibility and Rejection Letters to Applicants must provide a specific reason an applicant cannot be approved. Responses to appeals must be even more specific and detailed. For example, stating "You are rejected because you are under-income" is not sufficient. The letter would need to state, as an example, "You have been deemed ineligible for this housing program because you do not meet the minimum income required for your family and unit size. The minimum income is \$35,000 and your household's annual income has been determined to be \$34,000".

I| The first applications processed and submitted to the agencies from the log must be those that meet one of the approved housing preferences; community board, disability, municipal employee, etc.

- If preferences are not met and there are still

unopened applications remaining, another day of opening applications to identify additional preference applicants must be scheduled with the agencies. No preferences will be waived unless all received applications have been opened.

- Only after all preferences have been achieved (or waived by the agencies following the exhaustion of the lottery) may non-preference applications be submitted for approval. This is to prevent non-preference applicants from being processed for units that are intended for preference-eligible applicants.

J| Developer, or a representative cannot disqualify an applicant solely on the basis that the applicant receives Section 8 assistance.

12. COMPLIANCE WITH REGULATORY AGREEMENTS

In addition to discretionary selection criteria such as credit checks, landlord references, etc., HPD hereby makes criminal background checks a mandatory criterion. The owner must disclose in the project's marketing plan which types of information revealed through such a check will or will not adversely impact an applicant's eligibility except that HPD hereby requires a determination of ineligibility in the event that one or both of the following criminal findings is flagged during the background check:

- A prior conviction of fraud in connection to any governmental housing program;
- A revelation that an applicant is a criminal fugitive being sought by law enforcement for either incarceration or deportation (as such applicants would not lawfully be able to "anticipate" income or even be anticipated to be an included member of the household).

Developer must certify to HPD, compliance with all provisions of the Rent Regulatory Agreement and these Tenant Selection Procedures and must maintain all records pertaining to the marketing of the project and the certification or re-certification of each tenant, for a period of not less than three (3) years.

NOTE: DISCOVERY OF FALSE INFORMATION:

Even before documents are submitted there are times when owners/agents may independently detect applicants who have falsified information. For example, the tax transcripts may come back and differ from the provided returns, or provided pay stubs or other documents may be detected as having been tampered with. In all such cases, this fraud (or potential fraud) must be reported. Even if it is detected early and does not result in the applicant receiving an apartment, the attempt of fraud itself must be reported. Owners/agents may report such findings to HPD or, if they prefer, directly to The NYC Department of Investigation.

13. INCORPORATION OF “FAIR HOUSING LAWS”

There are Federal, State and local laws, orders and regulations prohibiting housing discrimination (“Fair Housing Laws”). Such Fair Housing Laws, as they may be amended from time to time, are hereby explicitly incorporated in these Tenant Selection Procedures, any violation thereof will be a violation of these Tenant Selection Procedures.

incorporation of “fair housing laws”

page 21

14. AMENDMENTS

HPD reserves the right to amend any provision of these Tenant Selection Procedures.

15. INSPECTIONS

HPD reserves the right to conduct periodic inspections and spot-checks of the Developer's tenanting process.

16. CORRESPONDENCE

All notices to HPD regarding the Tenant Selection Procedures must be sent by regular mail or email to the attention of:

Director of Marketing
City of New York
Department of Housing Preservation and Development
100 Gold Street Room 9V5A
New York, New York 10038

torisj@hpd.nyc.gov

[To be placed on Developer's Letterhead]

The ad should list the following PO Box or address for application requests:

The ad should state that application requests must be made by mail only: Yes ____No ____.

The handicapped information for this project is as follows:

Number of elevators in buildings;
Number of ramps to buildings;
Total Number of handicapped adaptable units.

I understand that the Department of Housing Preservation and Development will provide the camera-ready ad for this project. If I provide my own ad for this project I understand that the ad is subject to HPD's final review and approval. If there are any questions regarding the above information please contact:

Phone: ()

FAX: ()

Email:

Sincerely,

Developer/Manager

[To be placed on Developer's Letterhead]

COVER LETTER TO APPLICATION
[Indicate Developer Name Only]

Thank you for contacting us. Per your request, an application is enclosed for an apartment at
_____.

The completed application must be returned by **REGULAR MAIL ONLY** to the following Post Office Box
(Please note that this is a **DIFFERENT** address than where you wrote for an application):

The application deadline is **[Date]** . Applications postmarked after this deadline will be set aside for possible future consideration.

If you answered “yes” to question “I” on the application regarding if you or a member of your household requires a special accommodation, kindly place a check mark (✓) on the outside of the envelope.

MAIL ONLY ONE APPLICATION PER FAMILY. YOU WILL BE DISQUALIFIED IF MORE THAN ONE APPLICATION PER FAMILY IS RECEIVED.

DO NOT GIVE BROKERS OR APPLICATION FEE TO ANYONE IN CONNECTION WITH THE OBTAINING, PREPARING OR FILING OF THIS APPLICATION FOR HOUSING.

The prices and income distribution for these units are as follows:

[Developer must insert chart from advertisement]

Applications for these units will be randomly selected. If your application is selected, we will notify you in writing and schedule an interview. Please be prepared to document your income and the other information you provide on the application. A list of required documentation will be sent to you when an interview is scheduled.

Thank you for your interest.

[DEVELOPER NAME]
[PROJECT NAME]
[PROJECT ADDRESS]

APPLICATION FOR APARTMENT

Instructions:

1. Mail only one application per family. You will be disqualified if more than one application per family is received.
2. When completed, this application must be returned by regular mail only; do not send registered or certified mail.
3. The completed application must be postmarked no later than (month, day, year). Applications postmarked after this date will be set aside for possible future consideration.
4. Mail completed application to:

[POST OFFICE BOX ADDRESS]

5. **No payment should be given to anyone in connection with the preparation or the filing of this application.**

-
6. This information to be filled out by the Applicant:

A. *Name and Address*

Name: _____

Current Address: _____

City, State, Zip Code: _____

Home / Cell Phone: _____

Work Phone: _____

How long have you lived at this address? _____ Years, _____ Months

B. *Household Information*

How many persons in your household, including yourself, WILL LIVE IN THE UNIT FOR WHICH YOU ARE APPLYING? _____.

List all of the people WHO WILL LIVE IN THE UNIT FOR WHICH YOU ARE APPLYING, starting with yourself, and provide the following information. Add additional pages if necessary.

Full Name	Relation to Applicant	Birth Date	Age	Sex	Occupation

Are you or any member of your household disabled? Yes No

If yes, would you describe the disability as mobility impairment? visual impairment?
 hearing impairment?

If you checked either mobility impairment, or visual impairment, or hearing impairment, do you or a member of your household require a special accommodation? Yes No

If yes, please specify the special accommodation required:

C. *Income from Employment*

1) **Are you an employee of the City of New York, the New York City Housing Development Corporation, the New York City Economic Development Corporation, the New York City Housing Authority, or the New York City Health and Hospitals Corporation?**
 Yes _____ No _____ (If Yes, please identify the agency or entity at which you are employed):

Agency/Entity: _____

2) If you answered “yes” to Question 1 above, have you personally had any role or involvement in any process, decision, or approval regarding the housing development that is the subject of this application?
 Yes ____ No ____

NOTE: If you answered ‘Yes’ to Question 1 above, you may be required to submit a statement from your employer that your application does not create a conflict of interest. If you answered ‘Yes’ to Question 2 above, you will be required to submit a statement from your employer that your application does not create a conflict of interest. Such statement would not be required until later in the application process, after you have been selected through the lottery, when you will also be required to provide other documents to verify your income and eligibility.

List all full and/or part time employment for ALL HOUSEHOLD MEMBERS including yourself, WHO WILL BE LIVING WITH YOU in the residence for which you are applying. Include self-employment earnings.

Household Member	Employer Name and Address	Years Employed	Gross Earnings

D. Income from Other Sources

List all other income, for example, welfare (including housing allowance), AFDC, Social Security, SSI, pension, disability compensation, unemployment compensation, Interest income, babysitting, care-taking, alimony, child support, annuities, dividends, income from rental property, Armed Forces Reserves, scholarships and/or grants, etc.:

HOUSEHOLD MEMBER	Type of Income	Amount
_____	_____	\$ _____ per _____
_____	_____	\$ _____ per _____
_____	_____	\$ _____ per _____
_____	_____	\$ _____ per _____



E. Total Annual Household Income

Add All Income Listed Above and Indicate the Total Earned for the Year \$_____per year

F. Current Landlord

Landlord's Name: _____

(If you live in a public housing project enter "NYCHA." If you live in a city-owned/In Rem building enter "HPD")

Landlord's Address: _____

Landlord's Phone Number: _____

G. Current Rent

What is the total rent on the apartment where you currently live or temporarily staying? \$ _____monthly

How much do you contribute to the total rent of the apartment? If nothing write "0" \$ _____monthly

H. Reason for Moving

Why are you moving? Please check all that apply.

- | | |
|--|---|
| <input type="checkbox"/> Living with parents | <input type="checkbox"/> Do not like neighborhood |
| <input type="checkbox"/> Not enough space | <input type="checkbox"/> Living with relatives/other family members |
| <input type="checkbox"/> Living in shelter or on the streets | <input type="checkbox"/> Rent too high |
| <input type="checkbox"/> Bad housing conditions | <input type="checkbox"/> Increase in family size (marriage, birth) |
| <input type="checkbox"/> Health Reasons | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Disability access problems | |
-

I. Section 8 Housing Assistance

Are you presently receiving a Section 8 housing voucher or certificate? Yes No (Please check Yes or No.)

This information will not affect the processing of the application.

J. Assets

Checking /Bank or Branch: _____

Savings/Bank or Branch: _____

Certificates/Bank or Branch: _____

K. Source of Information

How did you hear about this development?

- Newspaper Sign Posted on Property
 Local Organization or Church Friend
 City "affordable housing hotline" listing new ads for the month Web Site/Internet
 Other: _____
-

L. Ethnic Identification (Used for Statistical Purposes Only)

This information is optional and will not affect the processing of the application. Please check one group that best identifies the applicant.

- White (non Hispanic origin) Black
 Hispanic origin Asian or Pacific Islander
 American Indian/Alaskan Native Other _____
-

M. Signature

I DECLARE THAT STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE. I have not withheld, falsified or otherwise misrepresented any information. I fully understand that any and all information I provide during this application process is subject to review by The New York City Department of Investigation (DOI), a fully empowered law enforcement agency which investigates potential fraud in City-sponsored programs. I understand that the consequences for providing false or knowingly incomplete information in an attempt to qualify for this program may include the disqualification of my application, the termination of my lease (if discovery is made after the fact), and referral to the appropriate authorities for potential criminal prosecution.

I DECLARE THAT NEITHER I, NOR ANY MEMBER OF MY IMMEDIATE FAMILY, IS EMPLOYED BY THE DEVELOPER OR ITS SUBSIDIARIES, OR THE BUILDING OWNER OR ITS PRINCIPALS.

Signed: _____ Date: _____

OFFICE USE ONLY:

Community Board Resident Yes No
Municipal Employee Yes No
Size of Apartment Assigned Studio 1 Bedroom 2 Bedroom 3 Bedroom 4 Bedroom
Family Composition: Adult Males: _____ Adult Females: _____ Male Children: _____ Female Children: _____
Person with Disability Mobility Visual Hearing
TOTAL VERIFIED HOUSEHOLD INCOME: \$ _____ per Year

SAMPLE INELIGIBILITY LETTER

[To be placed on Developer's Letterhead]

Date

Applicant's Name and Address

Re: **[PROJECT NAME]**

Log # _____

Dear (Applicant):

We have received your application for residency in the project indicated above. Based on the guidelines for eligibility under this program, you are ineligible for the following reason:

- ___ 1. Your family's gross income exceeds the program limit.
- ___ 2. Your family's gross income is not sufficient to sustain the rent level.
- ___ 3. No remaining units are available within the project to accommodate your family size.
- ___ 4. Your application was not received through regular mail as instructed.
- ___ 5. Poor Credit History
- ___ 6. Home Visit
- ___ 7. Other

If you have additional information which you feel would entitle you to appeal this determination, you may contact this office within two (2) weeks from the date of this letter to request a review.

Sincerely,

Owner/Manager

SAMPLE ELIGIBILITY LETTER

[To be placed on Developer's Letterhead]

Date

NOTICE OF ELIGIBILITY

To:

RE: [PROJECT NAME/ADDRESS]

Dear:

Congratulations! We are pleased to inform you that you have been approved for an apartment at _____ **[PROJECT ADDRESS]** _____.
You will be occupying apartment #_____.

Please contact us upon receipt of this letter in order to arrange for an inspection of the unit and the signing of the lease.

Thank you.

Sincerely,

Owner/Manager

Re: **[PROJECT NAME]**

Log # _____

[To be placed on Developer's Letterhead]

REQUEST FOR AN INTERVIEW

Date:

Dear:

Your application for an apartment at _____ **[Project Name/Address]** _____ has been randomly selected for further processing.

THIS IS ONLY A NOTICE TO APPEAR FOR AN INTERVIEW. YOU MUST MEET CERTAIN ELIGIBILITY REQUIREMENTS BEFORE YOU CAN BE APPROVED.

An interview has been set-up for you at _____
on _____ am/pm.

[Developer to insert list of documents here]

IF YOU ARE UNABLE TO ATTEND, PLEASE CONTACT US AT LEAST 24 HOURS BEFORE YOUR SCHEDULED APPOINTMENT AT () _____ OR AT THE ADDRESS LISTED ABOVE.

We look forward to seeing you.

Sincerely,

Owner/Manager

APPLICANT INFORMATION FORM

(To be completed for all applicants to whom you intend to offer an apartment)

SITE: _____

1. Applicant Name: _____ **Log #:** _____

2. Building Address: _____ **Apartment #:** _____

3. Household Income: \$: _____ **3a. Rent: \$** _____

4.	a. NYCHA Housing	_____	Yes	_____	No
	b. Community Board Resident	_____	Yes	_____	No
	c. Municipal Employee	_____	Yes	_____	No
	d. Borough Resident	_____	Yes	_____	No
	e. Section 8 Recipient	_____	Yes	_____	No
	f. Disabled	_____	Yes	_____	No

If "Yes": _____ **Mobility** _____ **Visual** _____ **Hearing**

5. Ethnicity (check one)

White _____ **Black** _____ **Hispanic** _____ **Asian** _____ **Other** _____

6. Size of Apt. Assigned (check one)

Studio _____ **1 Bedroom** _____ **2 Bedroom** _____ **3 Bedroom** _____ **4 Bedroom** _____

7. List Names of all Family Member residing in Unit

a. Head _____

b. Co-Head/Spouse: _____

c. Family Member # 3: _____

d. Family Member # 4: _____

e. Family Member # 5: _____

f. Family Member # 6: _____

9. Rent of Apartment Assigned (check one)

Very Low _____ **Low** _____ **Moderate** _____ **Market** _____ **HOME unit** _____

10. a. Does this AIF serve to replace a previously approved applicant? Yes [] No []

If "Yes", please indicate the name, log number, date, and reason why applicant is being replaced.

Name: _____ **Log#:** _____ **Date:** _____

b. Reason for replacement of previous applicant:

Applicant Cancelled: _____ **Rejected:** _____ **Moved-Out:** _____ **Evicted:** _____

Unit Transfer: _____ **(Please give new unit #: _____)** **Vacant Unit:** _____ **Other:** _____

APPENDIX D: EQUAL OPPORTUNITIES REQUIREMENTS

Appendix D

Equal Opportunity (EO) Requirements



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

EXECUTIVE ORDER NO. 50

APRIL 25, 1980

BUREAU OF LABOR SERVICES

By the power vested in me as Mayor of the City of New York,
it is hereby ordered:

Section 1. Purpose. It is the purpose of this Order to ensure compliance with the equal employment opportunity requirements of City, State and Federal law in City contracting.

§ 2. Bureau Continued. The Bureau of Labor Services shall continue to serve such purposes and to have such responsibilities as restated by this Order.

§ 3. Definitions. Whenever used in this Executive Order, the following terms shall have the following meanings:

- (a) Bureau means the Bureau of Labor Services;
- (b) construction project means any construction, reconstruction, rehabilitation, alteration, conversion, extension, improvement, repair or demolition of real property contracted by the City;
- (c) contract means any written agreement, purchase order or instrument whereby the City is committed to expend or does expend funds in return for work, labor, services, supplies, equipment, materials, or any combination of the foregoing;

*amended
E.O. 94*

(i) Unless otherwise required by law, the term "contract" shall include any City grant, loan, guarantee or other City assistance for a construction project.

(ii) The term "contract" shall not include:

(A) contracts for financial or other assistance between the City and a government or government agency;

(B) contracts, resolutions, indentures, declarations of trust, or other instruments authorizing or relating to the authorization, issuance, award, and sale of bonds, certificates of indebtedness, notes or other fiscal obligations of the City, or consisting thereof; or

(C) employment by the City of its officers and employees which is subject to the equal employment opportunity requirements of applicable law.

(d) contracting agency means any administration, board, bureau, commission, department or other governmental agency of the City of New York, or any official thereof, authorized on behalf of the City to provide for, enter into, award or administer contracts;

(e) contractor means a person, including a vendor, who is a party or a proposed party to a contract with a contracting agency, first-level subcontractors of supply or service contractors, and all levels of subcontractors of construction contractors;

(f) Director means the Director of the Bureau of Labor Services;

(g) economically disadvantaged person means a person who, or a member of a family which, is considered economically disadvantaged under applicable law.

(h) employment report means a report filed by a contractor containing information as to the employment practices, policies and programs, employment statistics and collective bargaining agreements, if any, of the contractor in such form as the Bureau may direct by regulation;

(i) equal employment opportunity means the treatment of all employees and applicants for employment without unlawful discrimination as to race, creed, color, national origin, sex, age, handicap, marital status, sexual orientation or affectional preference in all employment decisions, including but not limited to recruitment, hiring, compensation, training and apprenticeship, promotion, upgrading, demotion, downgrading, transfer, lay-off and termination, and all other terms and conditions of employment except as provided by law;

(j) trainee means an economically disadvantaged person who qualifies for and receives training in one of the construction trades pursuant to a program other than apprenticeship programs, approved by the Bureau and, where required by law, the State Department of Labor or the United States Department of Labor, Bureau of Apprenticeship and Training.

§ 4. Responsibilities of Bureau. The responsibilities of the Bureau shall be as follows:

(a) To implement, monitor compliance with, and enforce this Order and programs established pursuant to City, State and Federal law requiring contractors to provide equal employment opportunity;

(b) To implement, monitor compliance with, and enforce on-the-job training requirements on construction projects;

(c) To monitor compliance by contractors with State and Federal prevailing wage requirements where required;

(d) To advise and assist contractors and labor unions with respect to their obligations to provide equal employment opportunity;

(e) To advise and assist persons in the private sector with respect to employment problems;

(f) To establish advisory committees, including representatives of employers, labor unions, community organizations and others concerned with the enforcement of this Order; and

(g) To serve as the City's principal liaison to Federal, State and local contract compliance agencies.

§ 5. Contract Provisions.

(a) Equal Employment Opportunity. A contracting agency shall include in every contract to which it becomes a party such provisions requiring the contractor to ensure equal employment opportunity as the Bureau may direct by regulation.

(b) On-the-Job Training. A contracting agency shall include in every contract concerning a construction project to which it becomes a party such provisions requiring the contractor to provide on-the-job training for economically disadvantaged persons as the Bureau may direct by regulation.

(c) Subcontractors. A contracting agency shall include in every contract to which it becomes a party such provisions requiring the contractor not to discriminate unlawfully in the selection of subcontractors as the Bureau may direct by regulation.

§ 6. Employment Reports.

(a) Submission Requirements. No contracting agency shall enter into a contract with any contractor unless such contractor's employment report is first submitted to the Bureau for its review. Unless otherwise required by law, an employment report shall not be required for the following:

(i) a contract in the amount of \$50,000 or less;

(ii) an emergency contract or other exempt contract except as the Bureau may direct by regulation; and

(iii) a contract with a contractor who has received a certificate of compliance with the equal employment opportunity requirements of applicable law from the Bureau, or an appropriate agency of the State of New York or the United States within the preceding twelve months, except as the Bureau may direct by regulation.

(b) Bureau Review. The Bureau shall review all employment reports to determine whether contractors are in compliance with the equal employment opportunity requirements of City, State and Federal law and the provisions of this Order. The contracting agency shall transmit the employment report to the Bureau within ten business days after the selection of a proposed contractor. A contracting agency may thereafter award a contract unless the Bureau gives prior written notice to the contracting agency and the contractor as follows:

(i) If the Bureau notifies the contracting agency and the contractor within five business days after the receipt by the Bureau of the employment report that the contractor has failed to submit a complete employment report, the Director may require the contracting agency to disapprove the contractor unless such deficiency is corrected in a timely manner;

(ii) If the Bureau notifies the contracting agency and the contractor within fifteen business days of the receipt by the Bureau of the completed employment report that the Bureau has found reason to believe that the contractor is not in substantial compliance with applicable legal requirements and the provisions of this Order, the Bureau shall promptly take such action as may be necessary to remedy the contractor's noncompliance as provided by this Order.

Provided that a contracting agency may award a requirements contract or an open market purchase agreement prior to review by the Bureau of the contractor's employment report, but may not make a purchase order against such contract or agreement until it has first transmitted such contractor's employment report to the Bureau and the Bureau has completed its review in the manner provided by this Section.

(c) Employment Program. The Bureau may require a contractor to adopt and adhere to a program designed to ensure equal employment opportunity.

(d) Periodic Reports. Contractors shall file periodic employment reports after the award of a contract in such form and frequency as the Bureau may direct by regulation to determine whether such contractors are in compliance with applicable legal requirements and the provisions of this Order.

§ 7. Training Programs. The Bureau shall monitor the recruitment, training and placement of economically disadvantaged persons in on-the-job training programs on construction projects. Contracting agencies shall require contractors to make a good faith effort to achieve the ratio of one trainee to four journey-level employees of each craft on each construction project.

(a) The Bureau shall determine the number of trainees and hours of training required by each contractor or subcontractor for each construction project.

(b) In the event that a contractor fails to make a good faith effort to train the required number of individuals for the required amount of hours, the Bureau, after consultation with the contracting agency, shall direct such agency to reduce the contractor's compensation by an amount equal to the amount of wages and fringe benefits which the contractor failed to pay to trainees.

(c) On-the-job training of economically disadvantaged persons shall not be required on construction contracts in the amount of \$125,000 or less.

§ 8. Compliance Investigations and Hearings. The Bureau shall conduct such investigations and hold such hearings as may be necessary to determine whether contractors are in compliance with the equal employment opportunity requirements of City, State and Federal law and the provisions of this Order.

(a) Voluntary Compliance. The Bureau shall seek to obtain the voluntary compliance of contractors and labor unions with applicable legal requirements and the provisions of this Order.

(b) Noncompliance. Upon receiving a complaint or at its own instance, the Bureau shall determine whether there is reason to believe a contractor is not in compliance with applicable legal requirements and the provisions of this Order.

(c) Hearings. The Bureau shall hold a hearing on prior written notice to a contractor and the contracting agency before any adverse determination is made with respect to such contractor's employment practices or imposing any sanction or remedy for non-compliance with applicable legal requirements and the provisions of this Order. The hearing shall be held before a City hearing officer, or such other person designated by the Director, who shall submit a report containing findings of fact and recommendations to the Director. Based on the record as a whole, the Director shall determine whether a contractor has failed to comply with applicable legal requirements or the provisions of this Order and the appropriate sanctions for noncompliance.

(d) Notices. The Bureau shall give prior notice of any hearing and shall provide a copy of any hearing report and determination of the Director under paragraph (c) of this Section to the contracting agency, the Corporation Counsel and the Comptroller. The Bureau shall notify appropriate City, State and Federal agencies of violations of law and may, with the approval of the Corporation Counsel, initiate proceedings in such agencies.

§ 9. Sanctions and Remedies. After making a determination that a contractor is not complying with applicable legal requirements and the provisions of this Order, the Director may direct that such sanctions as may be permitted by law or contractual provisions be imposed, including the disapproval of a proposed contractor, the suspension or termination of a contract and the reduction of a contractor's compensation, except as follows:

(a) Within five business days of the issuance of a determination by the Director under Section 8(c), a contracting agency head may file with the Director written objections to the sanctions to be imposed. Where such objections have been filed, the Director and the contracting agency head shall jointly determine the appropriate sanctions to be imposed.

(b) In lieu of any of the foregoing sanctions, the Director may require a contractor to adopt and adhere to a program to ensure equal employment opportunity.

§ 10. Public Agencies. Any administration, board, bureau, commission, department or other public agency, not subject to this Order, which imposes by rule, regulation or order equal employment opportunity requirements, may, with the consent of the Mayor, delegate such responsibilities to the Bureau as may be consistent with this Order.

§ 11. Confidentiality. To the extent permitted by law and consistent with the proper discharge of the Bureau's responsibilities under this Order, all information provided by a contractor to the Bureau shall be confidential.

§ 12. Regulations. The Bureau shall promulgate such regulations, subject to the approval of the Mayor, as may be necessary to discharge its responsibilities under this Order, including regulations increasing the dollar amounts referred to in this Order. Any regulations of the Bureau establishing terms and conditions for contractors shall be approved as to form by the Corporation Counsel.

§ 13. Annual Report. The Bureau shall submit an annual report to the Mayor concerning its responsibilities under this Order.

§ 14. Separability. If any provision of this Order or the application thereof is held invalid, the remainder of this Order and the application thereof to other persons or circumstances shall not be affected by such holding and shall remain in full force and effect.

§ 15. Revocation of Prior Orders. Executive Orders No. 71 (1968), No. 20 (1970), No. 23 (1970), No. 27 (1970), No. 31 (1971), No. 74 (1973), No. 7 (1974), and No. 80 (1977) are hereby revoked and the first paragraph of Section 2 of Executive Order No. 4 (1978) is hereby deleted. Nothing in this Order shall be deemed to relieve any person of any obligation not inconsistent with this Order assumed or imposed pursuant to an Order superseded by this Order.

§ 16. Effective Date. This Order shall take effect immediately.


EDWARD I. KOCH
M A Y O R

EQUAL EMPLOYMENT OPPORTUNITY

This contract is subject to the requirements of Executive Order No. 50 (1980) as revised ("E.O.50") and the Rules and Regulations promulgated thereunder. No contract will be awarded unless and until these requirements have been complied with in their entirety. By signing this contract, the contractor agrees that it:

(1) will not engage in any unlawful discrimination against any employee or applicant for employment because of race, creed, color, national origin, sex, age, disability, marital status or sexual orientation with respect to all employment decisions including, but not limited to, recruitment, hiring, upgrading, demotion, downgrading, transfer, training, rates of pay or other forms of compensation, layoff, termination, and all other terms and conditions of employment;

(2) the contractor agrees that when it subcontracts it will not engage in any unlawful discrimination in the selection of subcontractors on the basis of the owner's race, color, creed, national origin, sex, age, disability, marital status or sexual orientation;

(3) will state in all solicitations or advertisements for employees placed by or on behalf of the contractor that all qualified applicants will receive consideration for employment without unlawful discrimination based on race, creed, color, national origin, sex, age, disability, marital status or sexual orientation, or that it is an equal employment opportunity employer;

(4) will send to each labor organization or representative of workers with which it has a collective bargaining agreement or other contract or memorandum of understanding, written notification of its equal employment opportunity commitments under E. O. 50 and the rules and regulations promulgated thereunder; and

(5) will furnish all information and reports including an Employment Report before the award of the contract which are required by E. O. 50, the rules and regulations promulgated thereunder, and orders of the Director of the Bureau of Labor Services ("Bureau"), and will permit access to its books, records and accounts by the Bureau for the purposes of investigation to ascertain compliance with such rules, regulations, and orders.

The contractor understands that in the event of its noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, such noncompliance shall constitute a material breach of the contract and noncompliance with the E.O. 50 and the rules and regulations promulgated thereunder. After a hearing held pursuant to the rules of the Bureau, the Director may direct the imposition by the contracting agency held of any or all of the following sanctions:

- (i) disapproval of the contractor;
- (ii) suspension or termination of the contract;
- (iii) declaring the contractor in default; or
- (iv) in lieu of any of the foregoing sanctions, the Director may impose an employment program.

The Director of the Bureau may recommend to the contracting agency head that a Board of Responsibility be convened for purposes of declaring a contractor who has repeatedly failed to comply with E.O. 50 and the rules and regulations promulgated thereunder to be nonresponsible.

The contractor agrees to include the provisions of the foregoing paragraphs in every subcontract or purchase order in excess of \$50,000 to which it becomes a party unless exempted by E.O. 50 and the rules and regulations promulgated thereunder, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Director of the Bureau of Labor Services as a means of enforcing such provisions including sanctions for noncompliance.

The contractor further agrees that it will refrain from entering into any contract or contract modification subject to E.O. 50 and the rules and regulations promulgated thereunder with a subcontractor who is not in compliance with the requirements of E.O. 50 and the rules and regulations promulgated thereunder."



THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

Executive Order No. 108
December 29, 1986

Amendment of Executive Order No. 50
(April 25, 1980)

BUREAU OF LABOR SERVICES

By the power vested in me as Mayor of the City of New York,
it is hereby ordered:

Section 1. Prior Order Amended.

a. Section 6(a) of Executive Order No. 50, dated
April 25, 1980, is amended to read as follows:

"Submission Requirements. No contracting
agency shall enter into a contract with any
contractor unless such contractor's
employment report is first submitted to the
Bureau for its review. Unless otherwise
required by law, an employment report shall
not be required for the following:

(i) a construction contract in the
amount of less than \$1 million; a
construction subcontract in the amount of
less than \$750,000; or a supply and service
contract in the amount of \$50,000 or less
or of more than \$50,000 in which the
contractor employs fewer than 50 employees
at the facility or facilities involved in
the contract;

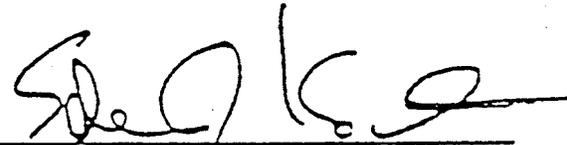
(ii) an emergency contract or other
exempt contract, except as the Bureau may
direct by regulation; and

(iii) a contract with a contractor who has received a certificate of compliance with the equal employment opportunity requirements of applicable law from the Bureau within the preceding twenty-four months, or an appropriate agency of the State of New York or of the United States within the preceding twelve months, except as the Bureau may direct by regulation."

b. Section 7(c) of such Order is amended to read as follows:

"On-the-job training of economically disadvantaged persons shall be required on all construction contracts covered by the submission requirements of this Order."

Section 2. Effective Date. This Order shall take effect immediately, but shall have no retrospective effect with respect to the two (2) year approval period provided for in Section 1(a) of this Order, amending Section 6(a) (iii) of Executive Order No. 50, dated April 25, 1980.



Edward I. Koch
M A Y O R



JUN 23 1986

THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

Executive Order No. 94
June 20, 1986

Amendment of Executive Order No. 50
(April 25, 1980)

BUREAU OF LABOR SERVICES

By the power vested in me as Mayor of the City of New York, it is hereby ordered:

Section 1. Prior Order Amended.

a. Section 1 of Executive Order No. 50, dated April 25, 1980, is amended to read as follows:

"Purpose. It is the purpose of this Order to ensure equal employment opportunity in City contracting."

b. Section 3(i) of such Order is amended to read as follows:

"equal employment opportunity means the treatment of all employees and applicants for employment without unlawful discrimination as to race, creed, color, national origin, sex, age, disability, marital status or sexual orientation in all employment decisions, including but not limited to recruitment, hiring, compensation, training and apprenticeship, promotion, upgrading, demotion, downgrading, transfer, lay-off and termination, and all other terms and conditions of employment;"

c. Section 5(a) of such Order is amended to read as follows:

"Equal Employment Opportunity. A contracting agency shall include in every

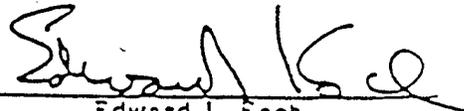
contract to which it becomes a party such provisions requiring the contractor to ensure equal employment opportunity as the Bureau may direct, consistent with this Order."

d. Section 12 of such Order is amended to read as follows:

"Regulations. The Bureau shall promulgate such regulations, subject to the approval of the Mayor, as may be necessary to discharge its responsibilities under this Order, including regulations increasing the dollar amounts and number of employees referred to in this Order. Any regulations of the Bureau establishing terms and conditions for contractors shall be approved as to form by the Corporation Counsel.

Nothing contained herein shall be construed to bar any religious or denominational institution or organization, or any organization operated for charitable or educational purposes, which is operated, supervised or controlled by or in connection with a religious organization, from limiting employment or giving preference to persons of the same religion or denomination or from making such selection as is calculated by such organization to promote the religious principles for which it is established or maintained. The regulations shall set forth this exemption for religiously-sponsored organizations and provide for the discharge of the Bureau's responsibilities in a manner consistent with such exemption."

Section 2. Effective Date. This Order shall take effect immediately.



Edward I. Koch
M A Y O R

APPENDIX E: PROPOSAL FORMS

Form A: Completeness Checklist and Applicant's Letter

A1 – Completeness Checklist (Tab A)

Before completing the following forms, please see instructions in **Section V (Submission Requirements)**.

Tab	Form	✓
A	Completeness Checklist and Applicant's Letter	
	1. Completeness Checklist (Form A-1)	
	2. Applicant's Letter (Form A-2)	
B	Proposal Summary	
	1. Proposal Summary (Form B)	
	2. Proposal Narrative (<i>provided by Applicant</i>)	
C	Development Team Information and Applicant Questionnaire	
	1. Development Team Information (Form C-1)	
	2. Not-For-Profit Organization Description (Form C-2)	
	3. Staffing Plan (<i>provided by Applicant</i>)	
	4. Additional Evidence of Experience and Qualifications (<i>provided by Applicant</i>)	
D	Experience and Current Workload	
	1. Residential Development Experience and Current Workload (Form D-1)	
	2. Residential Management Experience (Form D-2)	
	3. Management Questionnaire (Form D-3)	
	4. Assets Statement (Form E or alternative statements)	
E	Financing Proposal	
	1. Rental Pro Forma (Form F-1, if applicable)	
	2. Sales Pro Forma (Form F-2, if applicable)	
	3. Two or Three Family Homes Pro Forma (<i>provided by Applicant, if applicable</i>)	
	4. Financing Narrative (<i>provided by Applicant</i>)	
	5. Market comparables (<i>provided by Applicant if Proposal includes market rate units</i>)	
F	Letters of Interest for Private and Public Funds (<i>provided by Applicant</i>)	
G	Design Team Experience (<i>provided by Applicant</i>)	
H	Design Narrative (<i>provided by Applicant</i>)	
I	Architectural Submission (<i>provided by Applicant</i>)	
J	Development Schedule (<i>provided by Applicant</i>)	

A2 – Applicant’s Letter (Tab A)

NYC Department of Housing Preservation and Development
Office of Development
100 Gold Street, Room 9A-3
New York, NY 10038
Attention: Gabriella Amabile

Re: Proposal in Response to Hunter’s Point South RFP: Site █

Dear Ms. Amabile:

This letter is being submitted in connection with my proposal (“Proposal”) submitted in response to the Request for Proposals (“RFP”) issued by the Department of Housing Preservation and Development (“HPD”) of the City of New York (“City”) for mixed-use/housing Hunter’s Point South (“Development Site”) in Queens.

I have received, read, and understand the provisions of the RFP. I understand that selection of an Applicant (“Applicant”) under the RFP for disposition of the Development Site and the development of the Project described in the RFP (“Project”) will mean only that HPD will commence negotiations with such Developer regarding the development of the Development Site.

I recognize that any negotiations with HPD will be subject to the following terms and conditions:

1. The commencement of negotiations will not represent any obligation or agreement on the part of the City, which may only be incurred or entered into by a written agreement which has been (i) approved as to form by the City’s Law Department, (ii) approved by the Mayor after a hearing on due notice; and (iii) duly executed by the Applicant and the City. The Negotiation Letter will only indicate HPD’s intention to commence negotiations, which may ultimately lead to the execution of such an agreement.
2. The Applicant will not have permission to enter upon the Development Site, which permission will only be granted, if at all, in the form of a license agreement duly executed by the Applicant and the City. The execution of any such license agreement, if it occurs, will only indicate that the City has granted permission for the Applicant to enter onto the Development Site for the limited purposes stated in the scope of work set forth therein, and will not indicate that the City reached any other agreement with the Applicant regarding the Development Site or the Project.
3. The following requirements will have to be satisfied prior to the disposition of the Development Site:

The disposition of the Development Site and tax exemptions to be granted, if any, must be reviewed and approved in accordance with all applicable HPD and City policies, which include, but are not limited to, the following:

- a. The Applicant, any other potential grantee of the Development Site, and their respective Principals must successfully undergo a background check concerning their suitability to do business with the City.

- b. The Development Site will not be sold to any person or entity which, or to any entity with a Principal who: (i) has not fulfilled development responsibilities undertaken in connection with the City or other governmental entities, (ii) is in default on any obligations to the City, (iii) is a former owner of the Development Site, or (iv) has lost real property to the City in tax or lien enforcement proceedings.
 - c. The price and other terms for the disposition of the Development Site and the tax exemption(s) to be provided, if any, will be consistent with applicable City policies.
 - d. The grantee must execute legal documents in form and substance acceptable to HPD and in form approved by the City's Law Department.
4. During negotiations, the Applicant must diligently, competently, and expeditiously comply with all requirements communicated to the Applicant by HPD.
 5. The design of the Project must comply with any applicable HPD development requirements and guidelines.
 6. Either HPD or the Applicant may terminate negotiations at any time with or without cause. Negotiations may be terminated if Applicant does not commence construction within eighteen (18) months from the date of the Negotiation Letter.
 7. If negotiations are terminated by either HPD or the Applicant, whether with or without cause, or if negotiations terminate automatically, then neither the City nor the Applicant will have any rights against or liabilities to the other.
 8. The City is not obligated to pay, nor will it in fact pay, any costs or losses incurred by the Applicant at any time, including, but not limited to, the cost of: (i) any prior actions by the Applicant in order to respond to any selection process, or (ii) any future actions by the Applicant in connection with the negotiations, including, but not limited to, actions to comply with requirements of HPD, the City, or any applicable laws.

Very truly yours,

Signature

Title

Applicant

Form B Proposal Summary - Hunter's Point South RFP

Site:

Site:

Developer:

Unit Summary

Building Name/Description	Home Ownership Units	Rental Units	Total Units	Gross Square Feet
Total	0	0	0	0
% of Total Project			-	-

Affordability Summary

Building Name/Description	%HUD IL	%HUD IL	%HUD IL	%HUD IL
Total Units	0	0	0	0
% of Total Project				

Residential Sales Prices

Building Name/Description	Studio	1BR	2BR	3BR/4BR	Townhouse

Unit Count by Type

Building Name/Description	Studio	1BR	2BR	3BR/4BR
Total Units				
% of Total Project				

Average Unit Size (SF)

Building Name/Description	Studio	1BR	2BR	3BR/4BR

Summary of other uses (commercial, community, etc.)

Building Name/Description	Use	Gross Square Feet

Form C: Development Team Information and Applicant Questionnaire

C1 – Development Team Information (Tab C)

All applicants shall complete pages 1 - 3 of this form. Applicants that include a not-for-profit entity as principal of the developer or a member of the development team shall also complete pages 4 -6.

Name of Applicant: _____

Name of Contact Person: _____ E-mail: _____

Address: _____

Telephone No: _____ FAX No. _____

COMPOSITION OF APPLICANT ENTITY:

1. Type of organization (i.e. partnership, corporation, limited liability company, joint venture): _____

2. Provide the following information about all principals of the applicant. For corporations, provide the names of the officers and any shareholders owning 10% or more; for partnerships, provide the names of all general partners. For joint ventures, provide the information separately for each entity that comprises the joint venture. Also, state the role that each principal would play in the development of the site, using the categories specified below.

NAME OF ENTITY # 1: _____ **Percent Interest in Proposed Project:** _____

PRINCIPALS: Name/Position/Title	Home Address	Role*	% Interest in Entity	Social Security No.

NAME OF ENTITY # 2: _____ **Percent Interest in Proposed Project:** _____

PRINCIPALS: Name/Position/Title	Home Address	Role*	% Interest in Entity	Social Security No.

* Role Categories: GP = General/Managing Partner; GC = General Contractor; F = Provides financing, inactive; A = Architect; L = Legal Services; MA = Managing Agent; O = Other (specify)

3. Provide the names, addresses, e-mail addresses, telephone and FAX numbers of members of the development team to the extent that these have been decided; if unknown, enter "N/A".

DEVELOPMENT TEAM:

<u>Architect:</u>	<u>Marketing Agent:</u>
<u>General Contractor:</u>	<u>Managing Agent:</u>
<u>Legal Counsel:</u>	<u>Other:</u>
<u>Other:</u>	<u>Other:</u>

Is there an identity of interest between any principals of the developer and any other entities that comprise the development team? Yes [] No []

If yes, please explain.

4. Has any principal identified above, or any organization in which the principal is or was a general partner, corporate officer, or owned more than 10% of the shares of the corporation, been the subject of any of the following:

- (1) Arson conviction or pending case? Yes [] No []
- (2) Harassment complaint filed by the New York State Division of Rent Control or the New York State Division of Housing and Community Renewal? Yes [] No []
- (3) Had an ownership or management interest in a property that was taken in rem by the City or assigned by a judge of Landlord and Tenant Court to a 7A Administrator or receiver? Yes [] No []
- (4) City mortgage foreclosure or currently more than 90 days in arrears on any City loan? Yes [] No []
- (5) Default on any contract obligation or agreement of any kind or nature entered into with the City of New York or one of its agencies? Yes [] No []
- (6) In the past 5 years, failed to qualify as a responsible bidder, or refused to enter into a contract after an award has been made, privately or with any government agency? Yes [] No []
- (7) In the last 7 years, filed a bankruptcy petition or been the subject of involuntary bankruptcy proceedings? Yes [] No []
- (8) In the last 5 years, failed to file any required tax returns, or failed to pay any applicable Federal, State of New York, or City taxes or other charges? Yes [] No []
- (9) Been convicted of fraud, bribery, or grand larceny? Yes [] No []
- (10) Negative findings from the Inspector General's Office? Yes [] No []

If the answer to any question is yes, provide the following information about each instance: name of principal(s); name(s) of organization(s) or corporation(s); principal's status in the organization or corporation (e.g. officer), the date of the action, and current status and disposition.

CERTIFICATION

[This certification must be signed by one of the principals listed above; if the applicant is a joint venture, it must be signed by a principal of each entity that comprises the joint venture.]

I certify that the information set forth in this application and all attachments and supporting documentation is true and correct. I understand that the City of New York will rely on the information in or attached to this document and that this document is submitted to induce the City of New York to select this proposal for development of a site.

I understand that this statement is part of a continuing application and that until such time that the subject project is finally and unconditionally approved by the City of New York, I will report any changes in or additions to the information herein, and will furnish such further documentation or information as may be requested by the City of New York or any agency thereof.

I understand that if I receive preliminary designation to develop this site, I must submit all additional disclosure forms required.

Name of Organization

Signature

Date

Print or Type Name and Title

Name of Organization

Signature

Date

Print or Type Name and Title

C2 – Not-For-Profit Organization: Applicant Description

Name of Organization: _____

Office Address: _____

City: _____ State: _____ ZIP Code _____

Executive Director: _____

Contact Person: _____ Title: _____

Phone No. _____ FAX No. _____

ROLE OF ORGANIZATION IN THE PROJECT: Describe the role that the not-for-profit organization will play, such as developer, marketing agent, etc.

Date Established: _____ Date Incorporated: _____

CERTIFICATION: I CERTIFY THAT THE INFORMATION SET FORTH IN THIS DISCLOSURE STATEMENT AND ITS ATTACHMENTS IS TRUE AND CORRECT.

Signature of Officer

Print Name and Title

Date

C2 – Not-For-Profit Organization: Directors, Officers, and Key Staff

Name of Organization: _____

Name and Home Address	Position and/or Office in Organization	Date of Initial Appointment	Current Occupation and Name of Employer

C2 – Not-For-Profit Organization: Major Sources of Funding

Name of Organization: _____

Provide the following information regarding your major sources of funding during the two years preceding the deadline for submission of proposals under this RFP.

Funding Source (Agency, Department, etc.)	Name of Program	Contact Person Name and Phone Number	Purposes of Funding	Dates of Funding	Funding Amount

D3 – Management Questionnaire

1. Across your portfolio, what is the typical ratio of property managers to number of units? Describe if staffing plans differ based on the funding source (e.g. LIHTC or HOME).
2. Describe the management and maintenance staffing plan envisioned for this project. If you have one, please submit a sample or project-specific Management Plan.
3. What property management certifications and licenses are held by your staff? (For example: RAM or IREM certification, tax credit certification, commercial real estate broker's license, etc.)
4. Please describe any LIHTC and/or HOME compliance coursework management staff has completed.
5. Has any property managed by the manager or owned by the owner ever had a recapture of LIHTC? If so, please explain in detail. Please include instances where you may have purchased or taken over management of a property with open compliance issues.
6. Have IRS Forms 8823s been issued for your properties, reporting noncompliance that was uncorrected at the time of issuance? If so, how many have been issued. Please include instances where you may have purchased or taken over management of a property with open compliance issues.
7. Do any properties managed by the manager or owned by an affiliate of the owner have open HOME compliance issues? If so, please explain in detail. Please include instances where you may have purchased or taken over management of a property with open compliance issues.
8. Do any properties managed by the manager or owned by an affiliate of the owner have open Class C NYC Housing Maintenance Code violations or open NYC DOB violations? If so, please explain in detail. Please include instances where you may have purchased or taken over management of a property with open violations.
9. Has the management company or any of its principals been disbarred by HUD or any other government agencies?
10. What is the vacancy rate across your portfolio as of the date of this submission? Please explain.
11. What are delinquent rents as a percentage of total rent roll across your portfolio of owned/managed properties? Please submit data showing arrears at 30, 60, and 90+ days arrearages.
12. Please submit a sample Monthly Management Report from the last year for an affordable housing property of your choosing.

Form E: Assets Statement

E- Assets Statement (Tab E)

[Assets Statement must describe financial status within the last twelve months and must be dated and signed.]

Principal or Individual whose assets are described below:

1. Personal Information

Name:

Business Name:

Business Phone:

Residence Address:

City:

State:

Zip Code:

Business Address:

City:

State:

Zip Code:

Position (Title):

Years of Service:

Salary:

Bonus/Commission:

Other Income:

Source of Other Income:

Are you a defendant in any lawsuits or legal action that may impact your financial standing?

If so, please describe:

Do you have any contingent liabilities?

If so, please describe:

2. Statement of Financial Condition

Assets	Dollars (omit cents)	Liabilities	Dollars (omit cents)
Cash On Hand and in Banks		Notes Payable to Banks <i>Secured</i>	
Notes Receivable		Notes Payable to Banks <i>Unsecured</i>	
Mortgages Owned		Notes Payable to Others <i>Secured</i>	
		Notes Payable to Others <i>Unsecured</i>	
Marketable Securities Owned See Schedule A		Debt Balances in Margin Accounts with Brokers	
Real Estate Owned		Mortgages on Real Estate	
Cash Value of Life Insurance		Loans Against Life Insurance	
Other Assets* (Itemize)		Other Liabilities (Itemize)	
Total Assets		Total Liabilities	
		Net Worth	

* Any interest in a closely held business must be documented by providing a current balance sheet for that business and stating the percent of interest held by the applicant.

Schedule A: Marketable Securities Owned

List separately and check (X) next to those pledged as collateral.

Marketable Securities Owned	Dollars (Omit Cents)	Collateral?

3. Signature Page

For the purpose of procuring and maintaining credit from time to time in any form whatsoever with you, the undersigned hereby represents the above to be a true and accurate Statement signed as of the date herein before set forth and agrees (I) that, if said Statement or any part thereof proves false or misleading in any particular, each and all of the obligation and/or liabilities of the undersigned of every kind to you, whether joint or several, primary or secondary, direct or contingent, shall, at your option, become immediately due and payable all without demand or notice of any kind and (II) that you will be notified promptly in writing of any materially unfavorable changes in the financial conditions herein set forth. Whenever the undersigned may apply to you for credit, and until a substitute Statement may have been submitted to you, this Statement shall have the same force and effect as if delivered at the time such further credit is requested.

Name of Principal: _____

Signature of Individual: _____

Print Name and Title of Individual: _____

Date: _____

Form F: Financing Proposal

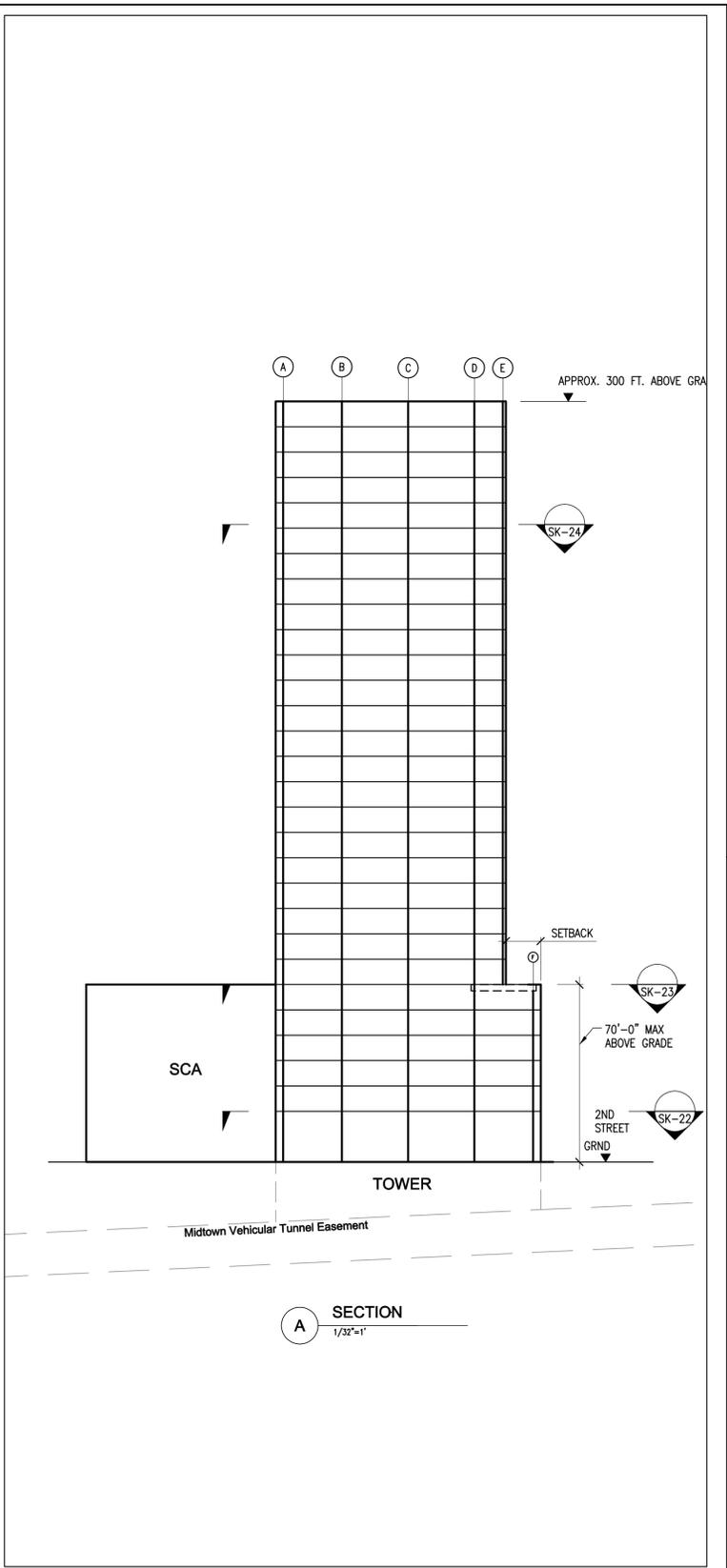
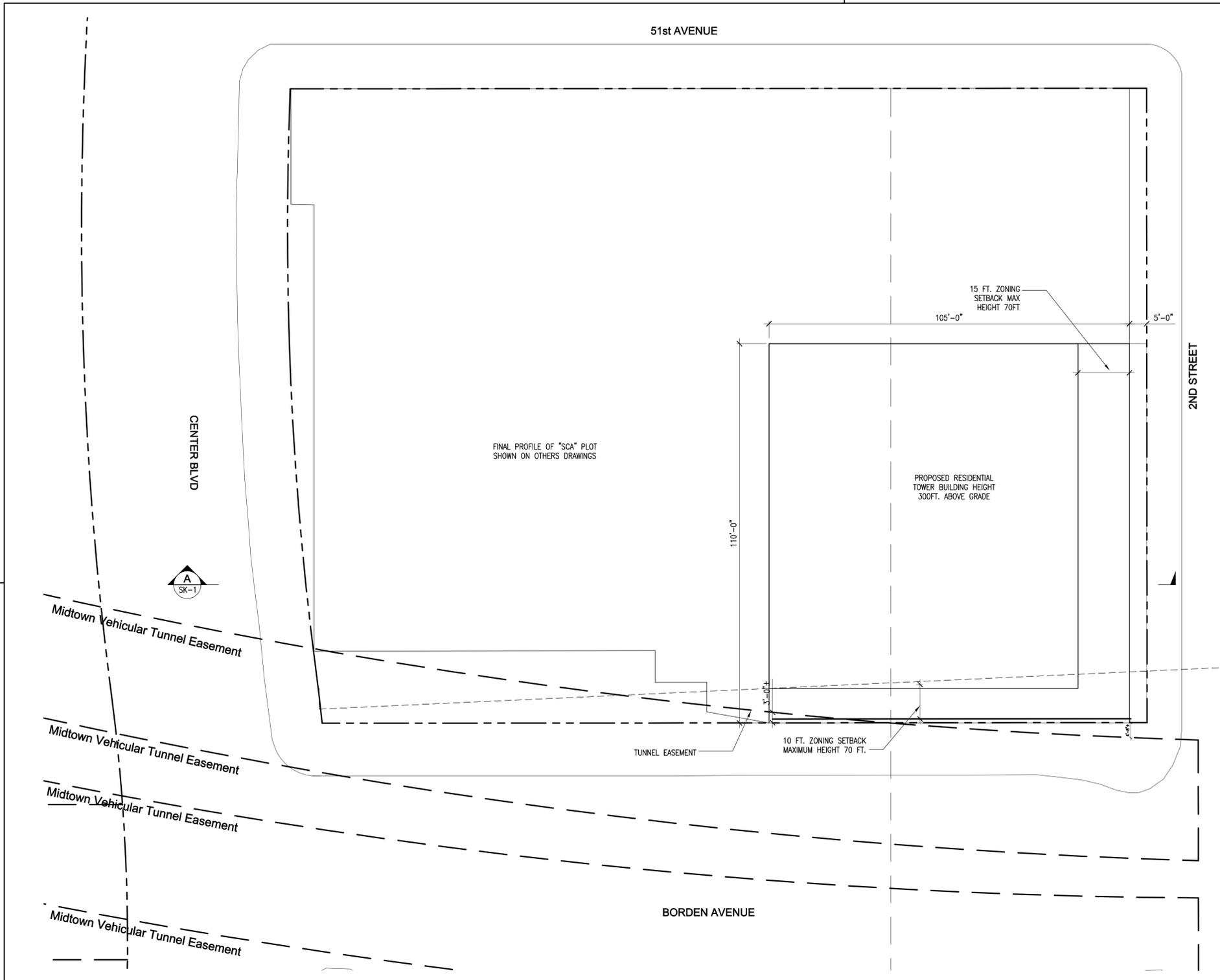
Pro formas not included in print version.

Download pro formas at:

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

**APPENDIX F: QUEENS-MIDTOWN TUNNEL FEASIBILITY STUDY AND PRELIMINARY
APPROVAL**

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- GENERAL NOTES:**
1. BASE PLAN WITH PROPOSED CITY BLOCK LINE AND MTA QMT EASEMENT INFO BASED ON DRAWING No.63365, TITLED "TOPOGRAPHIC SURVEY" PREPARED BY MONTROSE SURVEY CO., LLP., DATED 29 OCTOBER 2009.
 2. QUEENS-MIDTOWN TUNNEL LIMITS WERE PROVIDED BY THE TRIBOROUGH BRIDGE AND TUNNEL AUTHORITY(TBTA) AND ARE BASED ON "ASBUILT TUNNEL LOCATION SURVEY OF THE QUEENS MIDTOWN TUNNEL "CONTRACT NO. PSC-95-2404, PREPARED BY LICHTENSTEIN ENGINEERING ASSOCIATES.
 3. ELEVATIONS ARE WITH REFERENCED TO THE NEW YORK CITY AUTHORITY DATUM, WHICH IS 297.347 FT BELOW USGS DATUM (MEAN SEA LEVEL AT SANDY HOOK, NJ [INGVD, 1929])

FOR CONCEPTUAL APPROVAL ONLY.

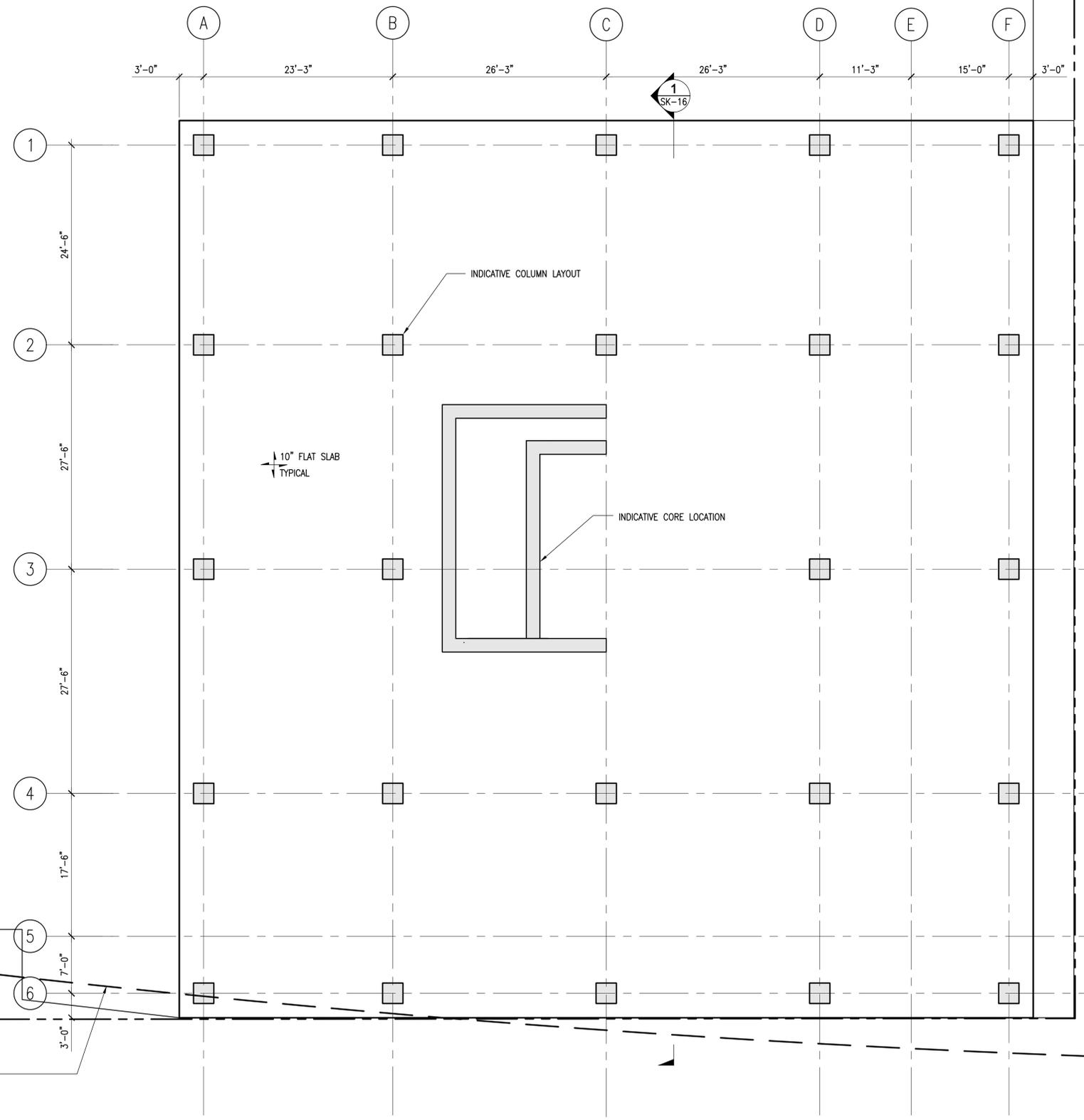
<p>OWNER:</p> <p>New York City Economic Development Corporation 110 William Street Sixth Floor New York, New York 10038 Tel: 212-619-5000</p>	<p>SITE ENGINEER:</p> <p>ARUP 155 Avenue of the Americas New York, NY 10013 Tel (212) 229-2669 Fax (212) 229-1056 www.arup.com</p>	<p>LANDSCAPE ARCHITECT:</p> <p>THOMAS BALSLEY ASSOCIATES LANDSCAPE ARCHITECTURE / SITE PLANNING / URBAN DESIGN 31 W 27TH STREET NEW YORK, NY 10001 PH: 212.864.4028 FX: 212.864.8202</p>	<p>ARCHITECT:</p> <p>WEISS / MANFREDI ARCHITECTURE / LANDSCAPE / URBANISM 130 W 28TH STREET 12FL NEW YORK, NY 10001 T 212 769 9002 F 212 769 9003</p>	<p>KEY PLAN</p>	<p>NOT FOR CONSTRUCTION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3/22/10</td> <td>MTA-B&T CONCEPTUAL REVIEW SUBMITTAL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	1	3/22/10	MTA-B&T CONCEPTUAL REVIEW SUBMITTAL				<p>APPROVED BY:</p> <p>DESIGNED BY:</p> <p>DRAWN BY: RG</p> <p>CHECKED BY: DF</p> <p>SCALE: 1/16" = 1'-0"</p> <p>DATE: MM/DD/YR</p>	<p>HUNTERS POINT SOUTH</p> <p>MTA-B&T CONCEPTUAL DESIGN SUBMITTAL</p> <p>SHEET TITLE: STRUCTURAL SITE PLAN</p>	<p>CONTRACT NO. 209275-00</p> <p>PROJECT NO. 209275-00</p> <p>DRAWING NO. SK-21</p>
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NOTES:

1. COLUMN AND CORE POSITIONS ARE INDICATIVE ONLY AND ARE MEANT TO PROVIDE A REASONABLE ESTIMATE FOR THE STRUCTURAL LAYOUT OF A HIGH RISE RESIDENTIAL TOWER ON THIS SITE. ACTUAL COLUMN POSITIONS, CORE LAYOUT, AND FOUNDATION DESIGNS WILL VARY.
2. IN CONSIDERATION OF THE PRE-CONCEPTUAL NATURE OF THE DESIGN, IT IS RECOMMENDED THAT A CONTINGENCY OF AT LEAST 25% BE INCLUDED IN ANY COST ESTIMATIONS.
3. OPTIONS PRESENTED HAVE CONSIDERED THE FOLLOWING LOADS FOR A RESIDENTIAL BUILDING

DL:	10" SLAB NW CONCRETE
SDL:	25 PSF
MISC. SERVICES:	7 PSF
PARTITIONS:	20 PSF
FACADE	20 PSF
LIVE LOAD:	40 PSF (TYPICAL)
	100 PSF (LOBBY)



FOR CONCEPTUAL APPROVAL ONLY.

<p>OWNER:</p> <p>New York City Economic Development Corporation 110 William Street Sixth Floor New York, New York 10038 Tel: 212-619-5000</p>	<p>SITE ENGINEER:</p> <p>ARUP 155 Avenue of the Americas New York, NY 10013 Tel (212) 229-2899 Fax (212) 229-1056 www.arup.com</p>	<p>LANDSCAPE ARCHITECT:</p> <p>THOMAS BALSLEY ASSOCIATES LANDSCAPE ARCHITECTURE / SITE PLANNING / URBAN DESIGN 31 W 27TH STREET NEW YORK, NY 10001 PH: 212.694.8220 FX: 212.694.8232</p>	<p>ARCHITECT:</p> <p>WEISS / MANFREDI ARCHITECTURE / LANDSCAPE / URBANISM 130 W 28TH STREET 12FL NEW YORK, NY 10001 T 212 780 8002 F 212 780 8003</p>	<p>KEY PLAN</p>	<p>NOT FOR CONSTRUCTION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3/22/10</td> <td>MTA-B&T CONCEPTUAL REVIEW SUBMITTAL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	1	3/22/10	MTA-B&T CONCEPTUAL REVIEW SUBMITTAL				<p>APPROVED BY: _____ DESIGNED BY: _____</p> <p>DRAWN BY: RC CHECKED BY: DF</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: MM/DD/YR</p>	<p>HUNTERS POINT SOUTH</p> <p>MTA-B&T CONCEPTUAL REVIEW SUBMITTAL</p> <p>SHEET TITLE: STRUCTURAL TOWER PLAN - BELOW SETBACK</p>	<p>CONTRACT NO. _____</p> <p>PROJECT NO. 209275-00</p> <p>DRAWING NO. SK-22</p>
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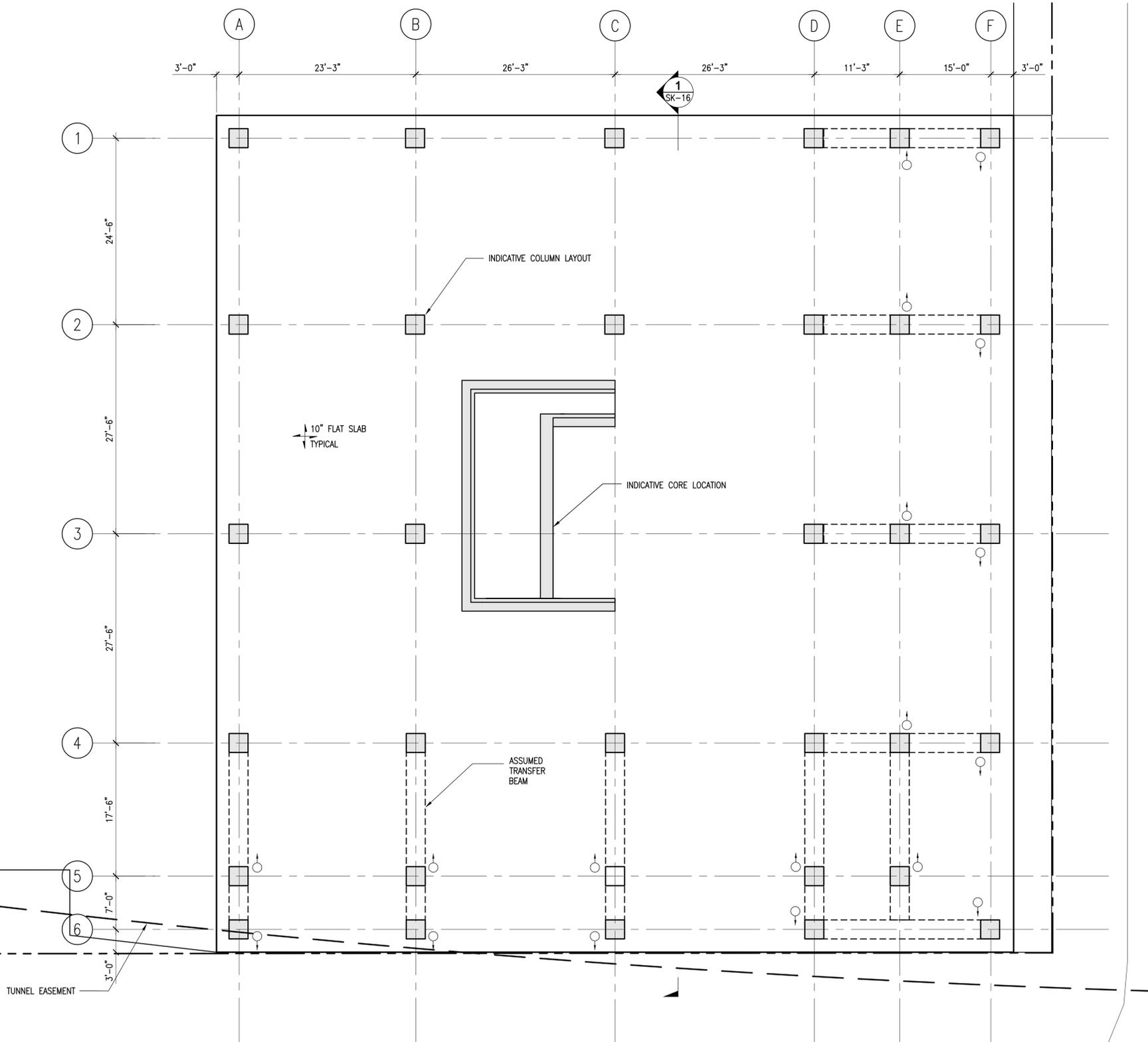
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DL:	10" SLAB NW CONCRETE
SDL:	25 PSF
MISC. SERVICES:	7 PSF
PARTITIONS:	20 PSF
FACADE	20 PSF
LIVE LOAD:	40 PSF (TYPICAL)
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 31 W 27TH STREET
 NEW YORK, NY 10001
 PH: 212.694.6220 FX: 212.694.8232

ARCHITECT:
WEISS / MANFREDI
 ARCHITECTURE / LANDSCAPE / URBANISM
 130 W 28TH STREET 12FL
 NEW YORK, NY 10001
 T 212 780 8002 F 212 780 8003

KEY PLAN

NOT FOR CONSTRUCTION

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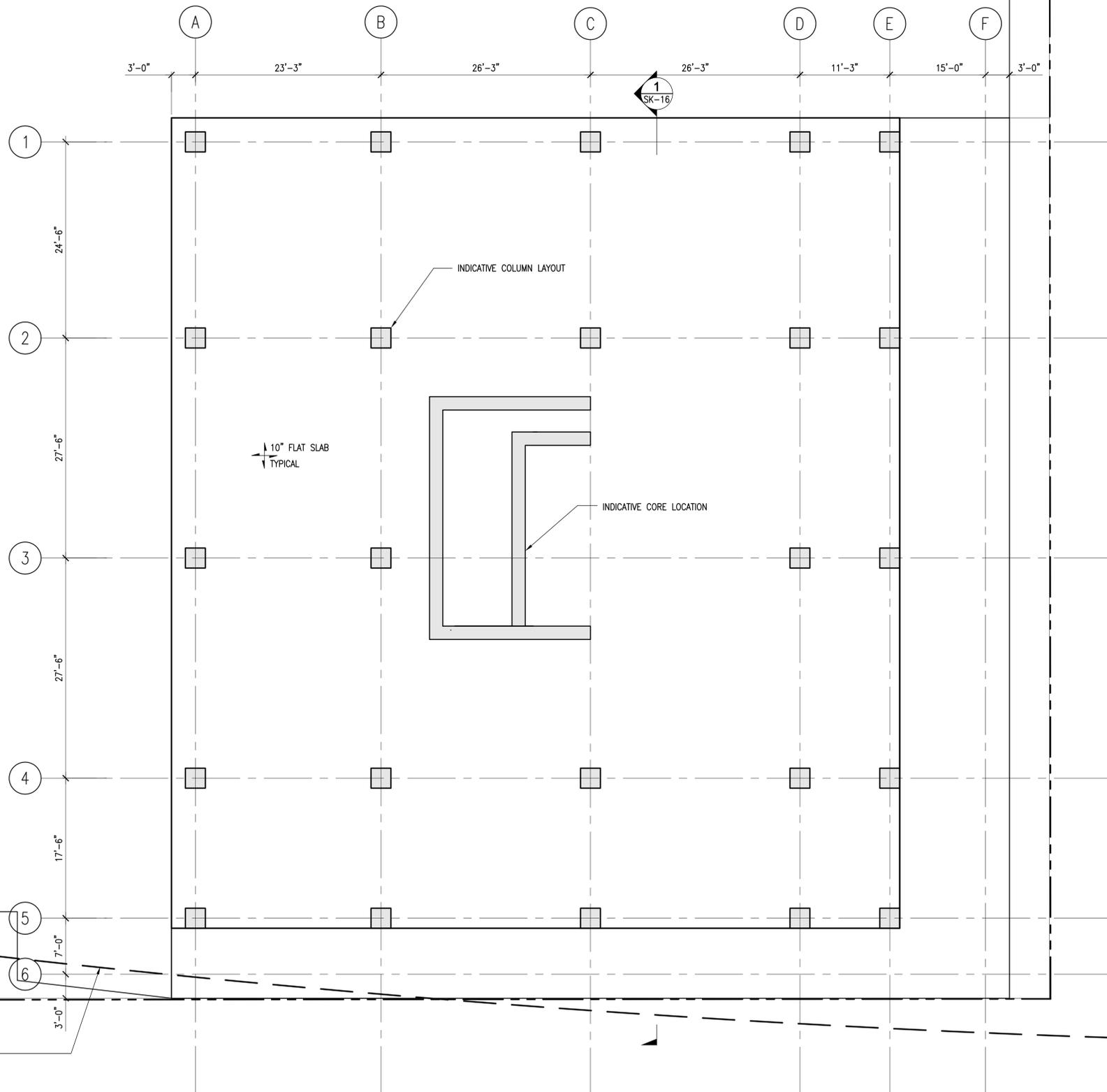
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CONTRACT NO.
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 209275-00
 DRAWING NO.
SK-23

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 25 PSF
 MISC. SERVICES: 7 PSF
 PARTITIONS: 20 PSF
 FACADE: 20 PSF
 LIVE LOAD: 40 PSF (TYPICAL)
 100 PSF (LOBBY)



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HUNTERS POINT SOUTH

MTA-B&T CONCEPTUAL REVIEW SUBMITAL

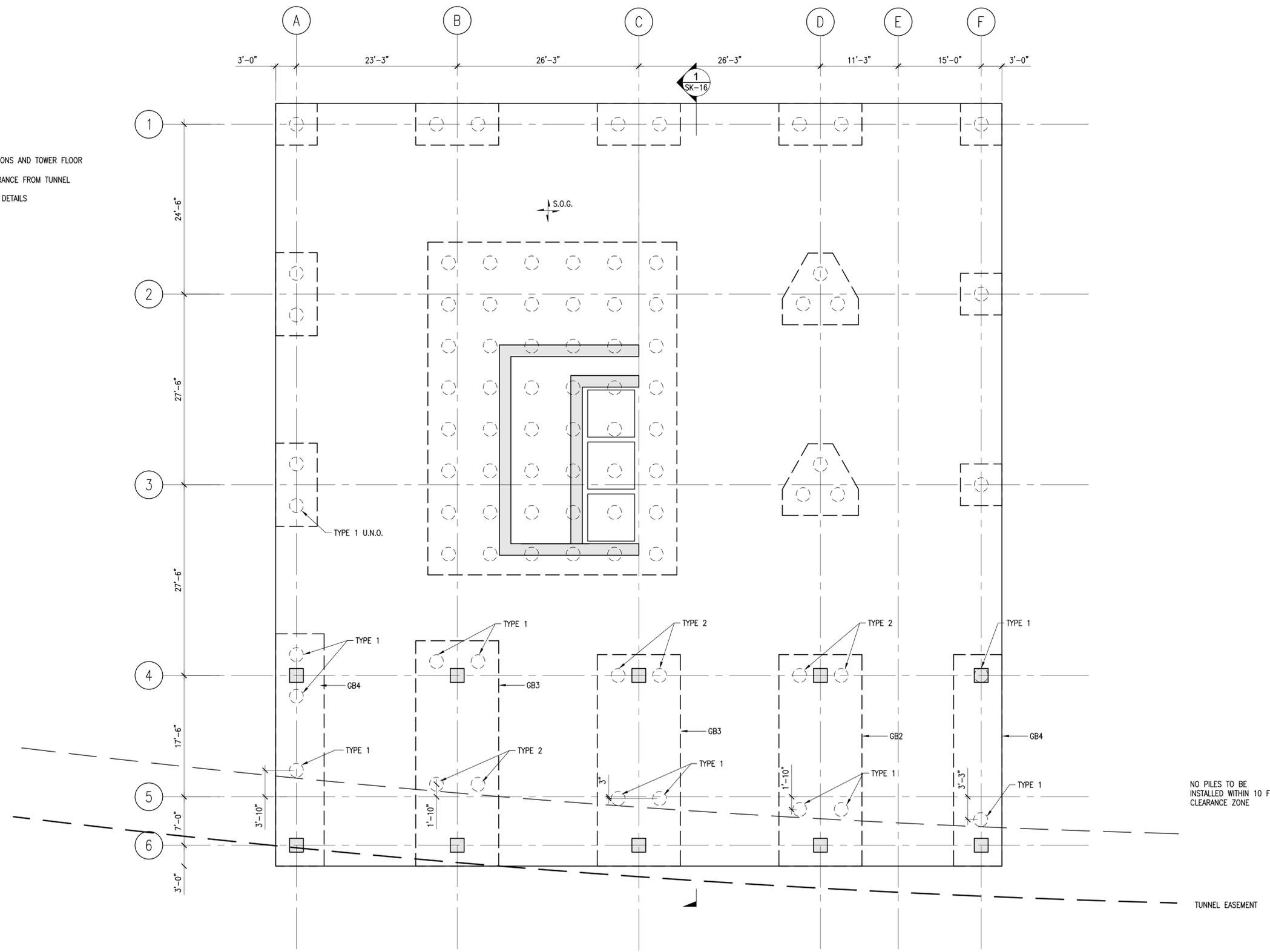
SHEET TITLE
**STRUCTURAL
 TOWER PLAN - ABOVE SETBACK**

CONTRACT NO.
PROJECT NO.
209275-00
DRAWING NO.
SK-24

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NOTES:

1. FOUNDATIONS SHOWN ARE BASED ON THE ASSUMPTIONS AND TOWER FLOOR PLANS AS INDICATED IN SK-01 TO SK-04.
2. THIS FOUNDATION OPTION ASSUMES A 10'-0" CLEARANCE FROM TUNNEL EXTENT.
3. REFER TO SK-17 FOR TYPICAL PILE AND PILE CAP DETAILS



1 FOUNDATION PROPOSAL (10'-0" OFFSET)

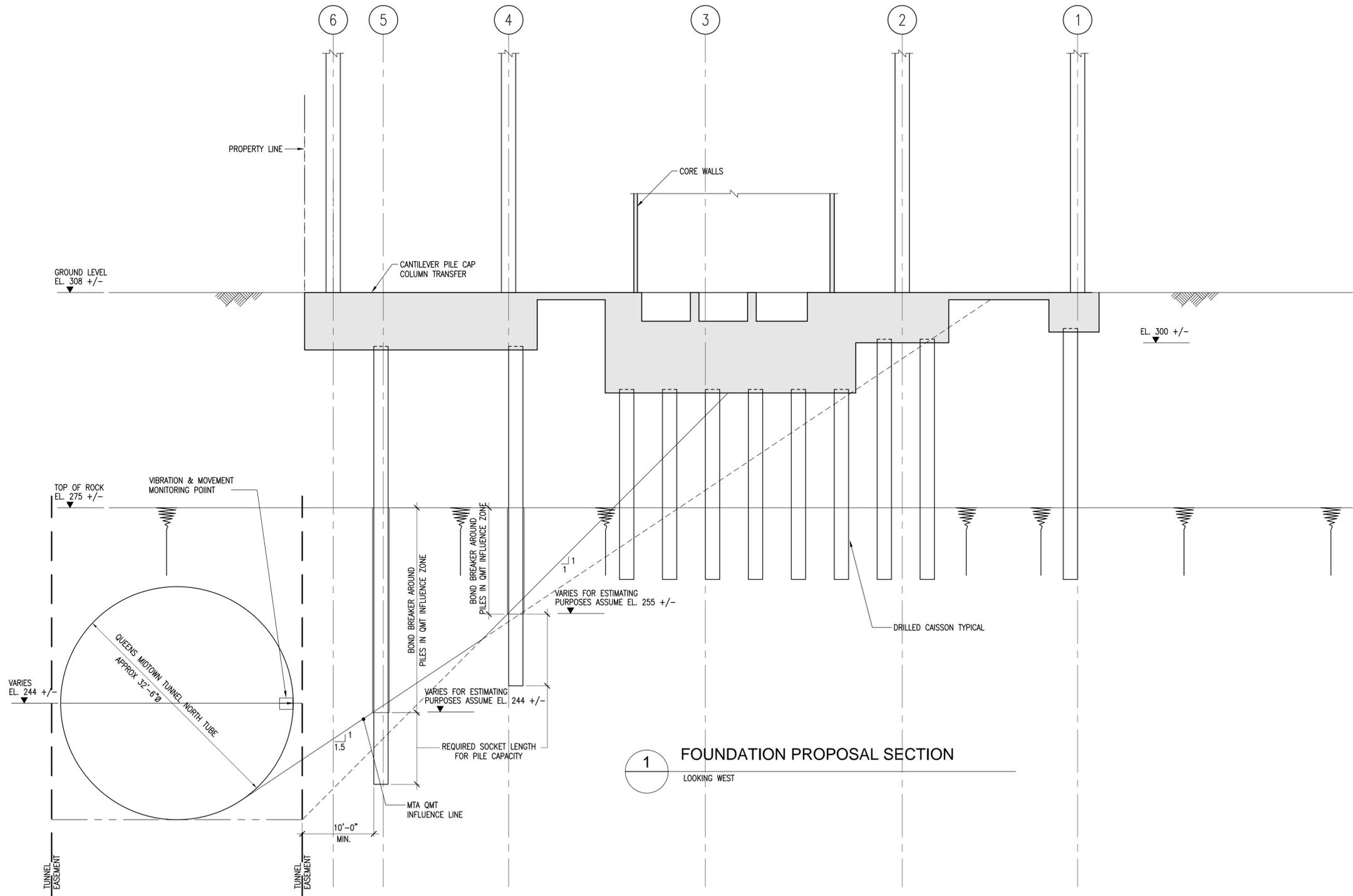
FOR CONCEPTUAL APPROVAL ONLY.

<p>OWNER:</p> <p>New York City Economic Development Corporation 110 William Street Sixth Floor New York, New York 10038 Tel: 212 619 5000</p>	<p>SITE ENGINEER:</p> <p>ARUP 155 Avenue of the Americas New York, NY 10013 Tel (212) 229 2889 Fax (212) 229 1056 www.arup.com</p>	<p>LANDSCAPE ARCHITECT:</p> <p>THOMAS BALSLEY ASSOCIATES LANDSCAPE ARCHITECTURE / SITE PLANNING / URBAN DESIGN 31 W 27TH STREET NEW YORK, NY 10001 PH: 212.694.6200 FX: 212.694.8232</p>	<p>ARCHITECT:</p> <p>WEISS / MANFREDI ARCHITECTURE / LANDSCAPE / URBANISM 130 W 28TH STREET 12FL NEW YORK, NY 10001 T 212 780 9002 F 212 780 9003</p>	<p>KEY PLAN</p>	<p>NOT FOR CONSTRUCTION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3/22/10</td> <td>MTA-B&T CONCEPTUAL REVIEW SUBMITTAL</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	1	3/22/10	MTA-B&T CONCEPTUAL REVIEW SUBMITTAL				<p>APPROVED BY: TD DESIGNED BY: DF CHECKED BY: DF SCALE: 1/8" = 1'-0" DATE: MM/DD/YR</p>	<p>HUNTERS POINT SOUTH MTA-B&T CONCEPTUAL REVIEW SUBMITTAL SHEET TITLE: STRUCTURAL FOUNDATION PROPOSAL (10'-0" OFFSET)</p>	<p>CONTRACT NO. PROJECT NO. 209275-00 DRAWING NO. SK-25</p>
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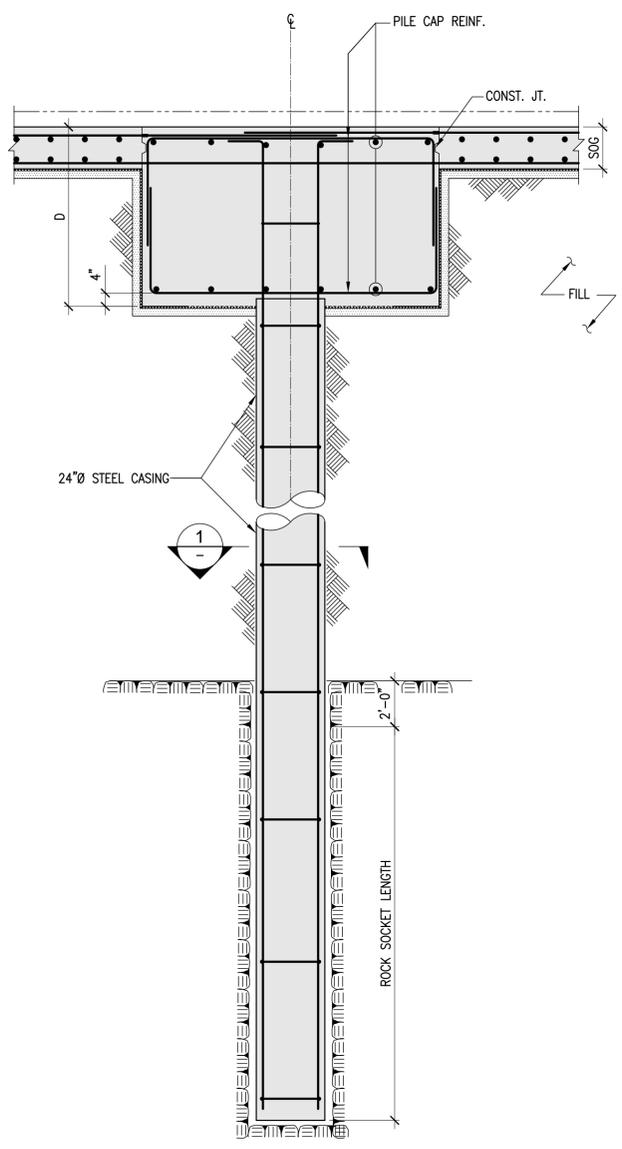


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 LOOKING WEST

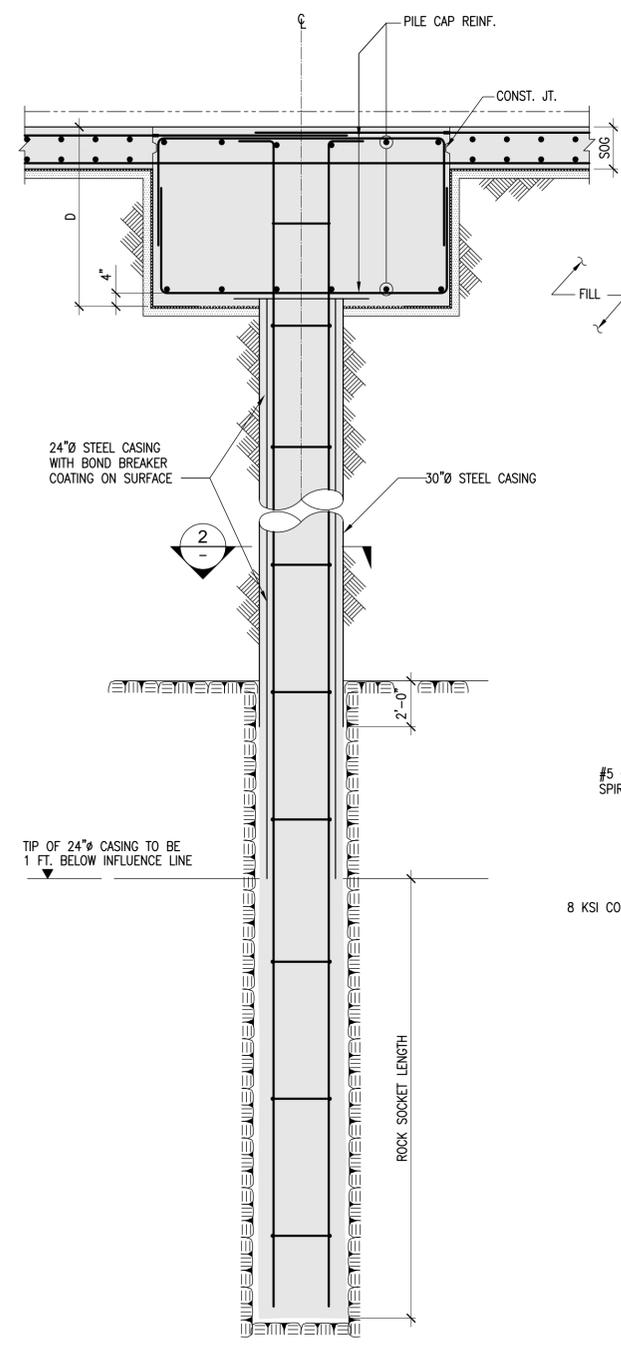
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OWNER: 		SITE ENGINEER: 		LANDSCAPE ARCHITECT: THOMAS BALSLEY ASSOCIATES LANDSCAPE ARCHITECTURE / SITE PLANNING / URBAN DESIGN 31 W 27TH STREET NEW YORK, NY 10001 PH: 212.694.6220 FX: 212.694.8232		ARCHITECT: WEISS / MANFREDI ARCHITECTURE / LANDSCAPE / URBANISM 130 W 28TH STREET 12FL NEW YORK, NY 10001 T 212 780 9000 F 212 780 9003		KEY PLAN		NOT FOR CONSTRUCTION		APPROVED BY: _____ DESIGNED BY: _____ DRAWN BY: TD CHECKED BY: DF SCALE: 1/8" = 1'-0" DATE: 07/31/2009		HUNTERS POINT SOUTH MTA-B&T CONCEPTUAL REVIEW SUBMITTAL SHEET TITLE STRUCTURAL TYPICAL SECTION		CONTRACT NO.: _____ PROJECT NO.: 209275-00 DRAWING NO.: SK-26	
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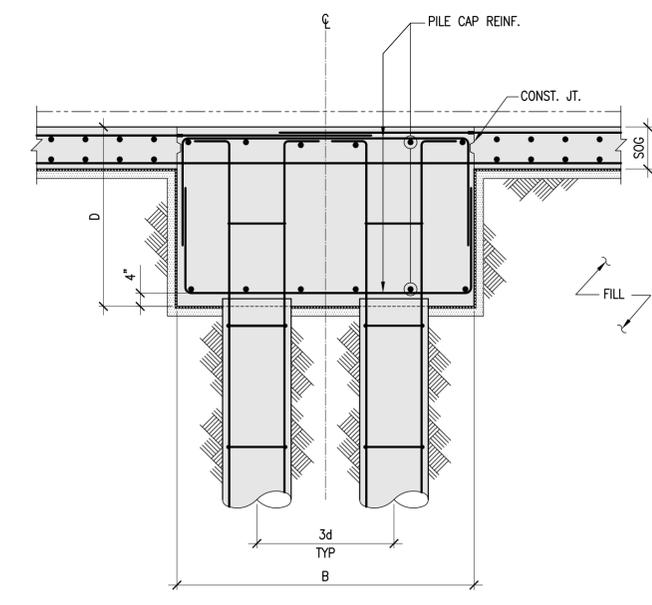
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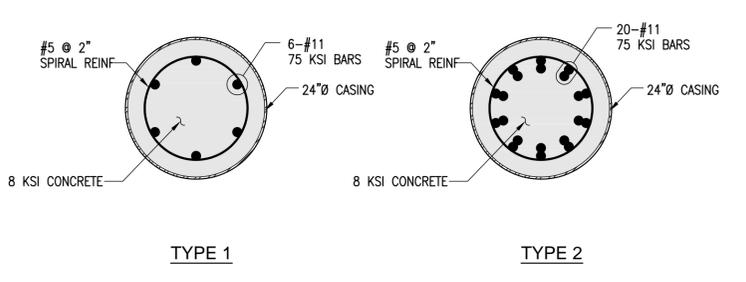
TYPICAL PILE DETAIL



PILE DETAIL w/ BOND BREAKER



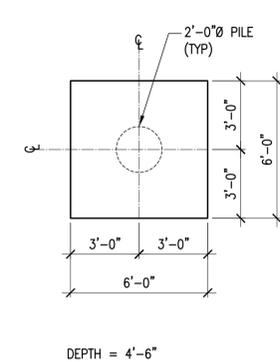
TYPICAL DETAIL AT PILE CAP



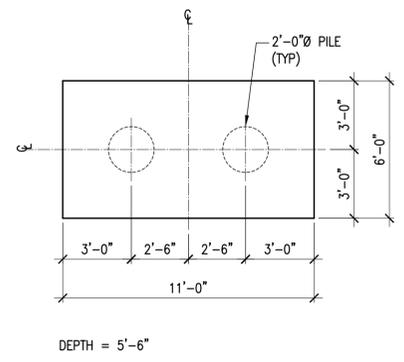
1 TYPICAL

2 WITH BOND BREAKER

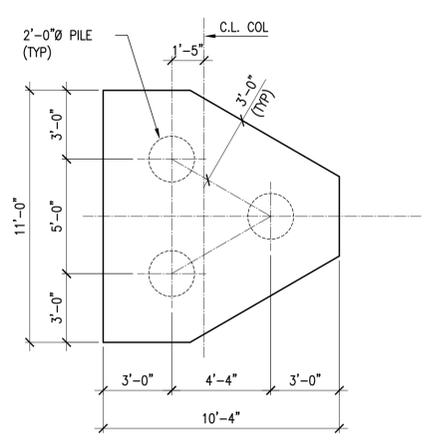
NOTE: MINIMUM ROCK SOCKET LENGTH, Lb, IS BASED ON A CONCRETE-ROCK BOND STRENGTH OF 150 PSI.
 Lb: 12'-0" FOR TYPE 1
 14'-0" FOR TYPE 2



1 - PILE



2 - PILE



3 - PILE

TYPICAL PILE CAP DETAIL

1/4" = 1'-0"

GRADE BEAM SCHEDULE			
	B	D	REINF.
GB-1	6'-0"	4'-0"	200 LB/CU YD
GB-2	12'-0"	7'-0"	150 LB/CU YD
GB-3	12'-0"	8'-0"	250 LB/CU YD
GB-4	7'-0"	5'-0"	250 LB/CU YD

ALL CONCRETE GRADE f'c = 5000 PSI

FOR CONCEPTUAL APPROVAL ONLY.

OWNER: 	SITE ENGINEER: 	LANDSCAPE ARCHITECT: THOMAS BALSLEY ASSOCIATES LANDSCAPE ARCHITECTURE / SITE PLANNING / URBAN DESIGN 31 W 27TH STREET NEW YORK, NY 10001 PH: 212.694.6200 FX: 212.694.8232	ARCHITECT: WEISS / MANFREDI ARCHITECTURE / LANDSCAPE / URBANISM 130 W 28TH STREET, 12FL NEW YORK, NY 10001 T: 212.780.8900 F: 212.780.9003	KEY PLAN	<p align="center">NOT FOR CONSTRUCTION</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION																			APPROVED BY: _____ DESIGNED BY: _____ DRAWN BY: TD/JC CHECKED BY: DF SCALE: AS NOTED DATE: MM/DD/YR	<p align="center">HUNTERS POINT SOUTH</p> <p align="center">MTA-B&T CONCEPTUAL REVIEW SUBMITTAL</p> <p align="center">SHEET TITLE</p> <p align="center">STRUCTURAL DETAILS</p>	CONTRACT NO.: _____ PROJECT NO.: 209275-00 DRAWING NO.: SK-27
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APPENDIX G: STORM WATER POLLUTION PREVENTION PLAN

NYC EDC

Hunter's Point South

Storm Water Pollution
Prevention Plan

ISSUE 1

NYC EDC

Hunter's Point South

**Storm Water Pollution
Prevention Plan**

October 2009



Ove Arup & Partners Consulting Engineers PC
155 Avenue of the Americas, New York NY 10013
Tel +1 212 229 2669 Fax +1 212 229 1056
www.arup.com

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party

Job number 209275

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1 Introduction

1.1 Purpose of Storm Water Pollution Prevention Plan

This Storm Water Pollution Prevention Plan (SWPPP) was prepared by Arup for the zone formerly known as Queens West Development Stage 4, now Hunter's Point South Development, Phase 1. This SWPPP is designed to work in conjunction with the July 31, 2008 Stage 3 SWPPP filed by the Queens West Development Corporation. This SWPPP is now administered by NYC Economic Development Corporation (NYC EDC) and includes changes onsite since the preparation of that earlier plan. This SWPPP was designed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control to address conditions as specified in the General Permit (GP-0-08-001). The SWPPP describes the Storm water Pollution Prevention Program for Hunters Point South (hereafter referred to as the "Site"). The objectives of the SWPPP include the following:

- Immediate reduction and minimization of erosion and sediment loading to water bodies and combined sewers;
- Control of storm water impacts on the water quality of the receiving waters, Newtown Creek and the East River;
- Protection of surface and groundwater resources; and
- Maintenance of storm water controls.

In order to comply with the New York Standards and Specifications for Erosion and Sediment Control, the SWPPP identifies potential pollution sources that may currently be affecting the quality of storm water discharges from the Site. The SWPPP also identifies controls and practices that have been implemented to minimize runoff and reduce pollutants in discharges.

The storm water pollution prevention devices and practices described in this document are to provide effective attenuation and removal of sediments and pollutants in storm water runoff during site preliminary work that includes demolition of existing facilities and surcharging prior to full development. On completion of the demolition and surcharging work, a new SWPPP will be filed to address storm water pollution and protection measures caused by the construction of the permanent development.

The improvements outlined in this SWPPP are designed to control the rate, the volume and the sediment/pollutant loading of storm water discharges. Proper implementation of this SWPPP provides reduced impact to the combined sewer on 2nd Street and the waters of Newtown Creek and the East River.

1.2 Site Description and Observations

The Hunter's Point South Development Site is approximately 30 acres and extends from the East River in the west to 2nd Street to the east. To the south is Newtown Creek and to the north is 50th Avenue. The work undertaken during this phase is confined to Block 6, Lot 1 and with temporary site facilities and storage being situated in Block 6, Lots 2 & 14.

Block 6, Lot 1 is currently occupied by the Tennisport Inc, and Block 6 Lot 3 is the site of an Amtrak vent shaft under construction. The remainder of the southern portion of the site is being used as storage of construction materials for Queens West development/NYC EDC and is covered under the SWPPP for Stage 3.

The Tennisport complex consists of one masonry building, two steel frame structures and one pressure supported dome. There are also several clay surface tennis courts and one abandoned asphalt court located outside the building in the north west of Block 6, Lot 1. Three grated storm water inlets collect water from the dome and the external tennis courts and discharge to 2nd St combined sewer system. Based on topographic survey, the Tennisport car parking has no point storm drain and discharges by overland flow to 2nd Street and into the DEP combined sewer system.

Two buildings are located in front of the Tennisport complex facing 2nd Street. Access to these buildings is controlled by the New York State Parks Department and NYC Economic Development Corporation (NYC EDC).

In the north east of Block 6, Lot 1 the community managed dog run has no point drainage but allows water to soak through the gravel surface.

1.3 Project Duration

The proposed work at Hunters Point South includes the redevelopment of approximately 30 acres along the East River in Queens. The site is bounded by 2nd Street to the east, 50th Avenue to the north, Newtown Creek to the south and the East River to the west.

The scope of this SWPPP includes the site preliminary work, including the demolition of the existing buildings in Phase 1 and ground improvements for proposed highways (surcharging) in Phase 1, referred to as "Early Packages".

1.3.1 Demolition Plan

The Demolition Plan includes the demolition and removal of the existing Tennisport complex at the north end of the site, including all buildings, pavements, utilities and external structures.

1.3.2 Surcharging Plan

To meet the requirements for roadway construction, areas of future roadway will be consolidated by surcharging. The current surcharging parameters shown on the drawings have been based on the "Geotechnical Feasibility" report provided by TRC. Final details of the surcharge (ie: final height of embankment) will be determined upon receipt of site specific geotechnical interpretative report being undertaken by Arup.

Completion of the "Early Packages" is scheduled for the end of 2010. The SWPPP for Phase 1 (QWD Stage 4) will be updated before construction work begins on the development package.

1.4 Implementation of Storm Water Pollution Prevention Plan

The contractor shall be responsible for complying with all conditions and requirements of this SWPPP. During any earth moving operations or disturbance activities at the Site, a trained individual shall be on-Site to oversee the activities as per GP-0-08-001, Part III.A.5. The Contractor shall keep all activities under surveillance, management and control to avoid pollution of surface and groundwater. The Contractor shall immediately initiate and maintain erosion controls before and during construction to prevent siltation of any affected collection basins, manholes, channels, combined sewers, storm sewers, down-gradient properties, receiving waters and any public rights-of-way.

In the event that the temporary controls implemented by the Contractor prove to be ineffective or inadequate in controlling sediment and erosion at the Site or are otherwise unacceptable, the SWPPP shall be modified accordingly and the Contractor shall then be

required to make the appropriate modifications or additions at the Site. Furthermore, if a new Contractor or any Subcontractor assumes responsibility for implementing any portion of the SWPPP or if there is a significant change in design, construction, operation or maintenance that was not considered or addressed in the SWPPP, the SWPPP shall be revised to include the relevant information and controls. After certifying the revised SWPPP, it shall be resubmitted to NYSDEC for review and approval.

2 Existing Site Conditions

2.1 General

Listed below are the operators of the project, including the project Owner, Construction Administrator and Prime Contractor.

Owner: The City of New York c/o NYC Economic Development Corporation/ NYC Housing Preservation and Development.

Owner's Representative: LiRo Engineering

Construction Administrator: LiRo Engineering

Prime Site Contractor/Operator: TBD

2.2 Surface/Receiving Waters

The site is bounded by the East River to the west of 2nd Street and the Newtown Creek to the along the southern boundary.

The waters of the East River are classified as a Class I saline surface with suitable uses identified as secondary contact recreation and fishing, but not swimming or shell fishing.

Newtown Creek is a tributary of the East River, approximately 3.5 miles in length. Its tributaries are English Kills, Dutch Kills and Maspeth Creek. New York State classifies the creek as "precluded" for aquatic life and New York City classifies the creek as "SD", suitable only for fish survival.

There are no existing water-related recreational resources or facilities at the site, however, the site does contain a water taxi terminal. Gantry State Park to the north of HPS phase one is used for recreational fishing.

2.3 Drainage

Existing drainage infrastructure within the site flows to three regulators, L-12 at the intersection of 50th Avenue and 2nd Street, L-11 at 51st Avenue and 2nd Street, and L-22A at 54th Avenue and 2nd Street. During normal conditions, flow from these regulators is discharged to a 54" interceptor that runs north beneath 2nd Street from 54th Avenue to 51st Avenue. This interceptor flows to Bowery Bay Water Pollution Control Plant. During high flow conditions, the regulators divert flow to three outfalls on the East River, namely:

- 15" diameter CSO pipes run beneath 50th Avenue;
- 24"x31" elliptical CSO pipe running beneath the continuation of 51st Avenue; and
- 15" diameter CSO pipe running beneath 54th Avenue.

Within Phase 1, there is a 12" pipe run that collects storm water from catch basins in the water taxi terminal car park and discharges directly to the East River beneath the gangway to the terminal.

There is a 15" diameter outfall pipe discharging to the East River at the south west corner of the water taxi car park. The outfall is within an Amtrak drainage easement and discharges from the Amtrak/LIRR vent shaft on Lot 6 Block 3 without collecting surface storm water from the site.

2.4 Geology and Hydrogeology

At the time of this report, the USDA Web Soil Survey includes no information on existing soils at the site.

A subsurface investigation was carried out by TRC during November 2006 for QWD. It comprised 13 borings (SB-01 to SB-13) to depths of between 53 and 92 feet. The results of these investigations provide information on the subsurface materials and depth to rock at the site. At the time of writing, detailed subsurface investigations are being carried out by Arup to substantiate these results but are not yet available.

A total of 13 borings were carried out along the length of the site and the logs are shown in Appendix A. They were completed using hollow stem augers.

A summary of the borings is included in Table 1.

Table 1: Summary of Stratigraphy Encountered During Subsurface Investigation

Stratum	Top of Stratum (el. ft)	Base of Stratum (el. ft)	Thickness (ft)	SPT Range (bpf)
Ground Surface	25.3 to 5.1	-	-	-
Groundwater Table	2.9 to -5.2	-	-	-
Fill	25.3 to 5.1	-5.1 to -46.3	13 to 58	11 to 62
River Silt	-6.4 to -24.1	-20.4 to -41.4	5 to 34	3 to 14
Alluvial Material/Glacial Till	-17.8 to -32.7	-24.8 to -55.4	5 to 30	9 to 51
Decomposed Rock	-22.9 to -55.4	-32.9 to -67.4	2 to 17	10 to 69
Bedrock	-32.9 to -67.4	-	-	-

* The vertical datum plane was based on Queens Borough datum.

2.4.1 Fill

The fill encountered during the historical investigation is a highly variable material described as brown to gray silty sand and gravel containing rock and brick fragments. Cobble and boulders were encountered within the fill layer for boreholes SB-3, SB-9, SB-11.

2.4.2 River Silt

River Silt was encountered beneath the Fill in several of the borings in thicknesses of up to 34 feet. The material is described as dark, gray silt with variable amounts of clay, sand, organic matter and seashells.

2.4.3 Alluvial Material/Glacial Till

Alluvial Material was encountered in all of the borings except SB-3, SB-6, SB-9 and SB-11, and reached thicknesses of up to 30 feet. The material is described as sand to silty clay to sand and gravel.

2.4.4 Decomposed Rock

Decomposed Rock was encountered in all of the borings except SB-9, SB-11, and SB-13m and reached thicknesses of up to 17 feet. The material is described as brown to dark gray sand, silt and rock fragments.

2.4.5 Bedrock

Bedrock was encountered at all of the boreholes with depths to the top of bedrock ranging from 38 to 77 feet below ground surface. The rock is described as slightly gray, weathered and hard with close joints and is identified as schist.

2.4.6 Groundwater

Available information suggests the groundwater table's average elevation is -2.1 feet. The groundwater table was encountered at elevations of +2.9 to -5.2 feet and does not seem to correlate with distance to the East River.

3 Proposed Storm Drainage Conditions

3.1 Phase 1

The proposed storm drainage system for the final design of the development has not yet been completed and is the subject of review with NYC Department of Environmental Protection through an Amended Drainage Plan.

During the demolition and surcharging phases the site will be drained by existing site and street systems the inlets of which outfall to the East River or to the City's combined sewer system. The inlets will be protected as described below.

3.2 Existing Pre-Development Temporary Storm Water Pollution Prevention Measures

The following storm water pollution prevention measures were filed under the July 31, 2008 SWPPP for QWD Stage 3. These have been included on the drawings and will be maintained by the Owner throughout the work.

The four catch basins located on-Site have been cleaned out and are protected with storm water inlet protection under the covers and hay bales placed around them. To catch any erosion from the stockpiles and prevent silt from leaving the Site, silt fences and/or hay bales were placed around all stockpiles, and will be moved to accommodate changes in size and orientation of stockpiles.

Storm water from the area just south of the parking lot and west of Gate 3 is directed to catch basins CB#1, CB#2 and CB#5. The catch basins drain to the combined sewer on 2nd Street. At Gate 3, an asphalt embankment approximately 6 inches high was created to contain storm water, while enabling truck access and allowing the gate to open.

Silt fencing and hay bales were placed along the 2nd Street fence and the fence surrounding the Budweiser parking lot to prevent silt from running into the street during storm events.

Gate 4 is currently not used and the silt fencing and hay bales along 2nd Street continue across the gate. If the gate will be unblocked and used for truck traffic, an asphalt embankment approximately 6 to 8 inches high will be created to contain storm water, while enabling truck access and allowing the gate to open.

Storm water from the southern half of the Site, near Gate 4, is directed to catch basin CB#4, which is at the lowest point in this area. Hay bales were placed along the fence facing Newtown Creek, to prevent silt and debris from leaving the Site. Hay bales were placed along the edge of the paved area in the southern end of the Site, encircling CB#4, to prevent eroding material from entering the runoff. Hay bales were placed at the top of the hill in the southwest portion of the Site where the East River meets Newtown Creek.

The depression around CB#4, combined with the partial pipe blockage preventing storm water from draining promptly, causes storm water to temporarily pool there, with limited outlet. Silt that settles out of the occasional ponding that occurs there will be removed and placed back on the stockpile area as needed. Silt is prevented from entering the catch basin via hay bales placed around the basin and also by storm water inlet protection placed under the cover.

There are no new storm water measures implemented along the southwestern edge of the Site along the East River and Newtown Creek. The existing natural berm and heavy vegetation prevent silt and debris from leaving the Site.

The existing silt fence on the top of the hill above the concrete retaining wall and rail bridge was extended towards the ditch. Additionally, another silt fence was placed at the waterward edge of the stockpile on the top of the slope adjacent to the retaining wall and rail bridge.

The ditch with three stone check dams was reconfigured to be a series of settling ponds with stone in between and hay bales were placed between the settling ponds. Additionally, the last portion of the ditch adjacent to the East River is a gravel bed underlain by filter fabric, which goes up the sides of the slopes to provide stabilization.

Hay bales were staked around the stockpiles located to the east of the retaining wall, to form a semi-circle around the head of the ditch. Three additional rows of hay bales were added to the north and east of the head of the ditch for additional protection.

The 54th Avenue outfall had an existing silt fence between the retaining wall and peninsula. This fence was improved and hay bales were added encircling the outfall at the juncture between the silt fence and the retaining wall. Silt fence was added to the peninsula's northern face as erosion protection.

3.3 Proposed Pre-Development Temporary Storm Water Pollution Prevention Measures

During demolition and surcharge, the boundary fence at the front of the Tennisport complex (Block 6 Lot 1) shall be replaced by 7' chain link fence boundary fence. A silt fence shall be placed along the inside of the chain link fence along 2nd Street and 50th Ave extending to the bulkhead at the East River. Installation of silt fencing along 2nd St shall be phased with the demolition of the existing buildings fronting 2nd Street. New chain link and silt fence will continue south down 2nd Street to the Amtrak Vent Shaft. It shall be broken for two stabilized construction entrances at the existing Tennisport facility and Water Taxi car park, opposite to Borden Ave. Entrance 1 shall be located at the existing Tennisport driveway. Entrance 2 shall be located at the existing Water Taxi driveway.

New chain link and silt fence shall be placed on the eastern edge of Block 6 Lots 2 & 14, along the west property line of 2nd Street to the south side of 54th Ave. This shall tie into the existing SWPPP controls for QWD Stage 3. New chain link and silt fence shall be installed along the southern edge of the Phase 1 (southern edge of Block 6 Parcel A) to divide QWD Stages 3 & 4.

A silt fence shall be installed along the western edge of the bulkhead at the East River, from the chain link fence at 50th Ave and Center Boulevard to the water taxi beach on the Port Authority Wharf. The silt fence shall continue along the west edge of the Water Taxi car park pavement and connect to the silt fence running along the southern edge of phase one (southern edge of Block 6 Parcel A). This control shall prevent silt carried by overland flow from discharging to the East River. The top of the existing bulk head to the west of the Water Taxi car park is elevated above existing ground and forms a barrier to overland flow.

At the southern edge of this bulk head an existing combined silt and hay bale fence prevents silt from discharging to the river. This forms part of QWD Stage 3 SWPPP controls.

Three storm water inlets controls shall be installed within the Tennisport complex for the existing catch basins running in the continuation of 51st Street (Block 6, Lot 1: CB-10, CB-11 & CB-12 on Drawings C-171). The three inlets within the Tennisport shall be removed during demolition work. The inlets in the water taxi parking lot will be protected during surcharge operations.

During demolition of the surrounding structures and pavements, three additional catch basin inlets shall be protected along the northern edge of the Water Taxi parking lot (Block 6, Lots 2 & 14: CB-13, CB-14 & CB-15 on Drawings C-171).

Silt fence and hay bales will be installed to surround the proposed surcharge and any stockpiles during the demolition or surcharge work.

A silt fence shall be installed along the western edge of the bulkhead at the East River, from the chain link fence at 50th Ave and Center Boulevard to the water taxi beach on the Port Authority Wharf to prevent silt from discharging to the East River.

4 Erosion and Sediment Control Plan

A variety of measures were implemented to mitigate and control erosion of sediment impacts before construction. This SWPPP will be updated once the construction plans are finalized to specify the measures to be implemented during and after construction of the main development. All control measures are designed to meet or exceed the criteria set forth in the NYSDEC SPDES General Permit GP-0-08-001 and the "New York State Standards and Specifications for Erosion and Sediment Control, 2005". These measures, consisting of temporary structural storm water controls, will aid in maintaining compliance with the terms and conditions of the Permit.

Installation of all temporary and permanent soil erosion and water pollution controls will be in accordance with drawings and specifications contained within this SWPPP. The Site Operator will implement the controls and measures as specified in this SWPPP and as necessary to prevent erosion and sedimentation.

The Contractor shall be responsible for installation and maintenance of all erosion controls necessary to prevent siltation of any affected sediment basins (as required), inlets, manholes, channels, combined sewers, or storm sewer systems or any public right-of-way or outside of contract limits in accordance with regulations.

4.1 Potential Pollution Sources

Unchecked, land disturbed by demolition and earth moving operations can produce a visible source of sediments (and contaminants) in runoff. The urban setting, the chosen construction method, and the effectiveness of the erosion/sediment control devices and practices will influence the quality as well as the quantity of storm water leaving the Site.

Some typical components of urban or construction-related runoff could include the following:

- Dust produced during demolition operations;
- Sediment and dust produced during demolition and earthmoving operations;
- Discarded refuse or litter could end up in storm flows. This type of pollutant is often most visible.

- Fuels, lubricants, brake dust, particulates from exhaust emissions, corrosion products and exhaust could be storm water pollutants in areas where motor vehicles are operated or maintained.
- Degradation of asphalt could be a storm water pollutant at any site.
- Any accidental overfilling of construction vehicles could cause releases to storm water flows.
- Leaking construction equipment (brake fluid, oil, gasoline, lubricants, transmission fluid, antifreeze, etc) could also potentially impact storm water quality.
- Washout of sediments in unprotected, graded, excavated or otherwise unstable areas could be source of pollutant loading to the receiving waters from any construction site.

4.2 Pre-Development Erosion and Sediment Control

The Contractor shall be responsible for implementing and maintaining the following measures at a minimum to control erosion and sedimentation prior to commencing demolition and earthwork operations.

4.2.1 Dust Control

Several methods of controlling dust shall be utilized as necessary, including gravel, sprinkling water, dust retardants or other moisture retaining agents on dirt roadways, exposed soil areas and stockpiles. Vehicles hauling soil material to, from and around the phase one site shall be required to use dust covers on loads. The Site Operator will also employ dust control measures, such as speed restrictions on Site roads and windscreen fabric attached to boundary fences.

4.2.2 Construction Entrances

Gates allowing truck traffic will have a stabilized construction entrance to reduce the tracking of sediments outside the work area onto adjacent pavements and public streets. If necessary, tires shall be washed before leaving the Project site, and in that case truck washing equipment will be available on-Site. The truck wheel wash shall be located adjacent to CB-13 so that wastewater will drain to the inlet protected catch basin.

4.2.3 Catch Basin and Inlet Protection

Storm water inlet protection shall be placed around catch basins on site and at the south west corner of 50th Ave and 2nd Street as per Drawing C-175. Filter bag weirs shall be placed around the catch basins off-Site to reduce or eliminate sediment entering the City's combined drainage system. Specifications for typical storm water inlet protection are included on Drawing C-175. The protection shall be maintained as per the specification. Any build-up of silt around the catch basins will be routinely dug up and deposited on a nearby stockpile.

4.2.4 Silt Fence

A temporary geotextile fabric shall be used to intercept sediment-laden runoff from small drainage areas (removes sediment from overland sheet flow) and around the entire site boundary except where stabilized construction entrances are shown. Temporary barriers of geotextile material shall be placed strategically to capture sediments and reduce runoff velocity. Silt fencing was installed in the following areas:

- Along the northern edge of the site, just inside the boundary fence along 50th Ave;

- Along the eastern edge of the site, along the 2nd Street boundary fence, including the fencing along the edge of the Tennisport car park, to the Amtrak vent shaft and to the south side of 54th St. Fencing shall be staged with the demolition of the buildings running along the property boundary;
- Along the southern edge of phase one (south edge of Block 6, Parcel A or the north edge of the Anheuser Busch car park);
- On the waterward or western edge of the site running from 50th Ave, along the existing bulkhead wall, along the west edge of the Water Taxi car park and tying into the silt fence running along the southern edge of phase one (south edge of Block 6, Parcel A or the north edge of the Anheuser Busch car park);
- Surrounding all stockpiles;
- Temporary silt fences will be used as necessary during demolition of the Tennisport complex as areas are exposed.

An additional silt fence will be used to surround the surcharge material once the preload material has been placed and compacted. The silt fence will run along the along its eastern edge to augment the boundary fence control.

4.2.5 Hay Bales

Hay bales shall be used as temporary controls suitable for sheet flow or minor channelized flow from small catchments. Hay bales were installed in the following areas

- As an alternative to filter bag weirs around the catch basins located off-Site;
- Around the perimeter of the stockpile as necessary;
- As required, to augment silt fence controls as instructed by the Resident Engineer or designated Site Coordinator.

4.2.6 Spill Prevention Control and Counter Measures (SPCC) Plan

The Owner will prepare a site-specific SPCC plan detailing its methods for preventing spills to the ground during all handling and operations. The SPCC plan shall include details of all containment and contingencies for quickly and effectively cleaning up any spilled material. Specifications and locations of materials (absorbents, etc.) will be included.

4.2.7 Stockpile/Surcharge Management

Grading of stockpiles shall be a critical element of erosion control. Listed below are several general practices that shall be employed:

- Any materials deposited onto public thoroughfares shall be promptly removed and properly disposed.
- Captured liquids requiring disposal shall be containerized and transported off-Site for treatment and/or proper disposal.
- The paved areas of the Site will be swept as necessary to maintain a clean work area and prevent silt from entering storm water runoff. If silt builds up around the catch basins, it shall be dug up and transferred back to the stockpile area.
- Stockpiles shall be stabilized, leveled, and protected from wind and runoff erosion. The surfaces shall be roughened to prevent migration of sediment.

5 Operation Maintenance and Inspection

The Owner shall have overall responsibility for implementing, monitoring and maintaining the project schedule and documenting/monitoring that appropriate controls are in place. Before construction of the Site, a number of erosion and sedimentation control measures shall be implemented as described in Sections 3 and 4. These controls shall be maintained such that the quality and quantity of storm water runoff leaving the Site will not be adversely affected by construction operations. The length of time before construction has not been determined at this point; O&M will continue through the pre-development phase.

The Site Engineer shall conduct an assessment/inspection of the Site prior to the start of construction certifying that the appropriate components of the SWPPP and the Storm Water Construction Permit have been correctly implemented. This assessment will document that the appropriate erosion and sediment controls (as required by NYSDEC and this SWPPP) are in place and that the SWPPP complies with all federal, state and local erosion and sediment control requirements. Any changes in the design, construction, operation or maintenance that have the potential to affect the quality or quantity of storm water runoff will require an update of the SWPPP by the Owner.

The Owner shall designate a Site Coordinator who shall perform regular inspections (at least every seven calendar days) to document/monitor that adequate pollution control measures are in place. The Site Coordinator will also conduct regular inspections of the erosion control items currently in place to evaluate their adequacy and effectiveness, and shall identify any required corrective measures and additional items required to maintain effective erosion control. Hay bales and silt fencing shall be replaced as necessary to maintain effectiveness. Storm water inlet protection will be maintained as per the product specifications and shall be removed and washed monthly at a minimum, or more frequently if needed. Washing the silt guards will take place in the soil stockpile area, to ensure that silt in the wash water does not enter the catch basin.

Disturbed and stabilized areas and material changes in flow patterns, fencing, or preventive measures shall be documented on a Site map. A Site logbook shall be maintained to record all inspection and maintenance information and made available to regulatory authorities upon request. The SWPPP shall be updated to indicate changes that occurred, and anticipated changes for the coming months.

6. Construction Sequence

The following is the proposed general construction sequence:

1. Obtain permits from NYC DEP, DOB and other utility or service providers for remedial work, demolition and termination of utility services;
2. Apply for temporary service connections and supplies to service construction facilities;
3. Hold pre-construction conference one week prior to site work;
4. Commence installation of temporary facilities including site cabin, temporary walkways and access requirements, storage areas and waste separation;
5. Install stabilized construction entrances, silt fences and hay bale perimeter controls as per drawings C-171 & C172;

6. Install inlet protection to catch basins C10 to C15 on drawings C-171 & C172 and provide filter bag inlet protect to external catch basin on South West Corner of 50th Avenue and 2nd Street;
7. Undertake abatement of buildings to be demolished;
8. Remove external pavement defined as Phase 1 on Drawing C-170 (Approximate area is 4.0 acres). Surfacing to be removed includes tennis clay court surfacing, trees, concrete and asphalt paving. Redundant utilities and pipes shall also be removed and disposed during this phase;
9. Rough grade Phase 1 cleared areas where pavement has been removed and leave surface slightly roughened and apply water or dust retardants;
10. Remove and dispose of crushed asphalt materials and stockpile crushed concrete or suitable backfill material in storage area. Provide silt fences and hay bales to perimeter of soil stockpiles open to erosion and migration;
11. Undertake demolition of abated buildings (Phase 2: approx. 3 acres). Stockpile suitable backfill material and crushed concrete in storage area and provide silt fences and hay bales to perimeter of stockpiles open to erosion and migration. Demolition will include removal of shallow foundations. If required, dewatering be carried out under a NYC DEP dewatering Permit and discharged to the City Sewer. If ground waters are to be discharge to the river, the contractor shall provide details of portable sediment tank to be used on site, sized in accordance with NYS Standards and Specifications for Erosion and Sediment Control (GPMx16=cubic feet storage); During demolition activities dust will be controlled using water sprays and perimeter fencing will use a fabric screen;
12. Backfill demolished excavations to match surrounding surface levels and rough grade demolished building footprint. Leave surface roughened and apply water or dust retardants as required.
13. Maintain existing temporary control measures until SWPPP upgraded for the future development work.

Appendix A

A1 Bore Logs



TEST BORING LOG

BORING **SB-01**
 G.S. ELEV. 25.3
 FILE 31193
 SHEET 1 OF 3

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV
 LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
28.7'	10:30 AM	11/29	0 HRS

METHOD OF ADVANCING BOREHOLE			
d	FROM	TO	
	0.0'	77.0'	
c ₂	77.0'	92.0'	

DRILLER	P. FLAHERTY
HELPER	K. LLOYD
INSPECTOR	J. SCAFIDI
DATE STARTED	11/29/2006
DATE COMPLETED	11/29/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
	S-1	14	50/0.3'			
5	S-2	17	3	10		
10	S-3	23	17	10		
15	S-4	3	4	7		
20	S-5	50/0.3'				
25	S-6	18	7	9	25.0	0.3
30	S-7	4	5	7		
35	S-8	4	6	8	35.0	-9.7

DRN.	TMC
CKD.	PWK

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-01**

G.S. ELEV. 25.3

FILE 31193

SHEET 2 OF 3

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
40	S-9	8 8 9		BROWN TO BLACK GRAVEL SIZED ROCK FRAGMENTS, SM SAND, SM BRICK, TR SILT (FILL)		
43.5					-18.2	
45	S-10	11 7 9				
50	S-11	20 12 15		BLACK F/C SAND AND BRICK (FILL)		
55	S-12	13 9 22				
58.0					-32.7	
60	S-13	16 18 30		DARK F/SAND, TR MICA, TR SILT (SP)		
63.0					-37.7	
64.5	S-14	12 22 20		DARK F/C SAND, TR MICA, TR SILT, TR TO SM F/C GRAVEL, TR SHELLS (SP)		
65					-39.2	
68.5				RED BROWN CLAYEY SILT (CL-ML)		
70	S-15	4 5 5				
73.0				GRAY SILT, TR F/SAND (OL/ML) -WET	-47.7	
74.5	S-16	7 52 52/0.3'		GRAY CLAY, SM SILT (GRADING TO SILTY CLAY), TR F/C GRAVEL, TR TO SM F/M SAND (CL-ML)		
75					-49.2	
				DARK GRAY GRAVEL SIZED ROCK FRAGMENTS (DECOMPOSED ROCK) (GP)		

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

BORING **SB-01**

G.S. ELEV. 25.3

FILE 31193

SHEET 3 OF 3

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
77.0					-51.7	AUGER REFUSAL ENCOUNTERED AT 77 FT
80				<i>GRAY, SLIGHTLY TO MODERATELY WEATHERED, HARD SCHIST, VERY CLOSE TO MODERATELY CLOSE JOINT SPACING</i>		
	R-1	REC =95% RQD =53%				
82.0					-56.7	
85				<i>GRAY, VERY SLIGHTLY WEATHERED, VERY HARD SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING</i>		
	R-2	REC =100% RQD =86%				
90						
	R-3	REC =100% RQD =88%				
92.0				<i>END OF BORING AT 92'</i>	-66.7	END CORING AT 92 FT
95						
100						
105						
110						
115						

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

BORING **SB-02**

G.S. ELEV. 7.9

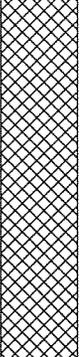
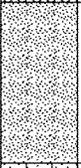
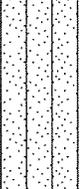
FILE 31193

SHEET 1 OF 3

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
FIRST ENCOUNTERED 8.0'			

METHOD OF ADVANCING BOREHOLE			
d	FROM	TO	
	0.0'	68.0'	
c ₂	68.0'	85.0'	

DRILLER	F. BRAVO
HELPER	P. PLANTIER
INSPECTOR	J. BENJAMIN
DATE STARTED	11/13/2006
DATE COMPLETED	11/14/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
5	S-1	4 6 7 7		DARK GRAY SILTY F/M SAND, TR F/ GRAVEL (FILL)		
9.0					-1.1	
10	S-2	5 7 7 5		LIGHT GRAY F/M SAND (POSSIBLE FILL) (SP)		
13.0					-5.1	
15	S-3	3 3 3 3		DARK GRAY SILTY F/M SAND, TR F/ ANGULAR GRAVEL (POSSIBLE FILL) (SM)		
18.0					-10.1	
20	S-4	3 1 2 2				
25	S-5	1 1/1' 1				
	U-1			DARK GRAY SILT, TR F/ SAND AND SHELLS (OL/ML)		
30	S-6	1 1 1 1				
35	S-7	1 1 2 1				

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07

DRN.	JPB
CKD.	PWK



TEST BORING LOG

BORING **SB-02**

G.S. ELEV. 7.9

FILE 31193

SHEET 2 OF 3

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
				DARK GRAY SILT, TR F/ SAND AND SHELLS (OL/ML)		
			38.0		-30.1	
40	S-8	6 12 13 13		REDDISH-BROWN TO GRAY SILT (ML)		
45	S-9	2 3 5 5				
50	S-10	WOR/1' 4 5				
			53.0		-45.1	
55	S-11	9 22 43 41		GRAY F/M SANDY SILT, TR ROCK FRAGMENTS (ML)		
60	S-12	10 29 40 49				
	S-13	50/0.4'	63.0			-55.1
65				NO SAMPLE AVAILABLE (PROBABLE DECOMPOSED ROCK)		
			68.0		-60.1	
70	R-1	REC =75% RQD =30%		MODERATELY HARD, SLIGHTLY WEATHERED GRAY SCHIST. CLOSE, MODERATELY DIPPING FRACTURES; ROUGH, DISCOLORED, W/ SLIGHT SOIL INFILLING		AUGER REFUSAL AT 68 FT
75	R-2	REC =55% RQD =50%	75.0			

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV
 LOCATION: LONG ISLAND CITY, NY

BORING **SB-02**
 G.S. ELEV. 7.9
 FILE 31193
 SHEET 3 OF 3

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
80	R-3	REC =100% RQD =100%		MODERATELY HARD TO HARD, FRESH, GRAY SCHIST. WIDE, LOW ANGLE FRACTURES; SMOOTH, FRESH, TIGHT		
85	R-4	REC =100% RQD =100%	85.0		-77.1	END OF CORING AT 85 FT
END OF BORING AT 85'						
90						
95						
100						
105						
110						
115						

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

BORING **SB-03**

G.S. ELEV. 22.9

FILE 31193

SHEET 1 OF 1

GROUNDWATER DATA			
FIRST ENCOUNTERED 28.0'			
DEPTH	HOUR	DATE	ELAPSED TIME

METHOD OF ADVANCING BOREHOLE			
d	FROM	TO	
	0.0'	33.0'	
c ₂	FROM	TO	
	33.0'	35.0'	

DRILLER	F. BRAVO
HELPER	P. PLANTIER
INSPECTOR	J. BENJAMIN
DATE STARTED	11/15/2006
DATE COMPLETED	11/15/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS			
	S-1	5 4 9 5	BROWN AND GRAY SILTY F/M SAND, TR GRAVEL-SIZED CONCRETE, TR BRICK, TR CINDERS (FILL)			Boulder at 33-35 FT (BORING OFFSET)			
5									
10	S-2	6 6 6 6							HARD DRILLING (DEMOLITION DEBRIS)
15	S-3	40 50/0.4'							
20	S-4	50/0.4'							
25	S-5	5 6 6 6							
30	S-6	12 13 50/0.4'				AUGER REFUSAL AT 33 FEET - SUBSURFACE INFORMATION CONTINUES IN BORING SB-03A			
33.0					-10.1				
35	R-1	REC = 92% RQD = 75%		BOULDER	-12.1				

END OF BORING AT 35'

DRN. JPB
CKD. PWK

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-03A**

G.S. ELEV. 22.9

FILE 31193

SHEET 1 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA

FIRST ENCOUNTERED NR			
DEPTH	HOUR	DATE	ELAPSED TIME

METHOD OF ADVANCING BOREHOLE

d	FROM	TO
	0.0'	65.0'
c ₂	65.0'	70.0'

DRILLER F. BRAVO

HELPER P. PLANTIER

INSPECTOR _____

DATE STARTED 11/16/2006

DATE COMPLETED 11/16/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
5			X			BORING OFFSET FROM BORING SB-03 DIFFICULTIES ENCOUNTERED DRILLING THROUGH BOULDERS AT THAT LOCATION. NO SAMPLES OBTAINED FROM 0 TO 38 FT.
10			X			
15			X			
20			X			
25			X			
30			X			
35			X			
			X			
			X			
			X			
				AUGERED TO A DEPTH OF 38 FT BELOW THE GROUND SURFACE		

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 12/07

DRN. TMC

CKD. PWK



TEST BORING LOG

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

BORING **SB-03A**

G.S. ELEV. 22.9

FILE 31193

SHEET 2 OF 2

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
				AUGERED TO A DEPTH OF 38 FT BELOW THE GROUND SURFACE		
				38.0 -15.1		
40	S-1	7 7 8 13				
				DARK BROWN GRAVELLY SAND, SM SILT, TR VERY SMALL BRICK FRAGMENTS (FILL)		
45	S-2	9 8 7 9				
				48.0 -25.1		
50	S-3	15 10 19 12				
				BROWN M/C/F SAND AND BRICK (FILL)		
55	S-4	10 18 14 7				
				58.0 -35.1		
60	S-5	17 29 50/0.4'				
				BROWN TO DARK GRAY SILTY F/SAND AND F/C GRAVEL (DECOMPOSED ROCK) (SP-SM)		
	S-6	50/0'				
65						AUGER REFUSAL AT 65 FT
				65.0 -42.1		
				GRAY, VERY SLIGHTLY WEATHERED, HARD TO VERY HARD GNEISS, CLOSE TO MODERATELY CLOSE JOINT SPACING		
70	R-1	REC =100% RQD =94%				END CORE AT 70 FT
				70.0 -47.1		
				END OF BORING AT 70'		
75						

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-04**
 G.S. ELEV. 16.6
 FILE 31193
 SHEET 1 OF 3

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
FIRST ENCOUNTERED 13.7'			

METHOD OF ADVANCING BOREHOLE			
d	FROM	3.0'	TO 5.0'
c ₁	FROM	5.0'	TO 75.0'
c ₂	FROM	75.0'	TO 85.0'

DRILLER	F. BRAVO
HELPER	P. PLANTIER
INSPECTOR	
DATE STARTED	11/21/2006
DATE COMPLETED	11/23/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS	
5	S-1	5 1 1 1		CONCRETE/BRICK AND BROWN F/M SAND, SM MICA (FILL)	8.6		
8.0							
10	S-2	6 4 5 7			DARK BROWN F/M SAND, SM GRAVEL, SM SILT (FILL)	3.6	
13.0							
15	S-3	6 7 6 8			BROWN SILTY M/F/C SAND, TR WOOD (FILL)	-1.4	
18.0							
20	S-4	3 3 2 3		DARK BROWN TO GRAY M/F/C SAND, SM GRAVEL TO GRAVEL SIZED ROCK FRAGMENTS, TR MICA, TR VERY SMALL BRICK FRAGMENTS (FILL)	-7.4		
24.0							
25	S-5	2 3 4 3					
30	S-6	2 3 4 3		DARK GRAY SILT, SM CLAY, TR SHELL (OL/ML)			
	U-1						
35	S-7	2 2 2 2					

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07

DRN.	TMC
CKD.	PWK



TEST BORING LOG

BORING **SB-04**

G.S. ELEV. 16.6

FILE 31193

SHEET 2 OF 3

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
40	S-8	1 1 3 4		DARK GRAY SILT, SM CLAY, TR SHELL (OL/ML)		
			43.0		-26.4	
45	S-9	4 6 7 6		GRAY F/M SAND, SM SILT (GRADING TO SILTY SAND), TR ORGANICS (SP-SM)		
			48.0		-31.4	
50	S-10	3 4 3 4		BROWN TO GREEN BROWN SILTY CLAY, SM F/M SAND (CL-ML)		
			58.0		-41.4	
55	S-11	3 2 3 2		BROWN SILTY SAND, SM F/GRAVEL AND GRAVEL SIZED ROCK FRAGMENTS (APPARENT QUARTZITE) (SM)		
60	S-12	30 29 21 40		BROWN SILTY SAND, SM F/GRAVEL AND GRAVEL SIZED ROCK FRAGMENTS (APPARENT QUARTZITE) (SM)		
			63.0		-46.4	
65	S-13	29 50/0.4'		ROCK FRAGMENTS, TR TO SM M/SAND (DECOMPOSED ROCK) (GP)		
70	S-14	50/0.4'		ROCK FRAGMENTS, TR TO SM M/SAND (DECOMPOSED ROCK) (GP)		
75	S-15	50/0.4'		ROCK FRAGMENTS, TR TO SM M/SAND (DECOMPOSED ROCK) (GP)		AUGER REFUSAL ENCOUNTERED AT 75 FT
			75.0		-58.4	

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

BORING **SB-04**

G.S. ELEV. 16.6

FILE 31193

SHEET 3 OF 3

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
80	R-1	REC =100% RQD =47%		GRAY TO DARK GRAY, SLIGHTLY WEATHERED, HARD SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING	-63.4	
85	R-2	REC =100% RQD =97%		GRAY TO DARK GRAY, SLIGHTLY TO VERY SLIGHTLY WEATHERED, HARD SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING	-68.4	
				END OF BORING AT 85'		END CORING AT 85 FT
90						
95						
100						
105						
110						
115						



TEST BORING LOG

BORING **SB-05**

G.S. ELEV. 7.6

FILE 31193

SHEET 1 OF 3

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA

FIRST ENCOUNTERED 12.8'			
DEPTH	HOUR	DATE	ELAPSED TIME

METHOD OF ADVANCING BOREHOLE

d	FROM	0.0'	TO	75.0'
c ₂	FROM	75.0'	TO	85.0'

DRILLER F. BRAVO

HELPER P. PLANTIER

INSPECTOR _____

DATE STARTED 11/17/2006

DATE COMPLETED 11/17/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
5	S-1	12 13 15 14		BROWN TO DK BROWN F/C GRAVELLY SAND, SM SILT, TR WOOD (FILL)		DIFFICULT AUGERING ENCOUNTERED FROM 0 TO 30 FT BELOW THE GROUND SURFACE
8.0					-0.4	
10	S-2	7 8 8 9		BROWN TO DK BROWN SILTY C/M/F SAND AND F/C GRAVEL, TR WOOD (FILL)		
13.0					-5.4	
15	S-3	3 2 2 4		BROWN TO GRAY SILTY F/M SAND AND GRAVEL SIZED ROCK FRAGMENTS (FILL)		
18.0					-10.4	
20	S-4	4 3 1 1		DARK BROWN TO GRAY-BROWN SILTY F/M SAND, TR MICA (POSSIBLE FILL) (SM)		
23.0					-15.4	
25	S-5	1 1 2 1		GRAY CLAYEY SILT, TR ORGANICS (OL/ML)		
30	S-6	1 1 1 1				
33.0					-25.4	
35	S-7	6 10 10 12		BROWN TO GREENISH BROWN SILTY CLAY TO CLAYEY SILT, SM F/SAND (CL-ML)		

DRN. TMC
 CKD. PWK

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

BORING **SB-05**

G.S. ELEV. 7.6

FILE 31193

SHEET 2 OF 3

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
				BROWN TO GREENISH BROWN SILTY CLAY TO CLAYEY SILT, SM F/SAND (CL-ML)		
			38.0		-30.4	
40	S-8	7 10 12 11		DK BROWN TO GRAY-BROWN F/M SAND, SM SILT (SP-SM)		
			43.0		-35.4	
45	S-9	4 5 5 6		LIGHT BROWN SILTY CLAY, TR F/SAND (CL-ML)		
			48.0		-40.4	
50	S-10	5 6 5 7		GRAY TO BROWN SILT, SM CLAY (CL-ML)		
			53.0		-45.4	
55	S-11	10 10 40 42		DARK GRAY CLAYEY SILT (CL-ML)		
			58.0		-50.4	
60	S-12	12 20 30 35		DARK GRAY M/F SAND, SM SILT (SP-SM)		
			63.0		-55.4	
65	S-13	50/0.0'				
	S-14	50/0.0'				
70				NO RECOVERY (PROBABLE DECOMPOSED ROCK)		
	S-15	50/0.0'				
75						AUGER REFUSAL AT 75 FT
			75.0		-67.4	

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-05**

G.S. ELEV. 7.6

FILE 31193

SHEET 3 OF 3

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
80	R-1	REC =77% RQD =58%		GRAY TO DARK GRAY, SLIGHTLY WEATHERED, HARD SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING		
85	R-2	REC =78% RQD =70%			85.0	-77.4
				END OF BORING AT 85'		
90						
95						
100						
105						
110						
115						

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-06**

G.S. ELEV. 5.1

FILE 31193

SHEET 1 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA

FIRST ENCOUNTERED 7.5'

DEPTH	HOUR	DATE	ELAPSED TIME

METHOD OF ADVANCING BOREHOLE

d	FROM	0.0'	TO	38.0'
c ₂	FROM	38.0'	TO	53.0'

DRILLER F. BRAVOHELPER P. PLANTIER

INSPECTOR _____

DATE STARTED 12/05/2006DATE COMPLETED 12/05/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
0.3				3 IN. ASPHALT	4.9	
5	S-1	3 2 3 13		DARK BROWN F/M SAND, SM SILT, SM WOOD (FILL)		
8.0					-2.9	
10	S-2	6 5 6 4		BROWN GRAVEL/GRAVEL SIZED BRICK/CONCRETE AND SILTY SAND (FILL)		
15	S-3	6 6 5 6				
18.0					-12.9	
20	S-4	5 5 6 5		BLACK SILT, TR SAND, TR ROOTS (OL/ML)		
23.0					-17.9	
25	S-5	7 7 7 6		GRAY SILT, TR CLAY, TR ROOTS (OL/ML)		
28.0	U-1				-22.9	
30	S-6	4 5 5 4		GRAY SILT, SM CLAY, SM ROCK FRAGMENTS (OL/ML)		
33.0					-27.9	
35	S-7	29 50/0.3'		NO RECOVERY (PROBABLE DECOMPOSED ROCK)		
					DRN.	TMC
					CKD.	PWK

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT_GDT 1/2/07



TEST BORING LOG

BORING **SB-06**

G.S. ELEV. 5.1

FILE 31193

SHEET 2 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
				<i>NO RECOVERY (PROBABLE DECOMPOSED ROCK)</i>		
38.0					-32.9	
40						AUGER REFUSAL ENCOUNTERED AT 38 FT
	R-1	REC =60% RQD =43%		GRAY, SLIGHTLY WEATHERED, HARD TO VERY HARD SCHIST, VERY CLOSE TO MODERATELY CLOSE JOINT SPACING		
43.0					-37.9	
45						
	R-2	REC =87% RQD =82%		GRAY, SLIGHTLY WEATHERED, HARD TO VERY HARD SCHIST, VERY CLOSE TO MODERATELY CLOSE JOINT SPACING		
48.0					-42.9	
50						
	R-3	REC =68% RQD =67%		GRAY, SLIGHTLY TO VERY SLIGHTLY WEATHERED, HARD TO VERY HARD SCHIST, VERY CLOSE TO MODERATELY CLOSE JOINT SPACING		
53.0					-47.9	
				<i>END OF BORING AT 53'</i>		END CORING AT 53 FT
55						
60						
65						
70						
75						



TEST BORING LOG

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

BORING **SB-07**

G.S. ELEV. 5.2

FILE 31193

SHEET 1 OF 2

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
FIRST ENCOUNTERED 10.1'			

METHOD OF ADVANCING BOREHOLE			
d	FROM	TO	
	0.0'	37.5'	
c ₂	37.5'	55.0'	

DRILLER	F. BRAVO
HELPER	P. PLANTIER
INSPECTOR	J. SCAFIDI
DATE STARTED	11/30/2006
DATE COMPLETED	11/30/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
5	S-1	13 17 45 10	[Cross-hatched pattern]	BROWN TO DARK BROWN SAND, SM SILT, SM COAL, SM WOOD (FILL)		
8.0					-2.8	
9.0				GRAY F/SAND, SM SILT, SM GRAVEL (FILL)	-3.8	
10	S-2	2 2 3 4	[Cross-hatched pattern]	DARK BROWN TO BLACK F/M SAND, TR SILT, TR WOOD, TR VERY SMALL BRICK FRAGMENTS (FILL)		
15	S-3	4 5 9 8				
20	S-4	6 7 7 8				
23.0			[Dotted pattern]	LIGHT GRAY AND BROWN M/F SAND, TR TO SM F/GRAVEL (SP)		
25	S-5	10 10 33 47				
30	S-6	14 10 9 9				
30.0			[Pattern with rock fragments]	BROWN F/M SAND AND ROCK FRAGMENTS, SM SILT (DECOMPOSED ROCK) (SP TO GP)		
35	S-7	17 27 30 30				

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07

DRN.	TMC
CKD.	PWK



TEST BORING LOG

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

BORING **SB-07**

G.S. ELEV. 5.2

FILE 31193

SHEET 2 OF 2

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
40				BROWN F/M SAND AND ROCK FRAGMENTS, SM SILT (DECOMPOSED ROCK) (SP TO GP)		AUGER REFUSAL ENCOUNTERED AT 37.5 FT
45	R-1	REC =60% RQD =62%		GRAY, SLIGHTLY TO MODERATELY WEATHERED, HARD SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING	-34.8	
50	R-2	REC =85% RQD =82%		GRAY, SLIGHTLY TO VERY SLIGHTLY WEATHERED, HARD SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING	-39.8	
55	R-3	REC =100% RQD =100%		GRAY, SLIGHTLY TO VERY SLIGHTLY WEATHERED, HARD SCHIST, MODERATELY CLOSE JOINT SPACING	-44.8	
				END OF BORING AT 55'	-49.8	END CORING AT 55 FT
60						
65						
70						
75						



TEST BORING LOG

BORING **SB-08**
 G.S. ELEV. 6.1
 FILE 31193
 SHEET 1 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV
 LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
FIRST ENCOUNTERED 6.6'			

METHOD OF ADVANCING BOREHOLE			
d	FROM	3.0'	TO 46.5'
c ₂	FROM	46.5'	TO 61.5'

DRILLER	F. BRAVO
HELPER	P. PLANTIER
INSPECTOR	J. SCAFIDI
DATE STARTED	11/29/2006
DATE COMPLETED	11/29/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
0.2				2 IN. ASPHALT	5.9	
5	S-1	11 9 10 8		LIGHT BROWN F/M SAND, TR SILT (FILL)		
8.0					-1.9	
10	S-2	3 3 2 3		LIGHT BROWN F/M SAND, TR SILT (FILL)		
13.0					-6.9	
14.0				BLACK GRAY SILT (OL/ML)	-7.9	
15	S-3	2 1 1 2				
	U-1					
20	S-4	1 2 1 2		GRAY TO DARK GRAY SILT, SM CLAY, TR SHELL (OL/ML)		
25	S-5	2 2 2 1				
28.0					-21.9	
30	S-6	6 7 7 7		REDDISH BROWN TO GREENISH BROWN SILTY CLAY, TR F/SAND (CL-ML)		
33.0					-26.9	
35	S-7	7 8 8 10		REDDISH BROWN TO GREENISH BROWN SILTY CLAY (GRADING TO CLAYEY SILT), TR F/SAND (CL-ML)		
					DRN.	TMC
					CKD.	PWK

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-08**

G.S. ELEV. 6.1

FILE 31193

SHEET 2 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
40	S-8	10 12 12 13		REDDISH BROWN TO GREENISH BROWN SILTY CLAY (GRADING TO CLAYEY SILT), TR F/SAND (CL-ML)		
				43.0	-36.9	
45	S-9	19 20 27 40		BROWN TO BLACK SILTY F/M SAND AND ROCK FRAGMENTS (DECOMPOSED ROCK) (SP-SM)		
				46.5	-40.4	AUGER REFUSAL AT 46.5 FT
50	R-1	REC =73% RQD =52%		GRAY, SLIGHTLY WEATHERED, HARD TO VERY HARD SCHIST, VERY CLOSE TO MODERATELY CLOSE JOINT SPACING		
55	R-2	REC =95% RQD =72%				
60	R-3	REC =100% RQD =83%				
				61.5	-55.4	END CORING AT 61.5 FT
				END OF BORING AT 61.5'		
65						
70						
75						

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-09**
 G.S. ELEV. 6.1
 FILE 31193
 SHEET 1 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV
 LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
FIRST ENCOUNTERED 9.5'			

METHOD OF ADVANCING BOREHOLE			
d	FROM	0.0'	TO 11.0'
c ₂	FROM	11.0'	TO 65.0'

DRILLER	P. FLAHERTY
HELPER	K. LLOYD
INSPECTOR	J. SCAFIDI
DATE STARTED	11/29/2006
DATE COMPLETED	11/29/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
	S-1	47 40 50/0.3'		<i>BOULDERS AND F/M/C SAND, TR TO SM SILT, TR TO SM CONCRETE, BRICK, CINDERS (FILL)</i>		CORED THROUGH BOULDER FILL MATERIALS FROM 11 TO 52.4 FT
	S-2	50/0.3'				
5						
	S-3	18 47 50/0.0'				
	R-1	REC =74% RQD =70%				
15	S-4	10 7 8 11				
	R-2	REC =24% RQD =0%				
20	S-5	2 1 3 50/0.3'				
	R-3	REC =83% RQD =64%				
25	S-6	10 27 11 50/0.3'				
	R-4	REC =40% RQD =8%				
30	S-7	50/0.2'				
	R-5	REC =24% RQD =13%				
35						

NEW PROJECT'S TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07

DRN.	TMC
CKD.	PWK



TEST BORING LOG

BORING **SB-09**
 G.S. ELEV. 6.1
 FILE 31193
 SHEET 2 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV
 LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
	S-8	3 8 11 9				
40	R-6	REC =1.5% RQD =0%				
	S-9	6 7 9 31				
45	R-7	REC =1.7% RQD =0%				
	S-10					
50	R-8	REC =26% RQD =0%				
	S-11					
				52.4	-46.3	TOP OF BEDROCK ENCOUNTERED 52.4
55	R-9	REC =100% RQD =59%		GRAY, SLIGHTLY TO MODERATELY WEATHERED, HARD TO MODERATELY HARD SCHIST, CLOSE JOINT SPACING	55.0	-48.9
60	R-10	REC =100% RQD =75%		GRAY, SLIGHTLY WEATHERED, HARD SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING	60.0	-53.9
65	R-11	REC =100% RQD =82%		GRAY, SLIGHTLY WEATHERED, HARD SCHIST, VERY CLOSE TO MODERATELY CLOSE JOINT SPACING	65.0	-58.9
				END OF BORING AT 65'		END OF CORING AT 65 FT
70						
75						

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV
 LOCATION: LONG ISLAND CITY, NY

BORING **SB-10**
 G.S. ELEV. 10.8
 FILE 31193
 SHEET 1 OF 2

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
FIRST ENCOUNTERED 12.1'			

METHOD OF ADVANCING BOREHOLE			
d	FROM	TO	
	0.0'	55.0'	
c ₂	55.0'	70.0'	

DRILLER	F. BRAVO
HELPER	P. PLANTIER
INSPECTOR	J. SCAFIDI
DATE STARTED	12/01/2006
DATE COMPLETED	12/04/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
0.5				3 IN. ASPHALT, 3 IN. CONCRETE	10.3	
5	S-1	50/0.1		BROWN F/M SAND, SM CONCRETE (FILL)		
10	S-2	50/0.4'				
13.0					-2.2	
15	S-3	17 20 50/0.4'		GRAVEL SIZED ROCK FRAGMENTS AND SILTY SAND, SM CONCRETE, TR ORGANICS (ROOTS) (FILL)		
18.0					-7.2	
20	S-4	6 6 7 6		BLACK WOOD AND SAND, SM SILT (FILL)		
25	S-5	7 10 12 13				
28.0					-17.2	
30	S-6	5 4 4 4		DARK GRAY SILTY F/M SAND, TR WOOD AND BRICK (FILL)		
34.0					-23.2	
35	S-7	4 5 4 5				
				DRN. TMC		
				CKD. PWK		

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-10**

G.S. ELEV. 10.8

FILE 31193

SHEET 2 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
40	S-8	12 14 14 13		DARK GRAY SANDY SILT, SM BRICK AND WOOD (FILL)		
					40.0	-29.2
45	S-9	19 29 50/0.3'		DARK BROWN TO BLACK WOOD, SM SILT, SAND (FILL)		
					43.0	-32.2
50	S-10	20 21 30 29		BROWN CLAYEY SILT, TR TO SM SAND, TR WOOD (CL-ML)		
					53.0	-42.2
55	S-11	40 50/0.3'		NO RECOVERY (PROBABLE DECOMPOSED ROCK)		
					55.0	-44.2
60	R-1	REC =58% RQD =49%		GRAY, SLIGHTLY WEATHERED, HARD MICA SCHIST, CLOSE JOINT SPACING		AUGER REFUSAL ENCOUNTERED AT 55 FT
					60.0	-49.2
65	R-2	REC =58% RQD =48%		GRAY, SLIGHTLY WEATHERED, HARD MICA SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING		
					65.0	-54.2
70	R-3	REC =52% RQD =52%		GRAY, SLIGHTLY WEATHERED, HARD MICA SCHIST, CLOSE JOINT SPACING		
					70.0	-59.2
				END OF BORING AT 70'		END OF CORING AT 70 FT
75						

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-11**
 G.S. ELEV. 6.6
 FILE 31193
 SHEET 1 OF 1

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
FIRST ENCOUNTERED 9.0'			

METHOD OF ADVANCING BOREHOLE			
d	FROM	TO	
	0.0'	25.0'	

DRILLER	P. FLAHERTY
HELPER	K. LLOYD
INSPECTOR	
DATE STARTED	12/04/2006
DATE COMPLETED	12/04/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
1.0				CONCRETE	5.6	
5	S-1 15 17 10 13					
5	S-2 8 7 9 8			BROWN F/C SAND AND BRICK/CONCRETE (FILL)		
10	S-3 2 1 1 1					
13.0					-6.4	
15	S-4 4 7 2 1			BROWN TO GRAY F/C SAND AND BRICK/CONCRETE, SM GRAVEL, TR MICA (FILL)		
18.0	S-5 50/0.2'				-11.4	
20				BLACK GRAVEL TO BOULDER SIZED ROCK FRAGMENTS, SM SILT, TR F/SAND (FILL)		
25	S-6 2 1 1 1				-18.4	
				END OF BORING AT 25'		
30						
35						

AUGER BEGINS TO ADVANCE OUT OF PLUMB FROM 20 TO 25 FT. BORING OFFSET - SUBSURFACE INFORMATION CONTINUES IN BORING SB-11A

DRN.	TMC
CKD.	PWK



TEST BORING LOG

BORING **SB-11A**
 G.S. ELEV. 6.6
 FILE 31193
 SHEET 1 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV
 LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
FIRST ENCOUNTERED 9.0'			

METHOD OF ADVANCING BOREHOLE			
d	FROM	TO	
	0.0'	15.0'	
c ₂	FROM	TO	
	15.0'	65.0'	

DRILLER	P. FLAHERTY
HELPER	K. LLOYD
INSPECTOR	
DATE STARTED	12/05/2006
DATE COMPLETED	12/05/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
5						AUGER TO 15 FT. NO SAMPLES OBTAINED.
10				SEE BORING SB-11		
15			15.0		-8.4	CORED THROUGH BOULDER FILL ENCOUNTERED FROM 15 TO 52 FT
20	R-1	REC =84%				
25	R-2	REC =66%		BROWN SAND, SILT, BOULDERS, CONCRETE, BRICK (FILL)		
30	R-3 S-1	REC =48% 5670.3				
35	R-4	REC =10%				
					DRN.	TMC
					CKD.	PWK

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-11A**

G.S. ELEV. 6.6

FILE 31193

SHEET 2 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
	S-2	14 17 17				
40	S-3	50				
45	S-4	9 19 20		<i>BROWN SAND, SILT, BOULDERS, CONCRETE, BRICK (FILL)</i>		
50	S-5	6 50/0.1'				
				52.0 -45.4		TOP OF BEDROCK SURFACE ENCOUNTERED AT 52 FT
55	R-8	REC =100% RQD =100%		<i>DARK GRAY TO BLACK, SLIGHTLY WEATHERED, HARD SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING</i>		
				55.0 -48.4		
60	R-9	REC =100% RQD =100%		<i>DARK GRAY TO BLACK, VERY SLIGHTLY WEATHERED, HARD SCHIST, MODERATELY CLOSE JOINT SPACING</i>		
				60.0 -53.4		
65	R-10	REC =100% RQD =94%		<i>DARK GRAY TO BLACK, VERY SLIGHTLY WEATHERED, HARD SCHIST, MODERATELY CLOSE JOINT SPACING</i>		
				65.0 -58.4		END OF CORING AT 65 FT
				<i>END OF BORING AT 65'</i>		
70						
75						

NEW PROJECTS TEST BORING LOG_31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-12**
 G.S. ELEV. 7.6
 FILE 31193
 SHEET 1 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV
 LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
FIRST ENCOUNTERED 8.5'			

METHOD OF ADVANCING BOREHOLE			
d	FROM	TO	
	0.0'	47.5'	
c ₂	47.5'	65.0'	

DRILLER	P. FLAHERTY
HELPER	K. LLOYD
INSPECTOR	
DATE STARTED	12/01/2006
DATE COMPLETED	12/04/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
	S-1	10 11 27 50/03'		GRAY-BLACK F/M SAND, SM GRAVEL, SM BRICK/CONCRETE SM SILT (FILL)	4.6	
5	S-2	10 12 7 7		BLACK F/M SAND, SM SILT, TR F/GRAVEL, TR BRICK (FILL)	-0.9	
10	S-3	3 3 3 3		BROWN M/F/C SAND, TR GRAVEL, TR SILT (POSSIBLE FILL) (SW)	-6.4	
15	S-4	2 1 1 1		GRAY TO BLACK SILT, TR ROOTS (OL/ML)	-10.4	
20	S-5	1 1 1 1		GRAY SILT, TR ORGANICS, TR MICA (OL/ML)	-15.4	
25	S-6	2 2 2 2		BROWN TO GRAY F/M SAND, TR ORGANICS, TR SILT, TR MICA (SP)	-20.4	
30	S-7	7 8 10 12		RED TO REDDISH BROWN SILTY F/C SAND, TR TO SM GRAVEL, TR MICA (SM)	-25.4	
35				BROWN F/M SANDY SILTY CLAY, TR SILT (CL-ML)		
					DRN.	TMC
					CKD.	PWK

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-12**

G.S. ELEV. 7.6

FILE 31193

SHEET 2 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
	S-8	11 12 18 23		BROWN F/M SANDY SILTY CLAY, TR SILT (CL-ML)		
				37.0	-29.4	
40	S-9	50/0.3'		BROWN F/C SILTY SAND AND GRAVEL SIZED ROCK FRAGMENTS (DECOMPOSED ROCK) (SM TO GP)		
45	S-10	50/0.4'				
				47.5	-39.9	
50	R-1	REC =64% RQD =27%		GRAY, MODERATELY WEATHERED, MODERATELY HARD SCHIST, CLOSE JOINT SPACING		AUGER REFUSAL ENCOUNTERED AT 47.5 FT
				50.0	-42.4	
55	R-2	REC =35% RQD =13%		GRAY TO BROWN, VERY TO SEVERELY WEATHERED, MODERATELY HARD (WHERE ROCK) TO VERY SOFT (WHERE RESIDUAL SOIL) DECOMPOSED SCHIST		
				55.0	-47.4	
60	R-3	REC =58% RQD =0%		GRAY TO DARK GRAY, SLIGHTLY WEATHERED, HARD SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING		SERIES 2 CORE BIT ENCOUNTERED REFUSAL TO FURTHER ADVANCEMENT AT 61 FT. SERIES 8 CORE BIT USED TO ADVANCE HOLE TO 65 FT WHERE REFUSAL WAS AGAIN ENCOUNTERED. END OF CORING AT 65 FT
				60.0	-52.4	
65	R-4	REC =98% RQD =84%		SLIGHTLY WEATHERED, VERY HARD MARBLE, CLOSE JOINT SPACING		
				65.0	-57.4	
				END OF BORING AT 65'		
70						
75						

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07



TEST BORING LOG

BORING **SB-13**
 G.S. ELEV. 8.9
 FILE 31193
 SHEET 1 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV

LOCATION: LONG ISLAND CITY, NY

GROUNDWATER DATA			
DEPTH	HOUR	DATE	ELAPSED TIME
FIRST ENCOUNTERED 10.2'			

METHOD OF ADVANCING BOREHOLE			
d	FROM	TO	
	0.0'	58.0'	
c ₂	58.0'	73.6'	

DRILLER	F. BRAVO
HELPER	P. PLANTIER
INSPECTOR	J SCAFIDI
DATE STARTED	11/28/2006
DATE COMPLETED	11/29/2006

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
5	S-1	6 7 10 13		DARK FM SAND, SM BRICK, SM WOOD (FILL)		
10	S-2	11 17 19 20		10.0	-1.1	
15	S-3	3 5 5 7		15.0	-6.1	
20	S-4	3 4 4 4				
25	S-5	4 3 2 2				
30	S-6	3 4 4 3				
33.0						
34.0				GRAY F/SAND, TR SILT (SP)		
35	S-7	4 5 7 6				

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07

DRN.	TMC
CKD.	PWK



TEST BORING LOG

BORING **SB-13**
 G.S. ELEV. 8.9
 FILE 31193
 SHEET 2 OF 2

PROJECT: NYCEDC-QUEENS WEST STAGES III / IV
 LOCATION: LONG ISLAND CITY, NY

DEPTH	A	B	C	DESCRIPTION	Wn	REMARKS
				DARK GRAY SILT, TR M/C SAND, TR ORGANICS (OL/ML)		
				38.0 -29.1		
40	S-8	4 5 4 3		GRAY SILT, TR TO SM F/SAND (OL/ML)		
				43.0 -34.1		
45	S-9	11 12 13 16				
50	S-10	21 25 30 39		LIGHT GRAY M/F/C SAND AND GRAVEL SIZED ROCK FRAGMENTS (SP TO GP)		
55	S-11	22 28 34 40				
				58.0 -49.1		
60	R-1	REC =100% RQD =100%		GRAY, SLIGHTLY TO VERY SLIGHTLY WEATHERED, HARD SCHIST, CLOSE TO MODERATELY CLOSE JOINT SPACING		AUGER REFUSAL ENCOUNTERED AT 58 FT
65	R-2	REC =100% RQD =73%				
				64.5 -55.6		
70	R-3	REC =100% RQD =95%		GRAY, VERY SLIGHTLY WEATHERED, VERY HARD SCHIST, CLOSE TO VERY CLOSE JOINT SPACING		
				69.5 -60.6		
75	R-4	REC =58% RQD =67%		GRAY, SLIGHTLY WEATHERED, VERY HARD SCHIST, VERY CLOSE TO MODERATELY CLOSE JOINT SPACING		
				73.7 -64.8		
				END OF BORING AT 73'		END CORING AT 73.7 FT

NEW PROJECTS TEST BORING LOG 31193.GPJ SITE BLAUVELT.GDT 1/2/07

KEY TO SYMBOLS

Symbol Description

Strata symbols



Fill (made ground)



Poorly-graded Sand



Clayey Silt



Organic Silt/Clay



Silty Clay



Poorly-graded Gravel



Schist



Silty Sand



Silt with Low Plasticity



USCS Sandy Silt



Poorly-graded Gravelly Sand with Silt



Poorly-graded Sand with Silt



Asphalt



USCS Poorly-graded Gravelly Sand

Notes:

COLUMN A) Soil sample number.

COLUMN B) FOR SOIL SAMPLE (ASTM D 1586): indicates number of blows obtained for each 6 ins. penetration of the standard split-barrel sampler. FOR ROCK CORING (ASTM D2113): indicates percent recovery (REC) per run and rock quality designation (RQD). RQD is the % of rock pieces that are 4 ins. or greater in length in a core run.

COLUMN C) Strata symbol as assigned by the geotechnical engineer.

DESCRIPTION) Description including color, texture and classification of subsurface material as applicable (see Descriptive Terms). Estimated depths to bottom of strata as interpolated from the borings are also shown.

DESCRIPTIVE TERMS: F = fine M = medium C = coarse

RELATIVE PROPORTIONS:

-Descriptive Term-	-Symbol-	-Est. Percentages-
Trace	TR	1-10
Trace to Some	TR to SM	10-15
Some	SM	15-30
Silty, Sandy, Clayey, Gravelly	-	30-40
And	and	40-50

REMARKS) Special conditions or test data as noted during investigation. Note that W.O.P. indicates water observation pipes.

* Free water level as noted may not be indicative of daily, seasonal, tidal, flood, and/or long term fluctuations.

Symbol Description

Misc. Symbols



Water table first encountered



Water table first reading after drilling



Water table second reading after drilling



Water table third reading after drilling

NR

Not Recorded

Soil Samplers



Split Barrel



Rock Core



Undisturbed Sample

Lab Symbols

FINES = Fines %

LL = Liquid Limit %

PI = Plasticity Index %

U_c = Unconfined Compressive Strength

EAST RIVER

SOUTH SIDE NORTH SIDE

APPROXIMATE EXTENT OF LANDS UNDER WATER

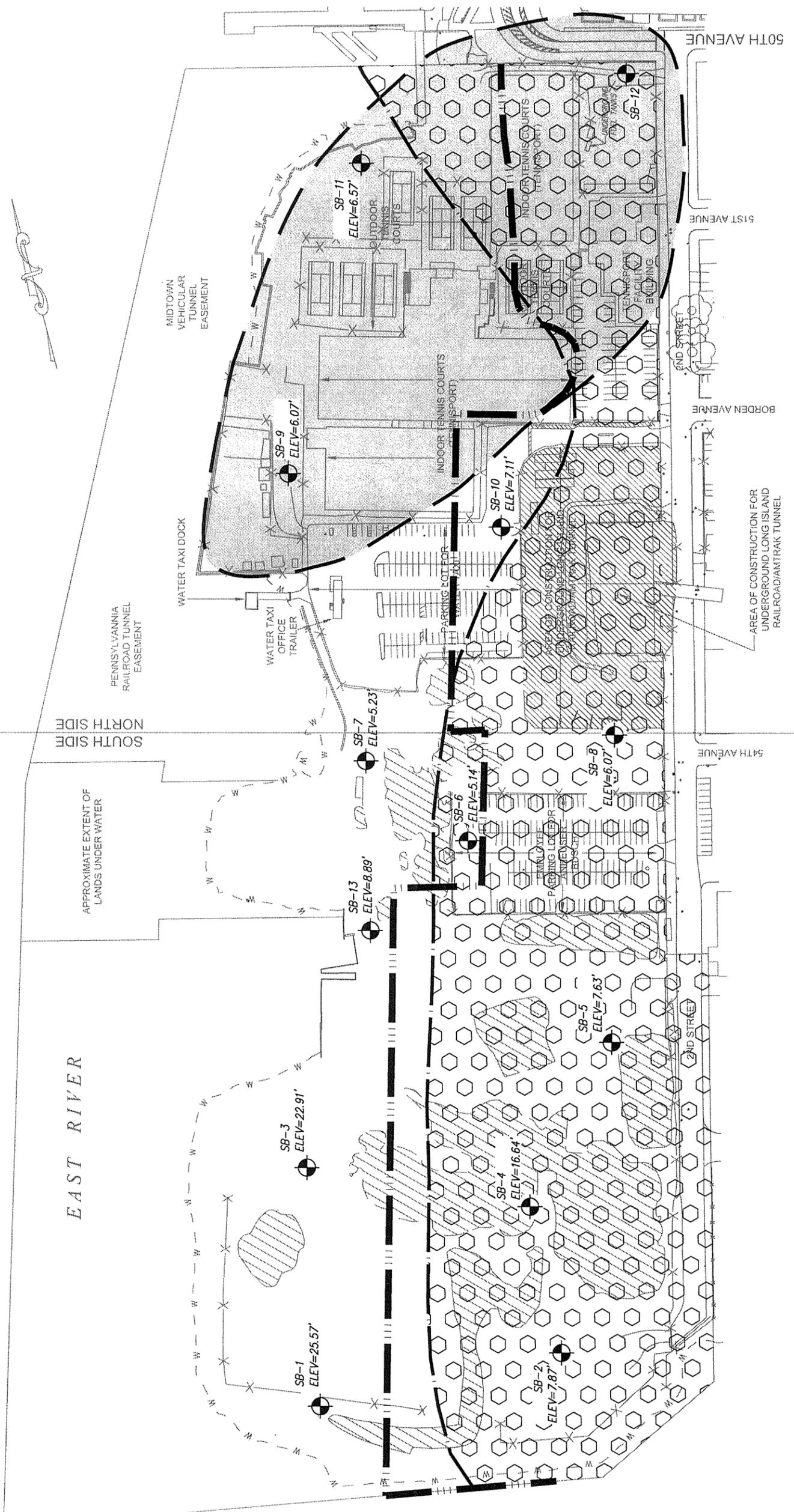
PENNSYLVANIA RAILROAD TUNNEL EASEMENT

MIDTOWN VEHICULAR TUNNEL EASEMENT

WATER TAXI DOCK

WATER TAXI OFFICE TRAILER

NEWTOWN CREEK



LEGEND

APPROXIMATE SHORE LINE FROM "ROCK LINE MAPS DWG.301" PREPARED BY U.S. WORKS PROGRESS ADMINISTRATION

SB-1 ELEV=25.57'

Approximate Test Boring location, identifying number and ground surface elevation



APPROXIMATE LIMITS OF COBBLES/BOULDERS



APPROXIMATE LIMITS OF ORGANIC SILT

Water levels, where shown, are those observed at the times notes and may not reflect daily or seasonal variations in the ground water levels.

The subsurface conditions revealed by this investigation represent current conditions at the specific hole locations only and may not be indicative of conditions at other locations or times.

Holes and tests located in the field by TRC

TEST BORING LOCATION PLAN - DRAWING I

NYCEDC
 QUEENS WEST STAGES III & IV

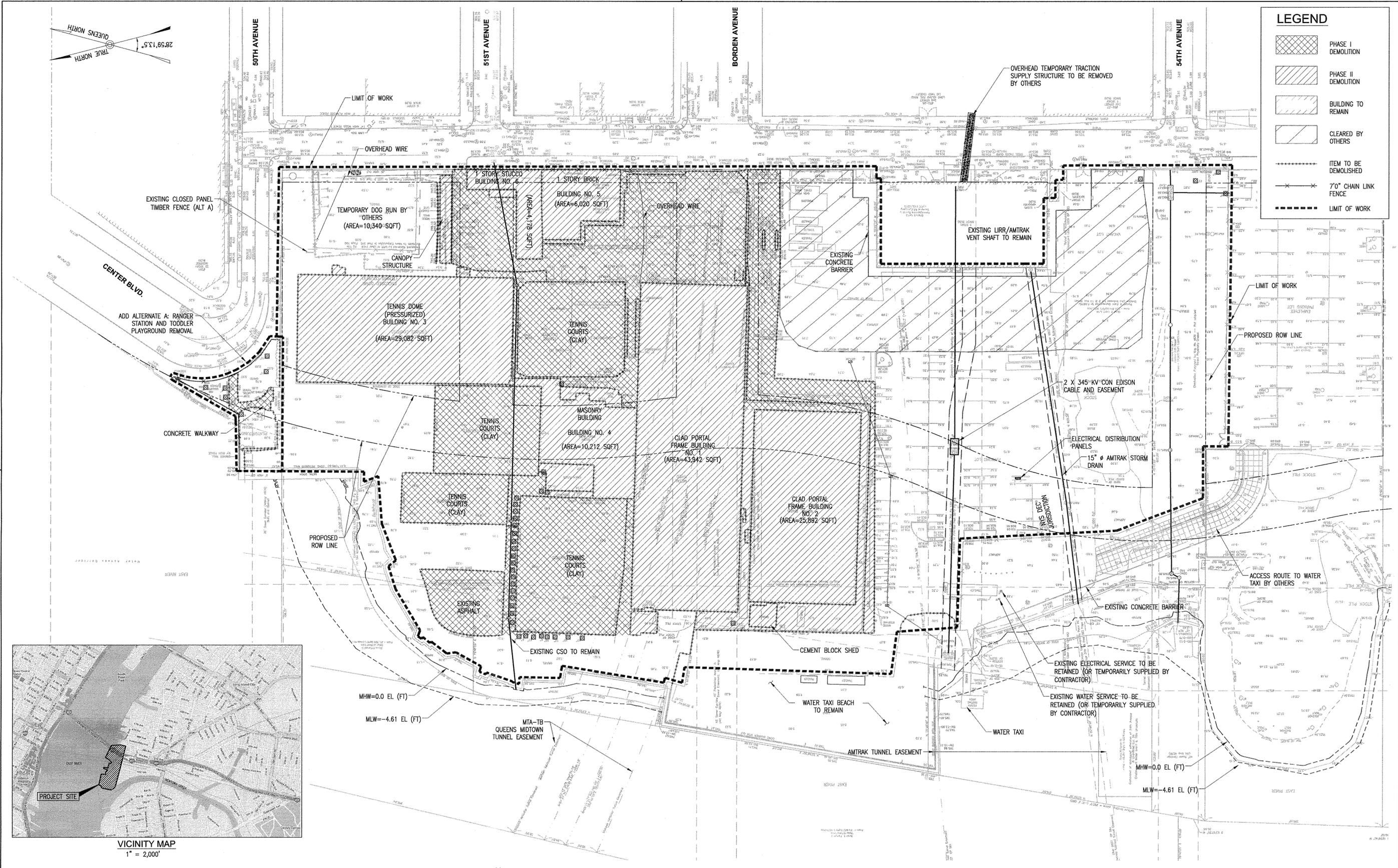
TRC

16000 COMMERCE PARKWAY - SUITE B
 MOUNT LAUREL, N.J. 08054-2291
 PH: (856) 273-1224
 FAX: (856) 273-9244
 CERTIFICATE OF AUTHORIZATION NO. GA276857

Drawn By csf. Engineer P.M.K. Sheet No. 1 of 1
 Date 1-02-07 Scale AS SHOWN File 31193



PLOT BY: James DeMarco
 PLOT TIME: 10/27/2009 10:12 AM
 MOD. BY: James DeMarco
 MOD. TIME: 10/27/2009 9:13 AM
 DWG NAME: X:\Project\209275-001\Interned Project Data\4-03 Drawings\4-03-30 CivilSheet\swppp\C-ARP-170.dwg



OWNER:
 New York City
 Economic Development Corporation
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 Sixth Floor
 New York, New York 10038
 tele 212.619.5000

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 www.arup.com

LANDSCAPE ARCHITECT:
THOMAS BALSLEY ASSOCIATES
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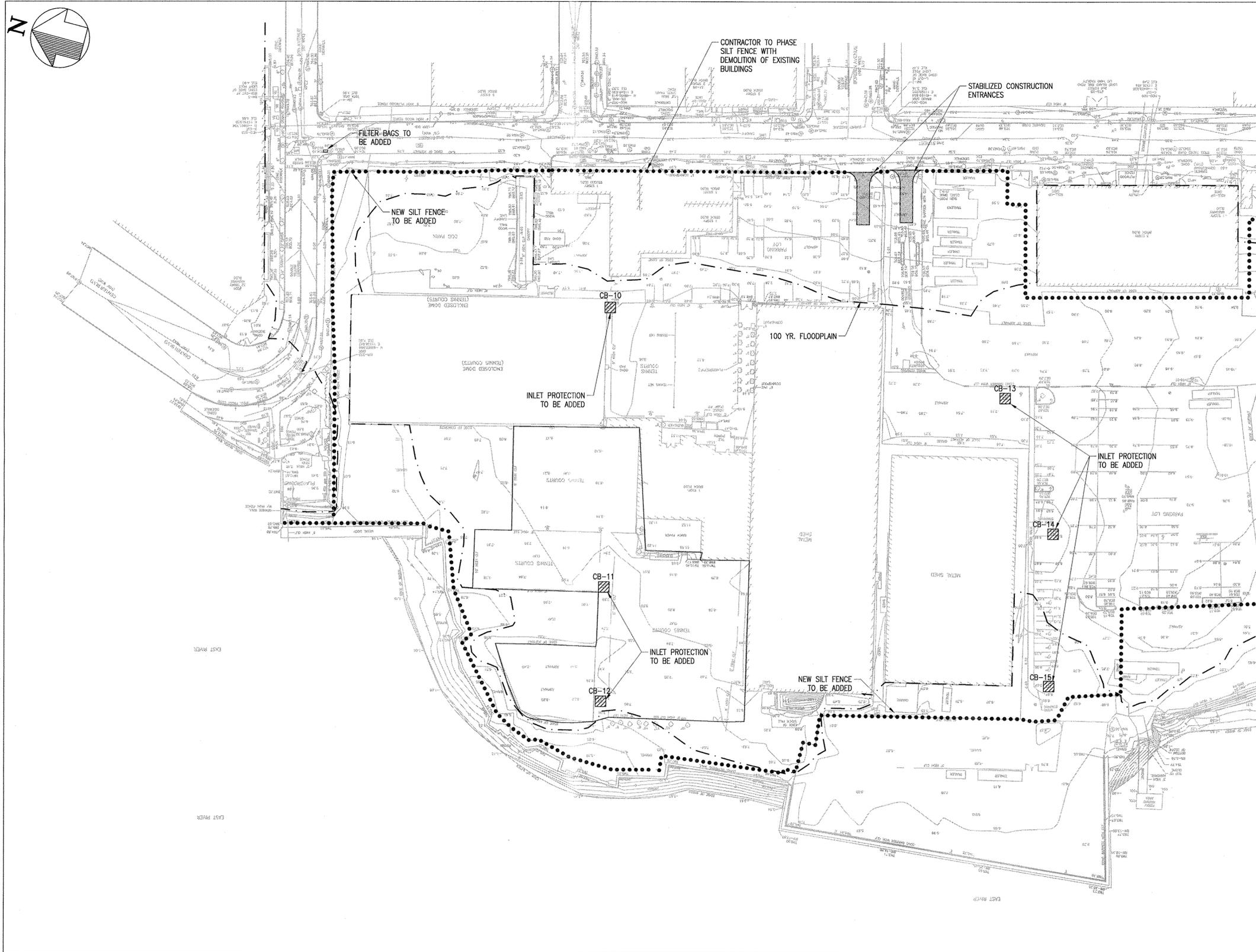
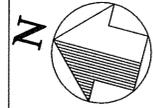
NOT FOR CONSTRUCTION	
NO.	DATE DESCRIPTION
1	10/26/09 NYS DEC SUBMISSION

NOT FOR CONSTRUCTION	
NO.	DATE DESCRIPTION

APPROVED BY: DP
DESIGNED BY: RS
DRAWN BY: RS
CHECKED BY: MN
SCALE: 1"=50'
DATE: 07/13/2009

**HUNTER'S POINT SOUTH
 DEMOLITION, ABATEMENT,
 AND SURCHARGING**
**CIVIL
 SWPPP SITE DEVELOPMENT PLAN**

CONTRACT NO.
 27360012
PROJECT NO.
 209275
DRAWING NO.
 C-ARP-170



NOTES:

1. EXISTING STORMWATER POLLUTANT PREVENTION MEASURES FROM THE JULY 31, 2008 SWPPP FILED BY THE QUEENS WEST DEVELOPMENT CORPORATION WILL BE MAINTAINED OUTSIDE THE WORK ZONE.
2. DWGS. C-ARP-171 AND C-ARP-172 SWPPP LAYOUTS ARE ONLY TO BE USED DURING THE DEMOLITION PHASE. ADDITIONAL SILT FENCES WILL BE ADDED DURING THE SURCHARGE PHASE (SEE DWG C-ARP-173 AND C-ARP-174).
3. REFER TO SWPPP NARRATIVE FOR CONSTRUCTION SCHEDULE.
4. REFER TO CONTRACTOR'S SPECIFICATIONS FOR WASTE MANAGEMENT PLAN.
5. THE OWNER WILL DESIGNATE A SITE COORDINATOR WHO WILL PERFORM REGULAR INSPECTIONS (AT LEAST EVERY SEVEN CALENDAR DAYS) TO DOCUMENT/MONITOR THAT ADEQUATE POLLUTION CONTROL MEASURES ARE IN PLACE.

LEGEND:

- SILT FENCE
- x — HAY BALE FENCE
- ▨ INLET PROTECTION
- ▲ BERM

DWG NAME: X:\project\209275-00\4 Internal Project Data\4-03 Drawings\4-03-30 Civil\sheet\swppp\C-ARP-171.dwg

MOD. BY: James Balocco
MOD. TIME: 10/27/2009 10:03 AM

PLOT BY: James Balocco
PLOT TIME: 10/27/2009 10:10 AM

OWNER:

New York City Economic Development Corporation
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 130 W 28TH STREET 12FL
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KEY PLAN

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/26/09	NYS DEC SUBMISSION			

APPROVED BY	DESIGNED BY
RS	RS
DRAWN BY	CHECKED BY
RS	MN
SCALE	DATE
1"=20'	07/13/09

**HUNTER'S POINT SOUTH
 DEMOLITION, ABATEMENT,
 AND SURCHARGING**

**TOPOGRAPHIC MAP AND
 SWPPP LAYOUT DEMOLITION 1**

CONTRACT NO.
27360012

PROJECT NO.
209275

DRAWING NO.
C-ARP-171

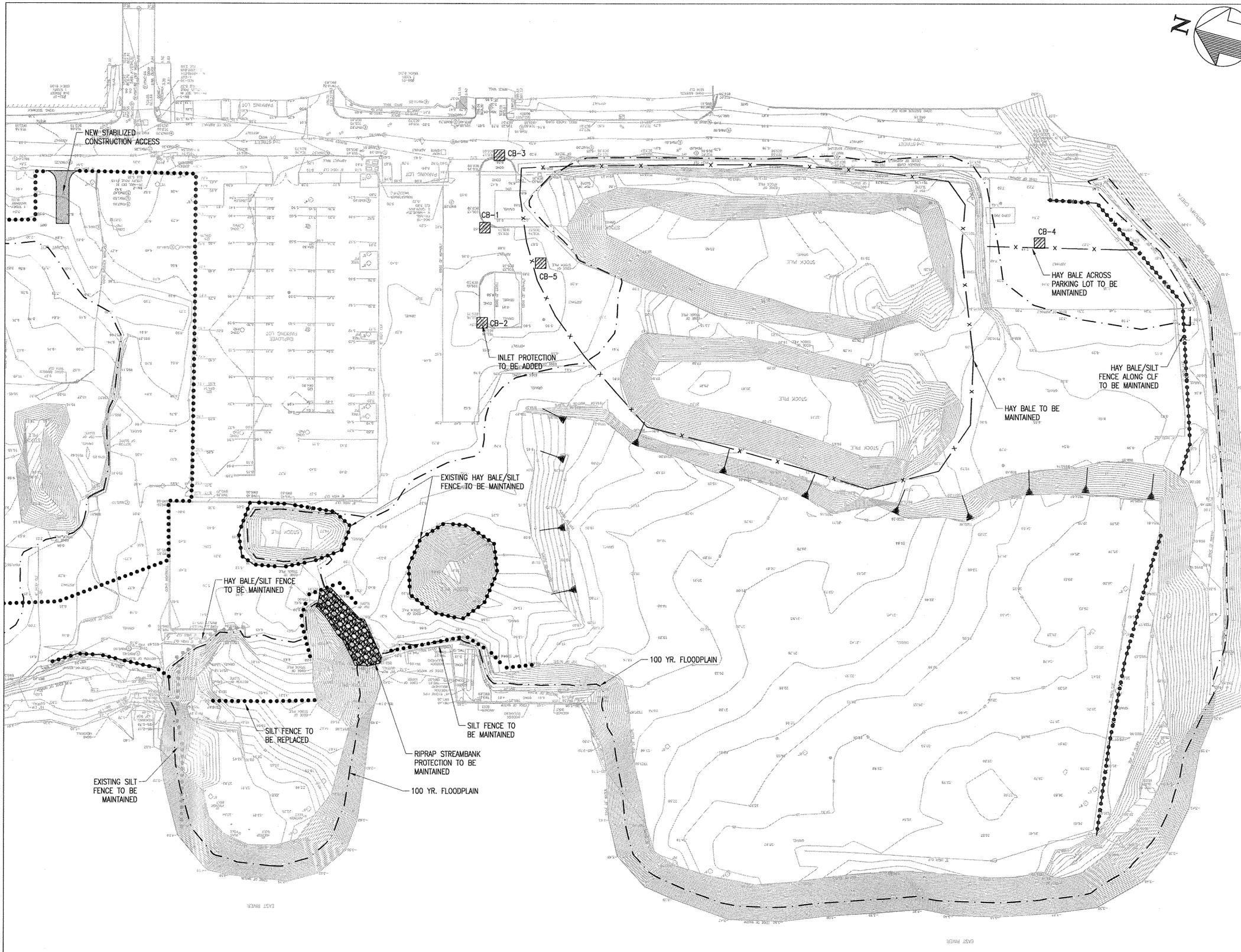
NOTES:

- EXISTING STORMWATER POLLUTANT PREVENTION MEASURES FROM THE JULY 31, 2008 SWPPP FILED BY THE QUEENS WEST DEVELOPMENT CORPORATION WILL BE MAINTAINED OUTSIDE THE WORK ZONE.
- DWGS. C-ARP-171 AND C-ARP-172 SWPPP LAYOUTS ARE ONLY TO BE USED DURING THE DEMOLITION PHASE. ADDITIONAL SILT FENCES WILL BE ADDED DURING THE SURCHARGE PHASE (SEE DWG C-ARP-173 AND C-ARP-174).
- REFER TO SWPPP NARRATIVE FOR CONSTRUCTION SCHEDULE.
- REFER TO CONTRACTOR'S SPECIFICATIONS FOR WASTE MANAGEMENT PLAN.
- THE OWNER WILL DESIGNATE A SITE COORDINATOR WHO WILL PERFORM REGULAR INSPECTIONS (AT LEAST EVERY SEVEN CALENDAR DAYS) TO DOCUMENT/MONITOR THAT ADEQUATE POLLUTION CONTROL MEASURES ARE IN PLACE.

LEGEND:

- SILT FENCE
- x - HAY BALE FENCE
- SILT AND HAY BALE FENCE
- ▨ INLET PROTECTION
- ▲ BERM

MATCH LINE SEE C-ARP-170



DWC NAME: X:\project\209275-01\4 Internal Project Data\4-03 Drawings\4-03-30 Civil\sheet\swpp\C-ARP-172.dwg
 MOD. BY: James Delmarco
 MOD. TIME: 10/27/2009 9:55 AM
 PLOT BY: James Delmarco
 PLOT TIME: 10/27/2009 10:09 AM

OWNER:

 New York City
 Economic Development
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LANDSCAPE ARCHITECT:
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 130 W 28TH STREET 12FL
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KEY PLAN

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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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APPROVED BY	DESIGNED BY
DRAWN BY	CHECKED BY
SCALE	1"=20'
DATE	07/13/09

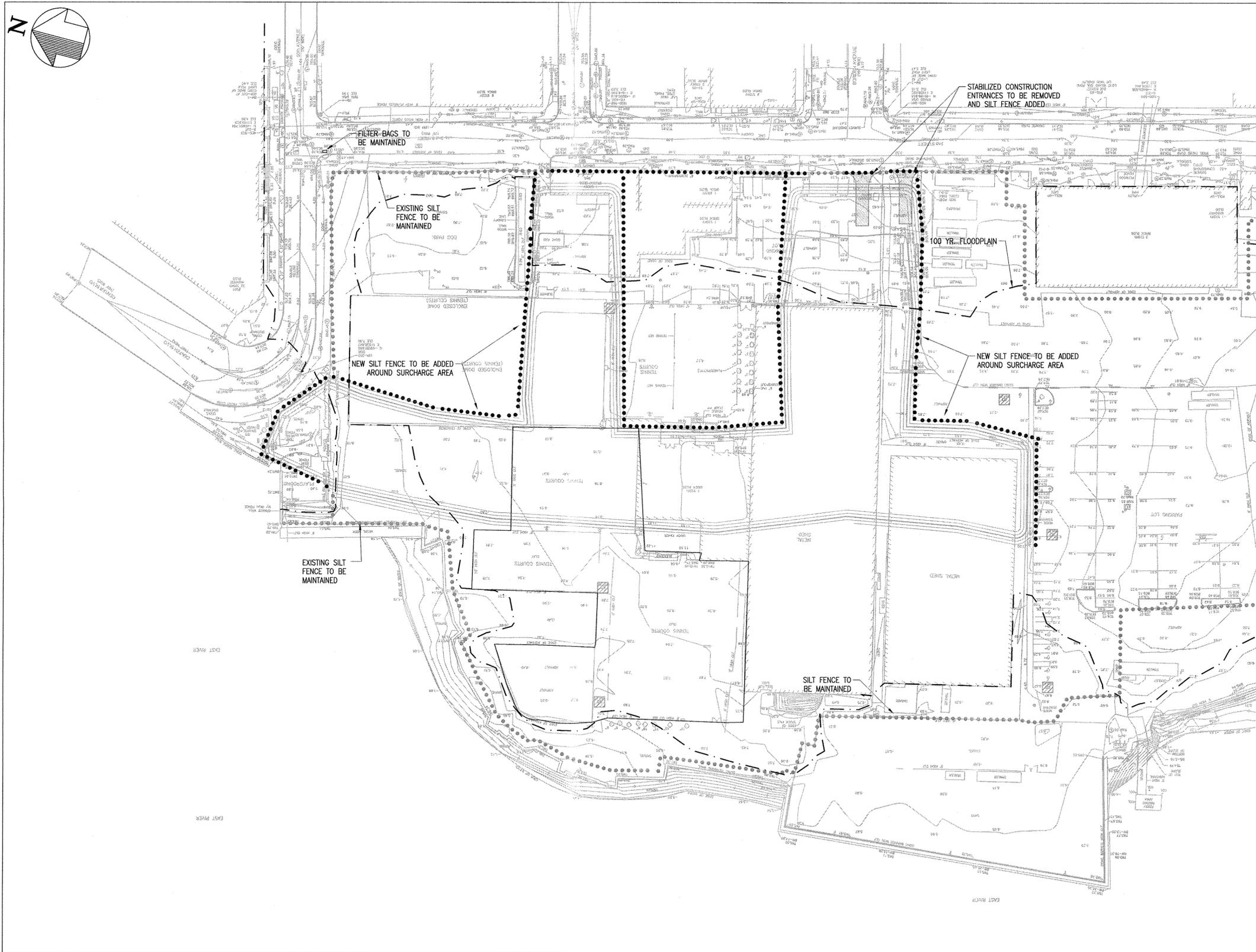
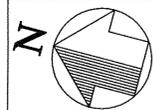
**HUNTER'S POINT SOUTH
 DEMOLITION, ABATEMENT,
 AND SURCHARGING**

SHEET TITLE
**TOPOGRAPHIC MAP AND
 SWPPP LAYOUT DEMOLITION 2**

CONTRACT NO.
27360012

PROJECT NO.
209275

DRAWING NO.
C-ARP-172



MATCH LINE SEE C-ARP-173

NOTES:

- EXISTING STORMWATER POLLUTANT PREVENTION MEASURES FROM THE JULY 31, 2008 SWPPP FILED BY THE QUEENS WEST DEVELOPMENT CORPORATION WILL BE MAINTAINED OUTSIDE THE WORK ZONE.
- DWGS. C-ARP-173 AND C-ARP-174 SWPPP LAYOUTS ARE ONLY TO BE USED DURING THE SURCHARGE PHASE.
- REFER TO SWPPP NARRATIVE FOR CONSTRUCTION SCHEDULE.
- REFER TO CONTRACTOR'S SPECIFICATIONS FOR WASTE MANAGEMENT PLAN.
- THE OWNER WILL DESIGNATE A SITE COORDINATOR WHO WILL PERFORM REGULAR INSPECTIONS (AT LEAST EVERY SEVEN CALENDAR DAYS) TO DOCUMENT/MONITOR THAT ADEQUATE POLLUTION CONTROL MEASURES ARE IN PLACE.

LEGEND:

- SILT FENCE
- x — HAY BALE FENCE
- ▨ INLET PROTECTION
- ▲ BERM

DWG NAME: X:\project\209275-01\4 Internal Project Data\4-03 Drawings\4-03-30 Civil\sheet\swppp\C-arp-173.dwg
 MOD. BY: James Balarco
 MOD. TIME: 10/27/2009 10:08 AM
 PLOT BY: James Balarco
 PLOT TIME: 10/27/2009 10:08 AM

OWNER:



New York City
Economic Development
Corporation
110 William Street
Sixth Floor
New York, New York 10038
Tel: 212-619-5000

SITE ENGINEER:



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155 Avenue of the Americas
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KEY PLAN



NOT FOR CONSTRUCTION					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/26/09	NYS DEC SUBMISSION			

APPROVED BY	DESIGNED BY
DRAWN BY	CHECKED BY
SCALE	1"=20'
DATE	07/13/09

**HUNTER'S POINT SOUTH
DEMOLITION, ABATEMENT,
AND SURCHARGING**

SHEET TITLE
**CIVIL
SWPPP LAYOUT SURCHARGE 1**

CONTRACT NO.	27360012
PROJECT NO.	209275
DRAWING NO.	C-ARP-173

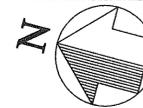
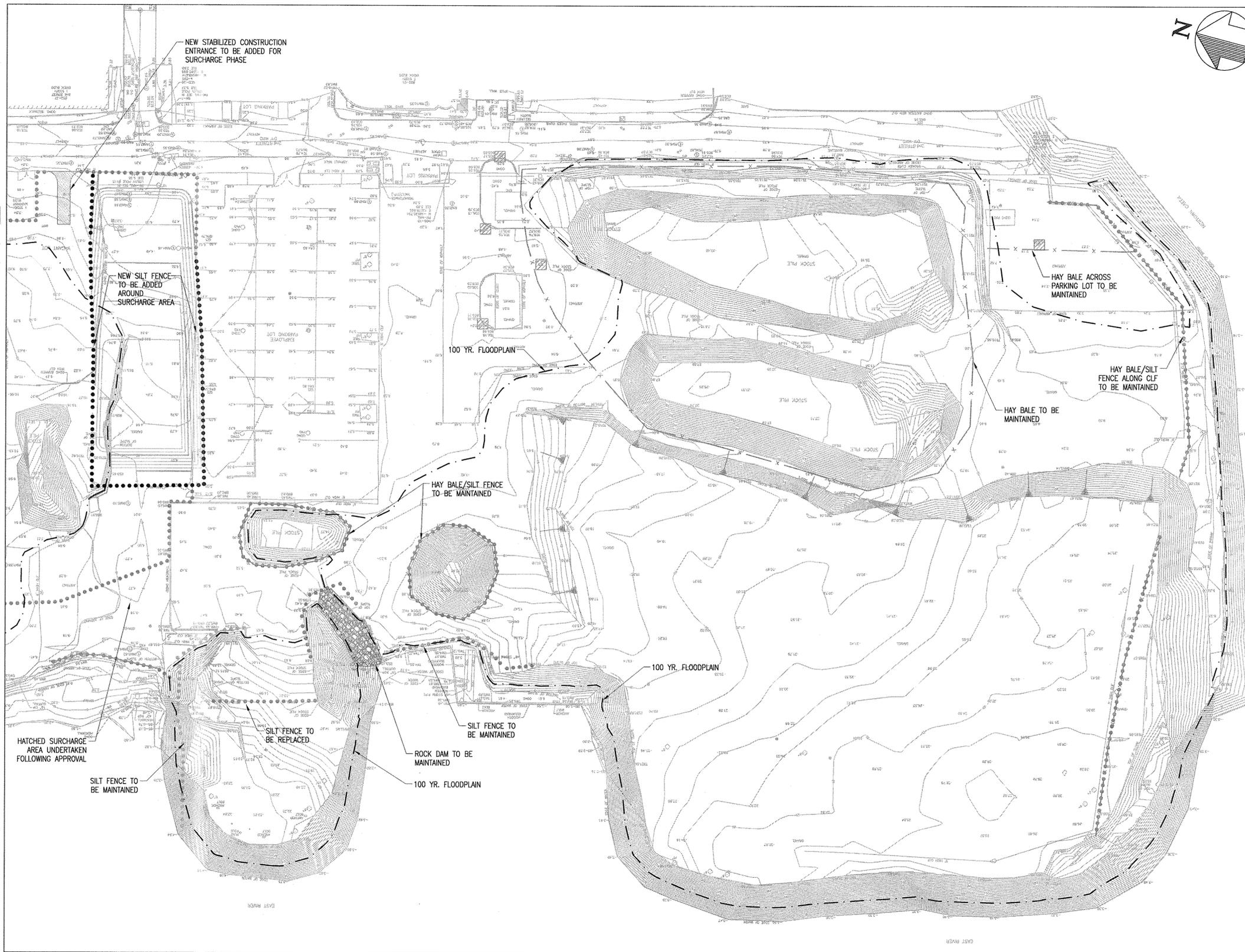
NOTES:

- EXISTING STORMWATER POLLUTANT PREVENTION MEASURES FROM THE JULY 31, 2008 SWPPP FILED BY THE QUEENS WEST DEVELOPMENT CORPORATION WILL BE MAINTAINED OUTSIDE THE WORK ZONE.
- DWGS. C-ARP-173 AND C-ARP-174 SWPPP LAYOUTS ARE ONLY TO BE USED DURING THE SURCHARGE PHASE.
- REFER TO SWPPP NARRATIVE FOR CONSTRUCTION SCHEDULE.
- REFER TO CONTRACTOR'S SPECIFICATIONS FOR WASTE MANAGEMENT PLAN.
- THE OWNER WILL DESIGNATE A SITE COORDINATOR WHO WILL PERFORM REGULAR INSPECTIONS (AT LEAST EVERY SEVEN CALENDAR DAYS) TO DOCUMENT/MONITOR THAT ADEQUATE POLLUTION CONTROL MEASURES ARE IN PLACE.

LEGEND:

- SILT FENCE
- x — HAY BALE FENCE
- SILT AND HAY BALE FENCE
- ▨ INLET PROTECTION
- ▲— BERM

MATCH LINE SEE C-ARP-172



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 MOD. BY: James Demarco
 MOD. TIME: 10/27/2009 10:11 AM
 PLOT BY: James Demarco
 PLOT TIME: 10/27/2009 10:24 AM

OWNER:

 New York City
 Economic Development
 Corporation
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 New York, New York 10038
 Tel: 212.619.5000

SITE ENGINEER:

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 105 Avenue of the Americas
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 Tel (212) 229 2669 Fax (212) 229 1056
 www.arup.com

LANDSCAPE ARCHITECT:
THOMAS BALSLEY ASSOCIATES
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ARCHITECT:
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KEY PLAN

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	10/26/09	NY5 DEC SUBMISSION			

APPROVED BY	DESIGNED BY
DRAWN BY	CHECKED BY
SCALE	1"=20'
DATE	07/13/09

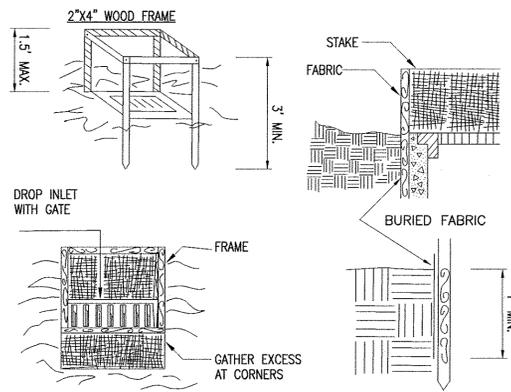
**HUNTER'S POINT SOUTH
 DEMOLITION, ABATEMENT,
 AND SURCHARGING**

SHEET TITLE
**CIVIL
 SWPPP LAYOUT SURCHARGE 2**

CONTRACT NO.
27360012

PROJECT NO.
209275

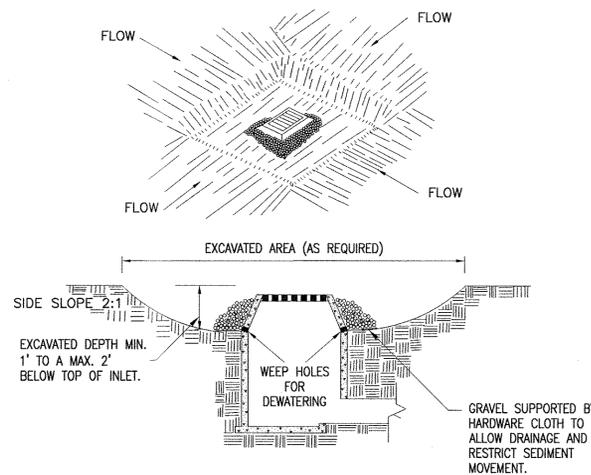
DRAWING NO.
C-ARP-174



CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
MAXIMUM DRAINAGE AREA 1 ACRE

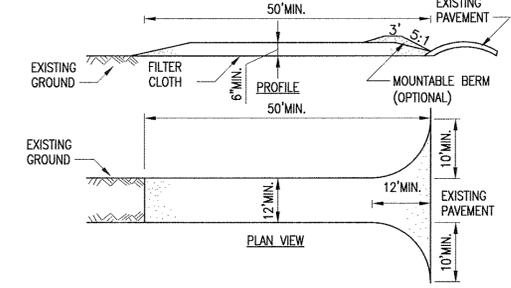
1 FILTER FABRIC DROP INLET PROTECTION
NTS



CONSTRUCTION SPECIFICATIONS

1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL.
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL BASIN WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY AND STABILIZE WITH PERMANENT SEEDING.
MAXIMUM DRAINAGE AREA 1 ACRE

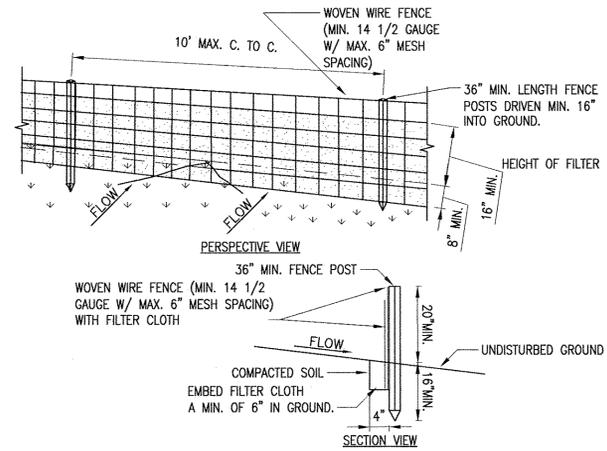
2 EXCAVATED DROP INLET PROTECTION
NTS



CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

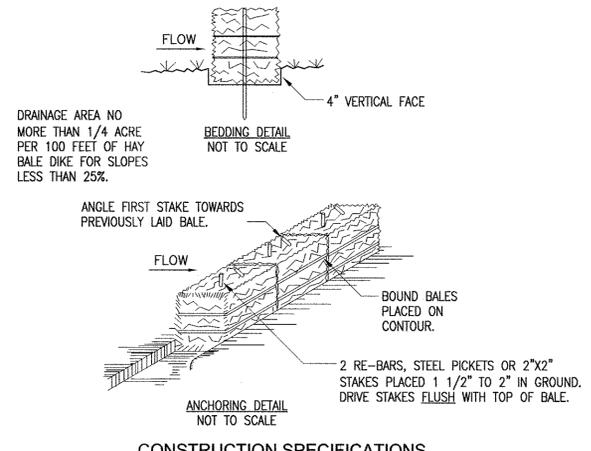
3 STABILIZED CONSTRUCTION ENTRANCE
NTS



CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

4 SILT FENCE
NTS



CONSTRUCTION SPECIFICATIONS

1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULLNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

5 HAY BALE FENCE
NTS

MAINTENANCE

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS SHALL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THEIR APPROPRIATE PHASE OF THE PROJECT.
2. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND BLOCK AND GRAVEL INLET PROTECTION DEVICE WHEN STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED. GRAVEL WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS PROPERLY.
3. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FT DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
4. ALL SEEDING AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

6 MAINTENANCE PLAN
NTS

CONSTRUCTION SEQUENCE:

1. OBTAIN PERMITS FROM NYC DEP, DOB AND OTHER UTILITY OR SERVICE PROVIDERS FOR REMEDIAL WORK, DEMOLITION AND TERMINATION OF UTILITY SERVICES;
2. APPLY FOR TEMPORARY SERVICE CONNECTIONS AND SUPPLIES TO SERVICE CONSTRUCTION FACILITIES;
3. HOLD PRE-CONSTRUCTION CONFERENCE ONE WEEK PRIOR TO SITE WORKS;
4. COMMENCE INSTALLATION OF TEMPORARY FACILITIES INCLUDING SITE CABIN, TEMPORARY WALKWAYS AND ACCESS REQUIREMENTS, STORAGE AREAS AND WASTE SEPARATION;
5. INSTALL STABILIZED CONSTRUCTION ENTRANCES, SILT FENCES AND HAY BALE PERIMETER CONTROLS AS PER DRAWINGS C-170 & C171;
6. INSTALL INLET PROTECTION TO CATCH BASINS C10 TO C15 ON DRAWINGS C-170 & C171 AND PROVIDE FILTER BAG INLET PROTECT TO EXTERNAL CATCH BASIN ON SOUTH WEST CORNER OF 50TH AVENUE AND 2ND STREET;
7. UNDERTAKE ABATEMENT OF BUILDINGS TO BE DEMOLISHED;
8. REMOVE EXTERNAL PAVEMENT DEFINED AS PHASE 1 ON DRAWING C-141 (APPROXIMATE AREA IS 4.0 ACRES). SURFACING TO BE REMOVED INCLUDES TENNIS CLAY COURT SURFACING, TREES, CONCRETE AND ASPHALT PAVING. REDUNDANT UTILITIES AND PIPES WILL ALSO BE REMOVED AND DISPOSED DURING THIS PHASE;
9. ROUGH GRADE PHASE 1 CLEARED AREAS WHERE PAVEMENT HAS BEEN REMOVED AND LEAVE SURFACE SLIGHTLY ROUGHENED AND APPLY WATER OR DUST RETARDANTS;
10. REMOVE AND DISPOSE OF CRUSHED ASPHALT MATERIALS AND STOCKPILE CRUSHED CONCRETE OR SUITABLE BACKFILL MATERIAL IN STORAGE AREA. PROVIDE SILT FENCES AND HAY BALES TO PERIMETER OF SOIL STOCKPILES OPEN TO EROSION AND MIGRATION;
11. UNDERTAKE DEMOLITION OF ABATED BUILDINGS (PHASE 2). STOCKPILE SUITABLE BACKFILL MATERIAL AND CRUSHED CONCRETE IN STORAGE AREA AND PROVIDE SILT FENCES AND HAY BALES TO PERIMETER OF STOCKPILES OPEN TO EROSION AND MIGRATION. DEMOLITION WILL INCLUDE REMOVAL OF SHALLOW FOUNDATIONS. IF REQUIRED, DEWATERING BE CARRIED OUT UNDER A NYC DEP DEWATERING PERMIT AND DISCHARGED TO THE CITY SEWER. IF GROUND WATERS ARE TO BE DISCHARGE TO THE RIVER, THE CONTRACTOR WILL PROVIDE DETAILS OF PORTABLE SEDIMENT TANK TO BE USED ON SITE, SIZED IN ACCORDANCE WITH NYS STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (6PMX16=CUBIC FEET STORAGE); DURING DEMOLITION ACTIVITIES DUST WILL BE CONTROLLED USING WATER SPRAYS AND PERIMETER FENCING WILL USE A FABRIC SCREEN;
12. BACKFILL DEMOLISHED EXCAVATIONS TO MATCH SURROUNDING SURFACE LEVELS AND ROUGH GRADE DEMOLISHED BUILDING FOOTPRINT. LEAVE SURFACE ROUGHENED

7 CONSTRUCTION SEQUENCE
NTS

DWS NAME: X:\project\209275-001\4 Internal Project Data\4-03 Drawings\4-03-30 Civil\Sheets\swppp\C-arp-175.dwg
 MOD. BY: James Demarco
 MOD. TIME: 10/27/2009 10:23 AM
 PLOT TIME: 10/27/2009 10:23 AM

OWNER: 		SITE ENGINEER: 		LANDSCAPE ARCHITECT: THOMAS BALSLEY ASSOCIATES LANDSCAPE ARCHITECTURE / SITE PLANNING / URBAN DESIGN 31 W 27TH STREET NEW YORK, NY 10001 PH: 212.884.9230 FX: 212.884.9232		ARCHITECT: WEISS / MANFREDI ARCHITECTURE / LANDSCAPE / URBANISM 130 W 26TH STREET 12FL NEW YORK, NY 10001 T 212 760 9002 F 212 760 9003		KEY PLAN		NOT FOR CONSTRUCTION		APPROVED BY: [Signature] DESIGNED BY: RS DRAWN BY: RS CHECKED BY: MN SCALE: 1"=20' DATE: 07/13/09		HUNTER'S POINT SOUTH DEMOLITION, ABATEMENT, AND SURCHARGING CIVIL SWPPP DETAILS		CONTRACT NO. 27360012 PROJECT NO. 209275 DRAWING NO. C-ARP-175	
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APPENDIX H: CITY COUNCIL RESOLUTIONS

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1696**

Resolution approving the decision of the City Planning Commission on ULURP No. C 080276 MMQ, an amendment to the City Map (L.U. No. 909).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on September 29, 2008 its decision dated September 24, 2008 (the "Decision"), on the application submitted by the New York City Economic Development Corporation and the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- a change in the street system;
- the establishment of park and park additions;
- the delineation of permanent sewer corridors;
within an area generally bounded by 50th Avenue, 2nd Street, and the U.S. Pierhead Line at Newtown Creek and the East River;
- the elimination of portions of 48th Avenue between Vernon Boulevard and 21st Street;
- the elimination of a park between Vernon Boulevard and 11th Street,
- the elimination, discontinuance and closing of a portion of Vernon Boulevard;
- the establishment of a Public Place between 50th and 51st Avenues;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 5003 dated April 1, 2008, and revised September 17, 2008, and signed by the Borough President, Community District 2, Borough of Queens, (ULURP No. C 080276 MMQ) (the "Application");

WHEREAS, the Application is related to Applications Numbers N 080363 ZRQ (L.U. No. 906), amendment of the Zoning Resolution to establish the Special Southern Hunters Point District and Newtown Creek Waterfront Access Plan; apply Inclusionary Housing provisions; and modify certain other applicable provisions of the Zoning Resolution, including Article I, Chapter 3; C 080364 PQQ (L.U. No. 907), an acquisition of the Hunter's Point South site as well as portions of land under water owned by the State of New York; C 080365 HAQ (L.U. No. 908), designation of an urban development action area and project and the disposition of city-owned property; and C 080362 ZMQ (L.U. No. 917), an amendment of the Zoning Map;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 24, 2008;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement ("FEIS"), for which a Notice of Completion was issued on September 12, 2008, and the Technical Memorandum dated November 11, 2008 (CEQR No. 08DME006Q);

RESOLVED:

Having considered the FEIS and the Technical Memorandum, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to this approval those mitigative measures that were identified as practicable;
- (4) The Decision and the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 199 of the New York City Charter, the Council approves the Decision.

Page 3 of 3
C 080276 MMQ
Res. No. 1696 (L.U. No. 909)

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 13, 2008, on file in this office.



.....
City Clerk, Clerk of The Council

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1694**

Resolution approving the decision of the City Planning Commission on ULURP No. C 080364 PQQ (L.U. No. 907), for the acquisition of property located at 2nd Street (Block 1, lots 1 and 10; Block 5, lot 1; Block 6, lots 1, 2, and 14); the bed of 54th Avenue between 2nd Street and the East River; and the bed of 55th Avenue between 2nd Street and the East River), Borough of Queens, to facilitate new development in Hunter's Point.

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on September 29, 2008 its decision dated September 24, 2008 (the "Decision") on the application submitted pursuant to Section 197-c of the New York City Charter by the Department of Housing Preservation and Development for the acquisition of property located at 2nd Street (Block 1, lots 1 and 10; Block 5, lot 1; Block 6, lots 1, 2, and 14); the bed of 54th Avenue between 2nd Street and the East River; and the bed of 55th Avenue between 2nd Street and the East River), Community District 2, Borough of Queens (the "Site"), to facilitate new development in Hunter's Point (ULURP No. C 080364 PQQ) (the "Application");

WHEREAS, the Application is related to Applications Numbers N 080363 ZRQ (L.U. No. 906), amendment of the Zoning Resolution to establish the Special Southern Hunters Point District and Newtown Creek Waterfront Access Plan; apply Inclusionary Housing provisions; and modify certain other applicable provisions of the Zoning Resolution, including Article I, Chapter 3; C 080365 HAQ (L.U. No. 908), designation of an urban development action area and project and the disposition of city-owned property; C 080276 MMQ (L.U. No. 909), an amendment to the City Map involving the elimination of mapped but unbuilt streets and parkland and the establishment of new streets, public place, and parkland; and C 080362 ZMQ (L.U. No. 917), an amendment of the Zoning Map;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(2) and (3) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 24, 2008;

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement ("FEIS"), for which a Notice of Completion was issued on September 12, 2008, and the Technical Memorandum dated November 11, 2008 (CEQR No. 08DME006Q);

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application;

RESOLVED:

Having considered the FEIS and the Technical Memorandum, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.
- (4) The Decision and the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Section 197-d of the City Charter and on the basis of the Application and Decision, the Council approves the Decision.

Page 3 of 3
C 080364 PQQ
Res. No. 1694 (L.U. No. 907)

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 13, 2008, on file in this office.


.....
City Clerk, Clerk of The Council

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1693**

Resolution approving the decision of the City Planning Commission on Application No. N 080363 ZRQ, for an amendment of the text of the Zoning Resolution of the City of New York, concerning the addition of Article XII, Chapter 5 (Special Southern Hunters Point District) to establish a special district and modify related regulations, in Community District 2 (L.U. No. 906).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on September 29, 2008 its decision dated September 24, 2008 (the "Decision"), pursuant to Section 201 of the New York City Charter, regarding an application submitted by the New York City Economic Development Corporation, for an amendment of the Zoning Resolution of the City of New York, concerning the addition of Article XII, Chapter 5 (Special Southern Hunters Point District) to establish a special district and modify related regulations in Community District 2 (Application No. N 080363 ZRQ), Community District 2, Borough of Queens (the "Application");

WHEREAS, the Application is related to ULURP Applications Numbers C 080364 PQQ (L.U. No. 907), an acquisition of the Hunter's Point South site as well as portions of land under water owned by the State of New York; C 080365 HAQ (L.U. No. 908), designation of an urban development action area and project and the disposition of city-owned property; C 080276 MMQ (L.U. No. 909), an amendment to the City Map involving the elimination of mapped but unbuilt streets and parkland and the establishment of new streets, public place, and parkland; and C 080362 ZMQ (L.U. No. 917), an amendment of the Zoning Map;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 24, 2008;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement ("FEIS"), for which a Notice of Completion was issued on September 12, 2008, and the Technical Memorandum dated November 11, 2008 (CEQR No. 08DME006Q);

RESOLVED:

Having considered the FEIS and the Technical Memorandum, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.
- (4) The Decision and the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

ARTICLE 1
GENERAL PROVISIONS

* * *

Chapter 1
Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12
Establishment of Districts

* * *

Establishment of the Special Southern Hunters Point District

In order to carry out the purposes of this Resolution, as set forth in Article XII, Chapter 5, the #Special Southern Hunters Point District# is hereby established.

* * *

**12-10
Definitions**

* * *

Special Southern Hunters Point District

The “Special Southern Hunters Point District” is a special purpose district designated by the letters “SHP” in which special regulations set forth in Article XII, Chapter 5, apply. The Special Southern Hunters Point District appears on the #zoning maps# superimposed on other districts and its regulations supersede, supplement and modify those of the districts upon which it is imposed.

* * *

**Chapter 3
Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens**

* * *

**13-01
Applicability**

In Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, and the portion of Queens Community Districts 1 and 2 bounded by Queens Plaza North, 21st Street, 41st Avenue, 29th Street, 40th Road, Northern Boulevard, 43rd Street, Skillman Avenue, 39th Street, 48th Avenue, 30th Street, 49th Avenue, Dutch Kills Canal, Newtown Creek, ~~Second Street~~, the East River, the westerly prolongation of 50th Avenue, Center Boulevard, 49th Avenue, Fifth Street, Anable Basin, and the East River ("Long Island City subject area"), #accessory# off-street parking spaces, #public parking lots# and #public parking garages# shall be used or #developed# in accordance with the provisions of this Chapter, except as otherwise provided in Section 13-011 (Exceptions). In the event of a conflict between the provisions of this Chapter and those contained in special purpose district regulations or Sections ~~26-05~~ 26-15 (Curb Cuts) or 37-30 (STREETSCAPE), the more restrictive provisions shall apply. For the purpose herein, the more restrictive provisions shall be considered

those which permit the:

* * *

**Chapter 4
 Sidewalk Cafe Regulations**

* * *

**14-44
 Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

* * *

<u>Queens</u>	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Downtown Jamaica District	No	Yes
<u>Southern Hunters Point District</u>	<u>No</u>	<u>Yes</u>

* * *

**ARTICLE VI
 SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

* * *

**CHAPTER 2
 SPECIAL REGULATIONS APPLYING IN THE WATERFRONT AREA**

* * *

**62-80
 WATERFRONT ACCESS PLANS**

* * *

**62-85
 Borough of Queens**

The following Waterfront Access Plans are hereby established within the Borough of Queens. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

Q-1: Northern Hunters Point, as set forth in Section 62-851

Q-2: Downtown Flushing, as set forth in Section 62-852.

Q-3: Newtown Creek, in the #Special Southern Hunters Point District#, as set forth in Section 125-45 (Newtown Creek Waterfront Access Plan)

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

* * *

(All text is new; it is not underlined)

Chapter 5
Special Southern Hunters Point District
125-00
GENERAL PURPOSES

The "Special Southern Hunters Point District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to encourage well-designed new development that complements the built character of the Hunters Point neighborhood;
- (b) to maintain and reestablish physical and visual public access to and along the waterfront;
- (c) to broaden the regional choice of residences by introducing new affordable housing;
- (d) to achieve a harmonious visual and functional relationship with the adjacent neighborhood;
- (e) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers and visitors;
- (f) to take maximum advantage of the beauty of the East River waterfront and provide an open space network comprised of public parks, public open space and public access areas;

- (g) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms; and
- (h) to promote the most desirable use of land and building development in accordance with the district plan for Southern Hunters Point and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

125-01
General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Southern Hunters Point District#, the regulations of the #Special Southern Hunters Point District# shall apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Southern Hunters Point District#, except as otherwise provided in this Chapter. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

125-02
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Southern Hunters Point District# Plan.

The District Plan includes the following nine maps:

- Map 1 Special Southern Hunters Point District Plan, Subdistricts and Parcels
- Map 2 Special Ground Floor Use Regulations
- Map 3 Street Wall Location
- Map 4 Minimum Base Heights of 40 feet
- Map 5 Maximum Base Heights other than 70 feet
- Map 6 Tower Areas
- Map 7 Mandatory Sidewalk Widening and Publicly Accessible Open Area

- Map 8 Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict
- Map 9 Newtown Creek Waterfront Access Plan
- Map 10 Permitted Curb Cut Locations

125-03
Subdistricts

In order to carry out the purposes and provisions of this Chapter, the #Special Southern Hunters Point District# is divided into two subdistricts: the East River Subdistrict and the Newtown Creek Subdistrict. The East River Subdistrict is further subdivided into parcels A through G. The location and boundaries of the subdistricts and parcels are shown on Map 1 (Special Southern Hunters Point District Plan, Subdistricts and Parcels) in Appendix A.

125-04
Applicability of District Regulations

125-041
Modification of use and bulk regulations for zoning lots bounding parks

Where the #lot line# of a #zoning lot# coincides with the boundary of a #public park#, such #lot line# shall be considered to be a #street line# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

125-042
Modification of Article VI, Chapter 2

The provisions of Sections 62-41 (Requirements for Waterfront Public Access) and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified as set forth in Section 125-45 (Newtown Creek Waterfront Access Plan).

125-10
USE REGULATIONS

125-11
Ground Floor Use Along Designated Streets

Map 2 (Special Ground Floor Use Regulations) in Appendix A of this Chapter specifies locations where the special ground floor #use# regulations of this Section apply. Such regulations shall apply along the entire #street# frontage of the #building#, as indicated on Map 2.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 30 feet of the #street wall# shall be limited to #commercial# or #community facility uses# permitted by the underlying district. A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space. In no event shall the length of #street# frontage occupied by lobby space exceed, in total, 40 feet or 25 percent of the building's total #street# frontage, whichever is less, except that the length of lobby frontage need not be less than 20 feet.

125-12

Transparency Requirements

The ground floor #street wall# bounding any #community facility use# other than a #school# shall be glazed with transparent materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk or public access area, and the maximum sill height of all show windows shall be two feet six inches above the adjoining sidewalk or public access area.

The ground floor #street wall# bounding any #commercial use# shall be glazed with transparent materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials. Furthermore, the maximum sill level of all show windows shall be two feet six inches above the adjoining sidewalk or public access area.

125-13

Location of Uses in Mixed Buildings

The provisions of Section 32-422 (Location of floors occupied by non-residential uses) are modified to permit #residential uses# on the same #story# as a non-#residential use# provided no access exists between such #uses# at any level containing #residences# and provided any non-#residential uses# are not located directly over any #residential uses#. However, such non-#residential uses# may be located over a #residential use# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from non-#residential uses# exists within the #building#.

125-14
Security Gates

All security gates that are swung, drawn or lowered to secure commercial or community facility premises shall, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the #street# or any publicly accessible area, except that this provision shall not apply to entrances or exits to parking garages.

25-20
FLOOR AREA REGULATIONS

125-21
East River Subdistrict

In the East River Subdistrict, the maximum #residential floor area ratio# shall be as set forth in the table below, and no #floor area# bonuses shall apply.

Parcel	Maximum Floor Area
Parcel A	12.0
Parcel B	10.0
Parcel C	10.5
Parcel D	12.0
Parcel E	12.0
Parcel F	10.0
Parcel G	12.0

125-22
Newtown Creek Subdistrict

In the Newtown Creek Subdistrict, the maximum #floor area ratio# shall be 2.75, and may be increased only as set forth in this Section.

- (a) Floor area bonus for public amenities
For #developments# located within the Newtown Creek Subdistrict that provide a publicly accessible private street and open area, the #floor area ratio# may be increased from 2.75 to a maximum permitted #floor area ratio# of 3.75, provided that the Chair of the City Planning Commission has certified that such publicly accessible private street and open area comply with the design standards of Section 125-44 (Private Street Requirements in Newtown Creek

Subdistrict) and Section 125-45 (Publicly Accessible Open Area in Newtown Creek Subdistrict).

(b) Floor area increase for Inclusionary Housing

- (1) Within the #Special Southern Hunters Point District#, the Newtown Creek Subdistrict shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, and this Section, applicable within the Special District.
- (2) In the Newtown Creek Subdistrict, for #developments# that provide a publicly accessible private street and open area that comply with the provisions of paragraph (a) of this Section, the #floor area ratio# for any #zoning lot# with #buildings# containing #residences# may be increased from 3.75 to a maximum #floor area ratio# of 5.0 through the provision of #lower income housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING), except that:
 - (i) the height and setback regulations of paragraph (b) of Section 23-942 shall not apply. In lieu thereof, the special height and setback regulations of Section 125-30 (HEIGHT AND SETBACK REGULATIONS), inclusive, of this Chapter shall apply, and
 - (ii) The provisions of paragraph (a)(2) of Section 23-952 (Substantial rehabilitation and off-site new construction options) shall be modified to require that in the event the #lower income housing# is not located within the same Community District as the #compensated development#, it is located within a one-half mile radius of the #compensated development# in an adjacent Community District in the Borough of Queens.

125-30
HEIGHT AND SETBACK REGULATIONS

The underlying height and setback regulations shall not apply, except as set forth in this Section. In lieu thereof, the height and setback regulations of this Section, 125-30, inclusive, shall apply. All heights shall be measured from the #base plane#.

125-31
Roof-top Regulations

(a) Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Southern Hunters Point District#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit provided that either

- (1) the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage or,
- (2) the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

(b) Screening requirements for mechanical equipment

For all #developments# and #enlargements#, all mechanical equipment located on any roof of a #building or other structure# shall be fully enclosed, except that openings in such enclosure shall be permitted only to the extent necessary for ventilation and exhaust.

**125-32
Balconies**

Balconies shall not be permitted below a height of 70 feet. Above a height of 70 feet, balconies are permitted provided that at least 50 percent of the perimeter of the balcony is bounded by building walls, exclusive of parapet walls.

**125-33
Required Street Walls**

(a) Street wall location

All #street walls# of #buildings# shall be located on #street lines# of #zoning lots# as shown on Map 3 (Street Wall Location). For the purposes of applying the height and setback regulations of this Section, wherever a #building# fronts upon any #public park#, or any

sidewalk widening, publicly accessible open area or private street #developed# in accordance with the design requirements of Sections 125-41 through 125-46, inclusive, the boundary of such #public park#, sidewalk widening, publicly accessible open area or private street shall be considered to be a #wide street line#

(b) Minimum base heights

All #street walls# shall extend up to at least a minimum base height of 50 feet or the height of the #building#, whichever is less, except that a minimum base height of 40 feet shall be permitted in the locations specified on Map 4 (Minimum Base Heights of 40 feet).

(c) Maximum base heights

The maximum height of a #street wall# before setback shall be 70 feet, except in the locations specified on Map 5 (Maximum Base Heights other than 70 feet).

(d) Recesses

Recesses, not to exceed three feet in depth, shall be permitted on the ground floor where required to provide access to the #building#, and recesses, not to exceed five feet in depth, shall be permitted on the ground floor where required to provide access to utilities. Above the height of the second #story# or 30 feet above adjoining grade, whichever is greater, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#.

(c) Required setbacks and maximum building heights

Setbacks are required for all portions of #buildings# that exceed the applicable maximum base height, except #schools#. All required setbacks shall be provided at a height not lower than the applicable minimum base height. A setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except that the depth of such setbacks may include the depth of any permitted recesses in the #street wall#. For the purposes of this paragraph, (c), the following shall be considered #wide streets#:

- (1) Second Street between 54th Avenue and Borden Avenue;
- (2) 55th Avenue between Center Boulevard and Second Street, and

- (3) Center Boulevard between 50th Avenue and 57th Avenue

Above the applicable maximum base height, the maximum building height shall be 125 feet, except where towers are permitted pursuant to Section 125-34.

**125-34
Towers**

Any portion of a #building# that exceeds a height of 125 feet shall comply with the following provisions:

- (a) Tower location and maximum tower height

All towers shall be located entirely within a Tower Area as designated on Map 6 (Tower Areas). The maximum height of such towers shall be as indicated for the specified location on Map 6. For #buildings# higher than 165 feet, the #stories# entirely within 40 feet of the highest roof level of the #building# shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#. Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

- (b) Orientation and maximum tower size

The outermost walls of each #story# located entirely above a height of 125 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to Second Street or Center Boulevard, whichever is closest, shall be 95 feet. The maximum length of any other side of such rectangle shall be 170 feet. Each #story# of a tower located entirely above a height of 125 feet shall not exceed a gross area of 11,000 square feet.

However, on Parcel G in the East River Subdistrict, the maximum length of the side of such rectangle that is parallel or within 45 degrees of being parallel to Second Street shall not

exceed 170 feet.

- (c) Tower and base integration

Notwithstanding the setback provisions of paragraph (c) of Section 125-33, up to 50 percent of the #street wall# width of a tower may rise sheer from grade without setback.

125-35
Authorization for Height and Setback Modifications

Within the #Special Southern Hunters Point District#, for any #development# or #enlargement#, the City Planning Commission may modify the regulations set forth in Section 125-30, inclusive, provided the Commission finds that such modifications:

- (a) will result in a better distribution of #bulk# on the #zoning lot# and will not adversely affect access to light and air for surrounding public access areas, #streets# and properties;
- (b) are consistent with the goals of the Special District to provide flexibility of architectural design and encourage more attractive building forms; and
- (c) will result in a #development# or #enlargement# that enhances the streetscape and is compatible with #development# in the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects of the #development# or #enlargement# on the character of the surrounding area.

125-40
DISTRICT PLAN ELEMENTS

125-41
Sidewalk Widening

Map 7 (Mandatory Sidewalk Widening and Publicly Accessible Open Area) shows locations of mandatory sidewalk widenings in the East River Subdistrict. The depth of such sidewalk widenings shall be as indicated on Map 7 and shall be measured perpendicular to the #street line# unless otherwise indicated. All sidewalk widenings shall be improved to Department of Transportation standards for sidewalks, shall be at the same level as the adjoining public sidewalk, and shall be accessible to the public at all times.

125-42
Publicly Accessible Open Area Requirements on Parcels B, D, E and F

Map 7 (Mandatory Sidewalk Widening and Publicly Accessible Open Areas) shows locations where open areas are permitted or required on Parcels B, D, E and F in the East River Subdistrict. Where any such area is provided, it shall be publicly accessible and comply with the standards of Section 37-741 (Seating), Section 37-743 (Lighting and electrical power), Section 37-744 (Litter receptacles), Section 37-745 (Bicycle parking), Section 37-746 (Drinking fountains), Section 37-747 (Public space signage), Section 37-76 (Mandatory Allocation of Frontages for Permitted Uses), and Section 37-77 (Maintenance).

In addition the provisions of Section 37-742 (Planting and trees) shall apply to such open areas, and shall be modified to require that:

- (a) at least 30 percent of each open area be comprised of planting beds;
- (b) at least two four-inch caliper trees or three ornamental trees be provided within such open areas on Parcels D and F, and
- (c) No trees shall be required within the open areas on Parcels B and E.

125-43
Publicly Accessible Open Area Requirements on Parcel G

A publicly accessible private open area shall be provided within the area of Parcel G in the East River Subdistrict shown on Map 7 (Mandatory Sidewalk Widening and Publicly Accessible Open Area). No excavation or building permit shall be issued for any #development# on such parcel until the Chairperson of the City Planning Commission certifies to the Department of Buildings that a site plan for such open area has been submitted that is consistent with the Department of Parks and Recreation design standards used for the development of the adjacent #public park#. A certification under this paragraph shall be granted on condition that an acceptable restrictive declaration is executed and filed, binding the owners, successors and assigns to develop such publicly accessible private open area in accordance with the approved site plan and to maintain such open area in accordance with maintenance standards acceptable to the Department of Parks and Recreation.

In the event that Parcel G is not owned by the City, then, prior to design and development of the publicly accessible open area, the owner of Parcel G may make a request directed to the Office of the Mayor to transfer to the City its fee simple absolute interest, free and clear of any encumbrances in the such open area. The City may accept the transfer request, provided that development of the open area is made in accordance with guidelines established by the Chairperson of the City Planning Commission and the Commissioner of the Department of Parks and Recreation, and transfer is made pursuant to such instruments as are necessary for implementation. In the event of a transfer, the #bulk# and parking computations for the #zoning lot# shall include the transferred property and such transfer shall not be deemed a #non-compliance#.

125-44

Private Street Requirements in Newtown Creek Subdistrict

In the Newtown Creek Subdistrict, where a private street is provided pursuant to paragraph (a) of Section 125-22, such private street shall be constructed to minimum Department of Transportation standards for public #streets#, including lighting, curbs and curb drops. Such private street shall consist of a paved road bed with a minimum width of 34 feet from curb to curb with 13-foot wide sidewalks on each side along its entire length. Such private street shall be located as shown on Map 8 (Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict). One tree shall be planted for every 25 feet of curb length of the private street. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the private street,

125-45

Publicly Accessible Open Area in Newtown Creek Subdistrict

Where a publicly accessible private open area is provided pursuant to paragraph (a) of Section 125-22, such open area shall be located as shown on Map 8 (Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict). No excavation or building permit shall be issued for any #development# on such parcel until the Chairperson of the City Planning Commission certifies to the Department of Buildings that a site plan for such open area has been submitted that is either:

- (a) consistent with the Department of Parks and Recreation design standards for the #public park# located on 55th Avenue between Center Boulevard and Second Street, or
- (b) in the event that design standards have not been developed for the #public park# located on 55th Avenue between Center Boulevard and Second Street, acceptable to the Chairperson of the City Planning Commission and the Department of Parks and Recreation.

A certification under this paragraph shall be granted on condition that an acceptable restrictive declaration is executed and filed, binding the owners, successors and assigns to develop such publicly accessible private open area in accordance with the approved site plan and to maintain such open area in accordance with maintenance standards acceptable to the Department of Parks and Recreation. Such approved plan shall allow for pedestrian access from 55th Avenue to the residential entrance of a #building# bounding the publicly accessible private open area. The paved width of such access shall not exceed 13 feet, and its location shall be within the area shown on Map 8.

**125-46
Newtown Creek Waterfront Access Plan**

Map 9 shows the boundaries of the area comprising the Newtown Creek Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area consists of Block 11, Lot 1, as established on (effective date of amendment).

(a) Modification of #use# requirements

All Use Group 6 and 9 #uses# listed in Section 62-212 (Waterfront-enhancing uses) shall be a permitted #use# in #Residence Districts# within the Newtown Creek Waterfront Access Plan, provided that:

- (1) such #use# is limited to not more than 10,000 square feet of #floor area# per establishment;
- (2) the total amount of #floor area# used for such #uses# does not exceed two percent of the total amount of #floor area# permitted on the #zoning lot#; and
- (3) such #uses# are located below the level of the first #story# ceiling of a #building#.

Additionally, docks for water taxis and docks or mooring facilities for non-commercial pleasure boats (Use Group 6) shall be a permitted #use# within the Newtown Creek Waterfront Access Plan.

(b) Modifications of design standards

The provisions of Sections 62-41 (Requirements for Waterfront Public Access) and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified at the following designated locations which are shown on Map 7:

- (1) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of Section 62-831 (Waterfront Access Plan BK-1: Greenpoint-Williamsburg) shall apply to all new #development#.

(2) #Upland connection#

A single #upland connection# shall be provided through Block 11, Lot 1 abutting the prolongation of 5th Street and extending from the shore public walkway northerly to 54th Avenue.

(3) #Supplemental public access area#

#Supplemental public access areas# shall be provided pursuant to Section 62-415, paragraph (a), and shall be located as indicated on Map 9.

125-47

Phased Implementation of Publicly Accessible Areas

In the Newtown Creek Subdistrict, the Chairperson of the City Planning Commission shall allow for the phased implementation of all required publicly accessible areas upon certification to the Commissioner of Buildings that a plan has been submitted that provides for an amount of public access area proportionate to the amount of #floor area# being #developed# in each phase. For any #development# located within 100 feet of a #shoreline#, the initial phase shall provide, at a minimum, the required #shore public walkway# and any adjacent #supplemental public access areas# located between such #development# and such #shore public walkway#. For any #development# that fronts upon 54th Avenue, the initial phase shall provide, at a minimum, the required publicly accessible private street.

125-50

PARKING REGULATIONS

The regulations governing permitted and required #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall apply except as set forth in this Section.

125-51

General Regulations

For the purposes of Section 125-50 (PARKING REGULATIONS), inclusive, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level#.

No #public parking garages# or #public parking lots# shall be permitted.

125-52

Location of off-street parking spaces

(a) Enclosure of spaces

All off-street parking spaces shall be located within facilities that, except for entrances and exits, are entirely below the level of any #street# or publicly accessible open area upon which such facility or portion thereof fronts, or shall be located, at every level above-grade, behind commercial, community facility or #residential floor area# so that no portion of such parking facility is visible from adjoining #streets# or publicly accessible open areas. Such #floor area# shall have a minimum depth of 30 feet.

(b) Rooftop landscaping

Any roof area of a parking garage not otherwise covered by a #building# and larger than 400 square feet shall be landscaped. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the building in which it is located. Hard surfaced areas shall not cover more than 50 percent of such roof area. #Schools# shall be exempt from the provisions of this paragraph, (b).

125-53

Maximum Size of Permitted Accessory Group Parking Facilities

In the East River Subdistrict, Section 13-134 (Multiple use development) shall apply except that the maximum number of spaces within an #accessory# parking facility for a multiple #use development# shall be 780. Section 13-141 (Location of accessory off-street parking spaces) shall not apply.

In the Newtown Creek Subdistrict, Section 13-134 shall apply except that the maximum number of spaces within an #accessory# parking facility for a multiple #use development# shall not exceed 40 percent of the number of #dwelling units# within the #development#.

125-54

Off-site Facilities in the East River Subdistrict

In the East River Subdistrict, all #accessory# off-street parking spaces may be provided within parking facilities on #zoning lots# other than the same #zoning lot# as the #uses# to which they are #accessory#, provided such parking facilities are located within the #Special Southern Hunters Point District#, and the number of parking spaces within such facility shall not exceed the combined maximum number of spaces permitted on each off-site #zoning lot# using such facility, less the number of any spaces provided on such #zoning lots#.

125-55

Location of curb cuts

Curb cuts are permitted only in the locations indicated on Map 10 (Permitted Curb Cut Locations) in Appendix A. The aggregate width of all curb cuts provided for any #development# shall not exceed 50 feet.

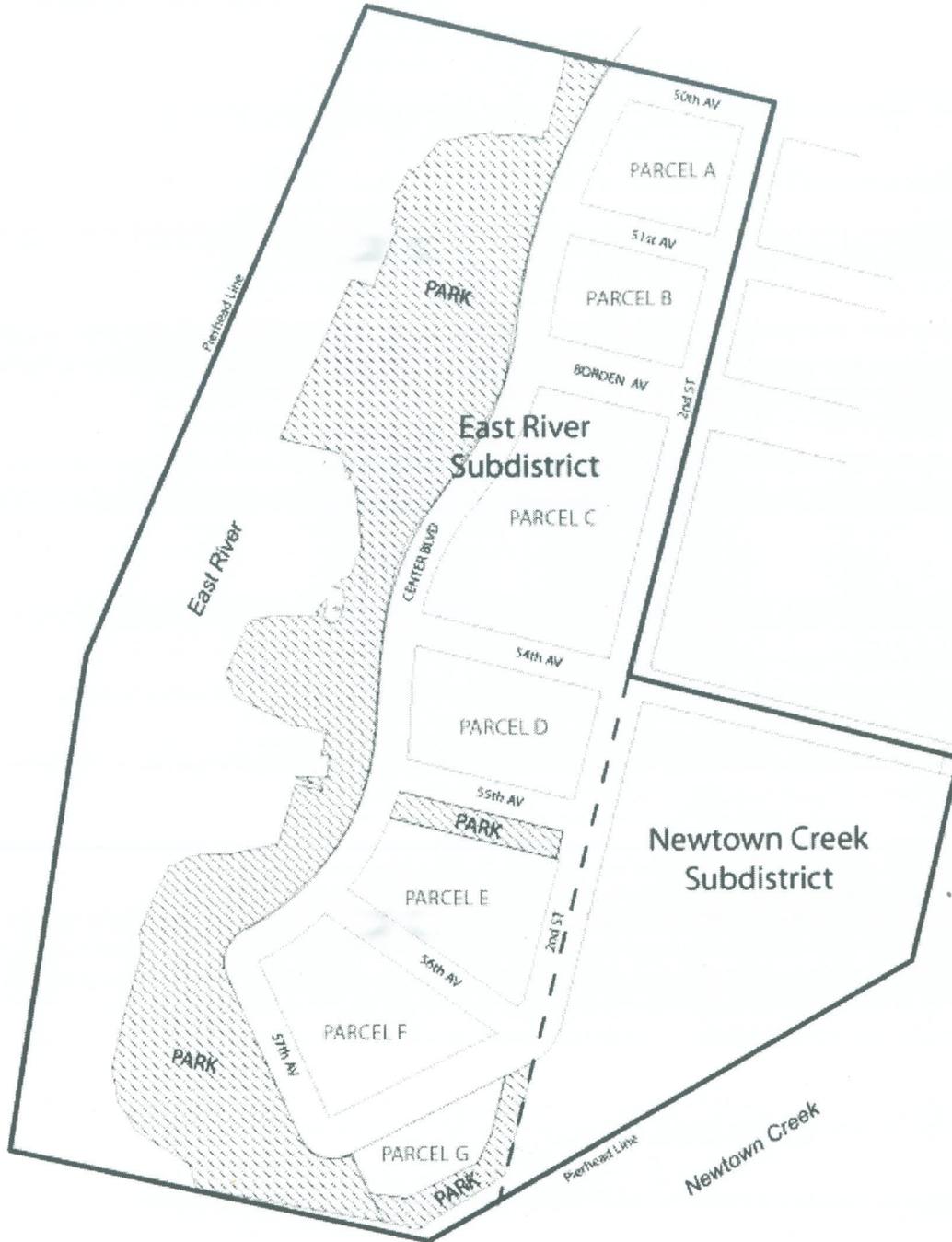
125-56

Accessory Indoor Bicycle Parking

Within the #Special Southern Hunters Point District#, a designated area for #accessory# bicycle parking shall be provided for all #developments# or #enlargements#. Such designated area shall be enclosed, accessible and secure, and excluded from the definition of #floor area#. #Accessory# facilities, such as lockers, showers and circulation space shall also be excluded from the definition of #floor area#.

- (a) For #residential buildings# with ten or more #dwelling units#, one bicycle parking space shall be provided for every two #dwelling units#, up to a maximum of 200 bicycle parking spaces.
- (b) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6B office #use#, one bicycle parking space shall be provided for every 5,000 square feet of such office #use#, up to a maximum of 200 bicycle parking spaces.
- (c) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6A or 6C retail #use#, one bicycle parking space shall be provided for every 5,000 square feet of such #use#, up to a maximum of 100 bicycle parking spaces.

Special Southern Hunters Point District
Map 1. Special Southern Hunter's Point District Plan,
Subdistricts and Parcels



Special Southern Hunters Point District
Map 2. Special Ground Floor Use Regulations

■ Non-residential use required on ground floor



Special Southern Hunters Point District
Map 3. Street Wall Location

-  Mandatory Street Wall Location
-  Street Wall required within 25' of street line



Special Southern Hunters Point District
Map 4. Minimum Base Heights of 40 feet

 Locations where 40' minimum base heights are permitted



Special Southern Hunters Point District
Map 5. Maximum Base Heights other than 70 feet

-  40' Maximum base height
-  105' Maximum base height
-  Areas where sheer tower walls are permitted



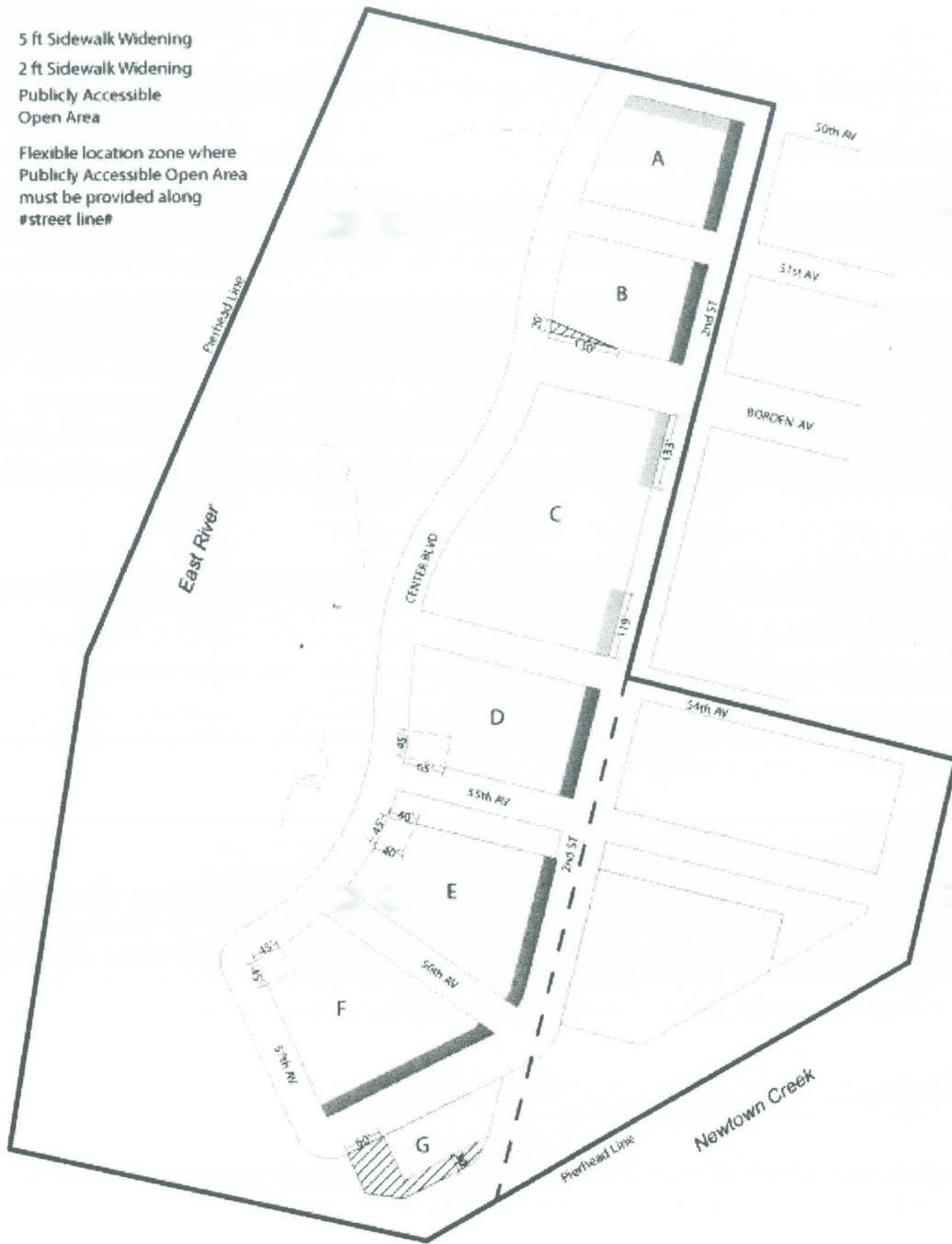
Special Southern Hunters Point District
Map 6. Tower Areas

-  270'
-  300'
-  350'
-  400'

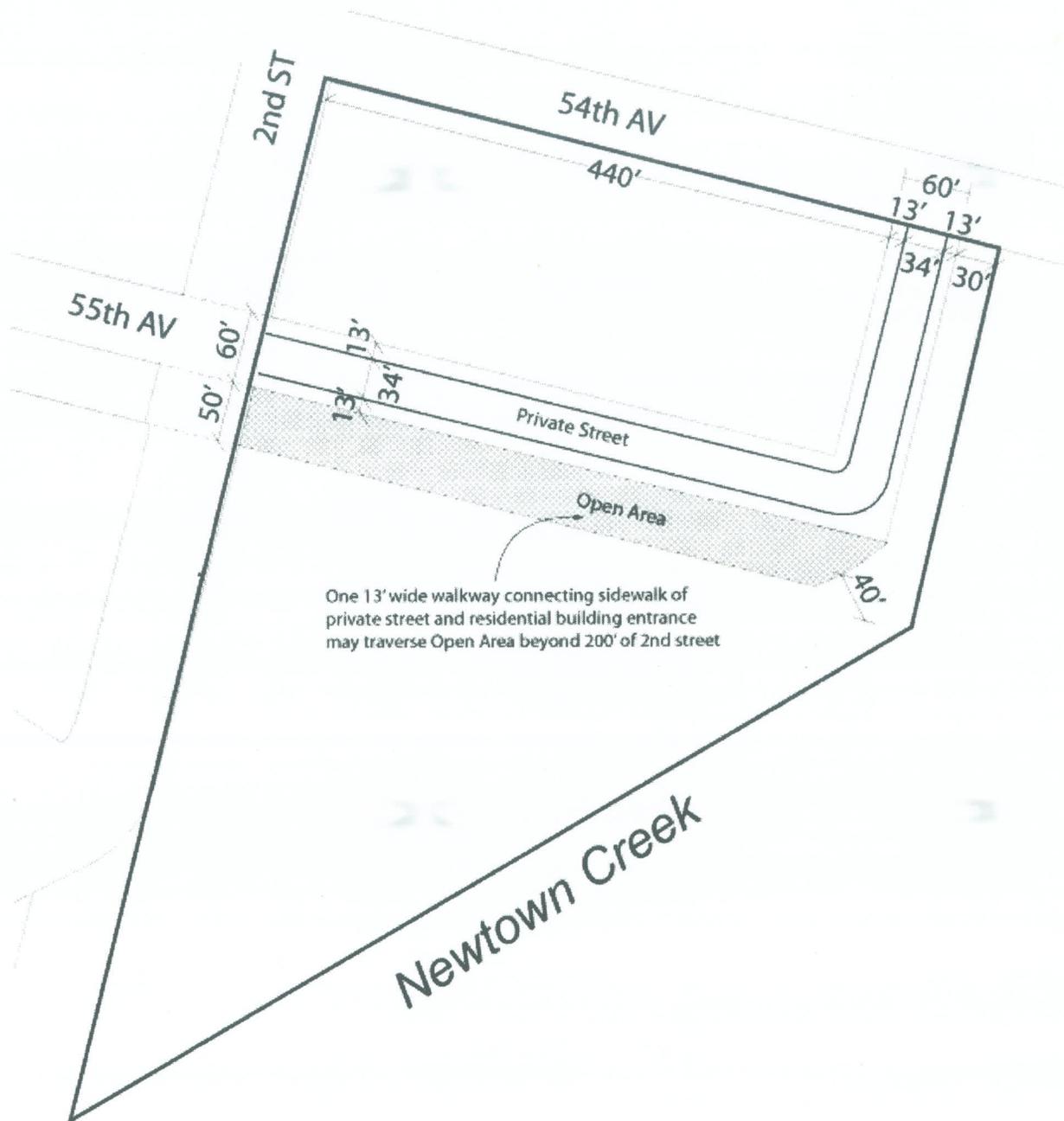


Special Southern Hunters Point District
Map 7. Mandatory Sidewalk Widening and
Publicly Accessible Open Area

-  5 ft Sidewalk Widening
-  2 ft Sidewalk Widening
-  Publicly Accessible Open Area
-  Flexible location zone where Publicly Accessible Open Area must be provided along street line



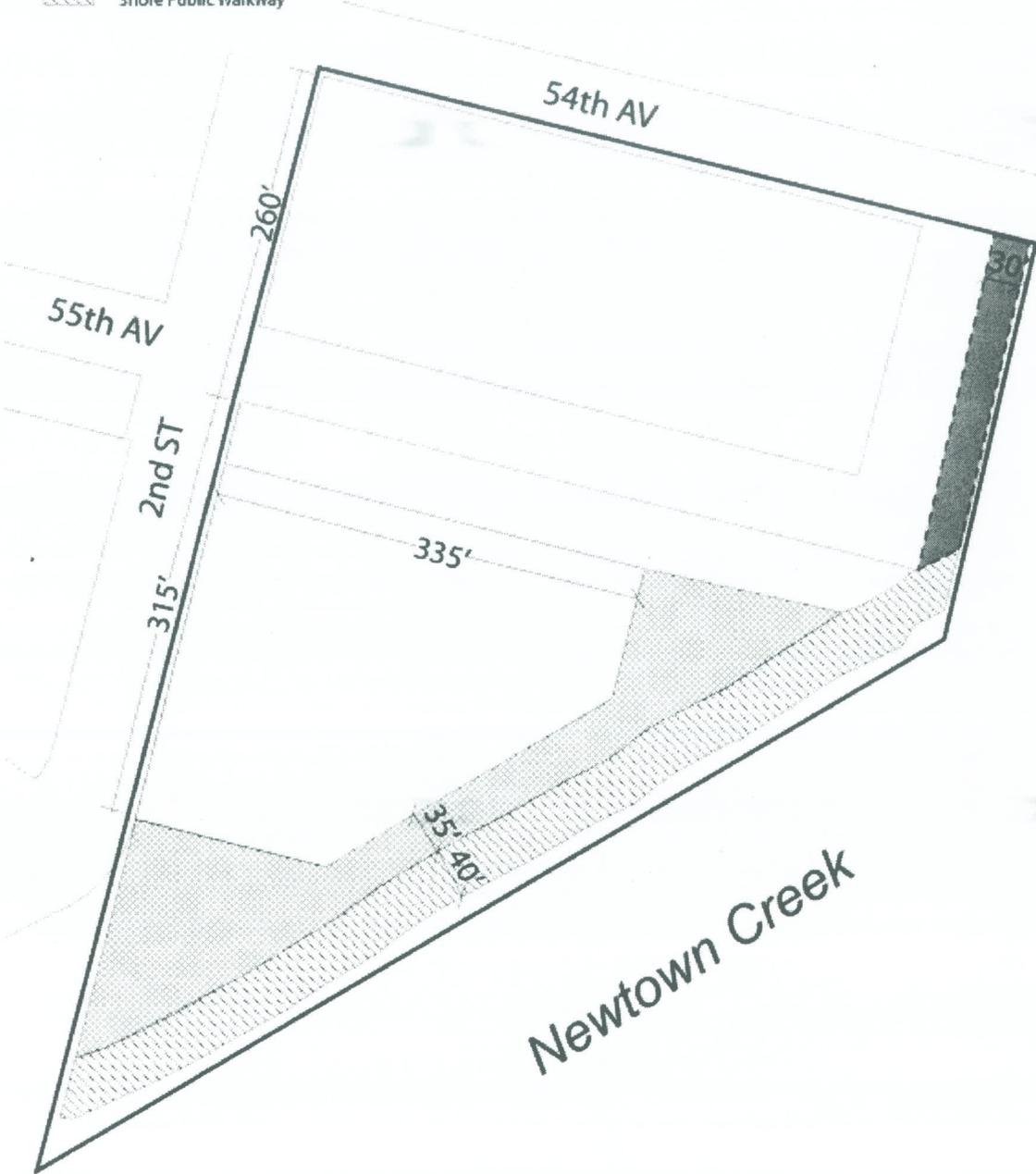
Special Southern Hunters Point District
Map 8. Publicly Accessible Private Street and Open Area in
Newtown Creek Subdistrict



One 13' wide walkway connecting sidewalk of private street and residential building entrance may traverse Open Area beyond 200' of 2nd street

Special Southern Hunters Point District
Map 9. Newtown Creek Waterfront Access Plan (Q-3)

- Supplemental Public Access Area
- Upland Connection
- Shore Public Walkway



Special Southern Hunters Point District
Map 10. Permitted Curb Cut Locations



Page 31 of 31
N 080363 ZRQ
Res. No. 1693 (L.U. No. 906)

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 13, 2008, on file in this office.



.....
City Clerk, Clerk of The Council

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1695**

Resolution approving the decision of the City Planning Commission on an application submitted by the Department of Housing Preservation and Development, ULURP No. C 080365 HAQ, approving the designation of property located at 2nd Street (Block 1, Lots 1 and 10), 54-02 2nd Street (Block 5, Lot 1), 51-24, 51-20, and 52-50 2nd Street (Block 6, Lots 1, 2, and 14), and de-mapped portions of 54th and 55th Avenues, Borough of Queens, as an Urban Development Action Area, approving the project for the area as an Urban Development Action Area Project, and approving the disposition of such property to a developer selected by the Department of Housing Preservation and Development (L.U. No. 908; C 080365 HAQ).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on September 29, 2008 its decision dated September 24, 2008 (the "Decision"), on the application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 2nd Street (Block 1, Lots 1 and 10), 54-02 2nd Street (Block 5, Lot 1), 51-24, 51-20, and 52-50 2nd Street (Block 6, Lots 1, 2, and 14), and de-mapped portions of 54th and 55th Avenues, as an Urban Development Action Area (the "Area");
- b) an Urban Development Action Area Project for such area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by the Department of Housing Preservation and Development to facilitate new development of Hunter's Point South, a mixed-use development (the "Disposition"), Community District 2, Borough of Queens (ULURP No. C 080365 HAQ) (the "Application");

WHEREAS, the Application is related to Applications Numbers N 080363 ZRQ (L.U. No. 906), amendment of the Zoning Resolution to establish the Special Southern Hunters Point District and Newtown Creek Waterfront Access Plan; apply Inclusionary Housing provisions; and modify certain other applicable provisions of the Zoning Resolution, including Article I, Chapter 3; C 080364 PQQ (L.U. No. 907), an acquisition of the Hunter's Point South site as well as portions of land under water owned by the State of New York; C 080276 MMQ (L.U. No. 909), an amendment to the City Map involving the elimination of mapped but unbuilt streets and parkland and the establishment of new streets, public place, and parkland; and C 080362 ZMQ (L.U. No. 917), an amendment of the Zoning Map;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its recommendations regarding the Application by letter dated October 6, 2008;

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on October 24, 2008;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application;

WHEREAS, the Council has considered the relevant environmental review and the Final Environmental Impact Statement ("FEIS") for which a Notice of Completion was issued on September 12, 2008, and the Technical Memorandum dated November 11, 2008 (CEQR No. 08DME006Q);

RESOLVED:

Having considered the FEIS and the Technical Memorandum, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

- (4) The Decision and the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Section 197-d, the Council approves the decision of the City Planning Commission (C 080365 HAQ).

The Council finds that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Disposition Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law.

The Council approves the disposition of such property to a developer selected by the Department of Housing Preservation and Development.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 13, 2008, on file in this office.


.....
City Clerk, Clerk of The Council

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1697**

Resolution approving the decision of the City Planning Commission on ULURP No. C 080362 ZMQ, a Zoning Map amendment (L.U. No. 917).

By Council Members Katz and Avella

WHEREAS, the City Planning Commission filed with the Council on September 29, 2008 its decision dated September 24, 2008 (the "Decision"), on the application submitted by the New York City Economic Development Corporation and the Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment to the Zoning Map (ULURP No. C 080362 ZMQ) (the "Application");

WHEREAS, the Application is related to Applications Numbers N 080363 ZRQ (L.U. No. 906), amendment of the Zoning Resolution to establish the Special Southern Hunters Point District and Newtown Creek Waterfront Access Plan; apply Inclusionary Housing provisions; and modify certain other applicable provisions of the Zoning Resolution, including Article I, Chapter 3; C 080364 PQQ (L.U. No. 907), an acquisition of the Hunter's Point South site as well as portions of land under water owned by the State of New York; C 080365 HAQ (L.U. No. 908), designation of an urban development action area and project and the disposition of city-owned property; and C 080276 MMQ (L.U. No. 909), an amendment to the City Map involving the elimination of mapped but unbuilt streets and parkland and the establishment of new streets, public place, and parkland;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on October 24, 2008;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement ("FEIS"), for which a Notice of Completion was issued on September 12, 2008, and the Technical Memorandum dated November 11, 2008 (CEQR No. 08DME006Q);

RESOLVED:

Having considered the FEIS and the Technical Memorandum, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic, and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.
- (4) The Decision and the FEIS constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, the Council approves the Decision.

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 8d:

1. changing from an M1-4 District to an R7-3 District property bounded by 54th Avenue, a line 530 feet easterly of 2nd Street, the U.S. Pierhead and Bulkhead Line, and 2nd Street and its southerly centerline prolongation;
2. changing from an M3-1 District to an R10 District property bounded by the southerly street line of 50th Avenue and its westerly prolongation, 2nd Street and its southerly centerline prolongation, the U.S. Pierhead and Bulkhead Line, and the U.S. Pierhead Line;
3. establishing within a proposed R7-3 District a C2-5 District bounded by 54th Avenue, a line 75 feet easterly of 2nd Street and its southerly centerline prolongation, a line 695 feet southerly of 54th Avenue, and 2nd Street and its southerly centerline prolongation;

4. establishing within a proposed R10 District a C2-5 District bounded by:
 - a. the southerly street line of 50th Avenue and its westerly prolongation, a line 5 feet easterly of Center Boulevard, 51st Avenue, and Center Boulevard;
 - b. the southerly street line of 50th Avenue, 2nd Street, 51st Avenue, and a line 75 feet westerly of 2nd Street;
 - c. a line 105 feet northerly of Borden Avenue, 2nd Street, a line 144 feet southerly of Borden Avenue, a line 75 feet westerly of 2nd Street, a line 75 feet southerly of Borden Avenue, Center Boulevard, Borden Avenue, a line 105 feet westerly of 2nd Street, a line 75 feet northerly of Borden Avenue, and a line 75 feet westerly of 2nd Street;
 - d. a line 118 feet northerly of 54th Avenue, 2nd Street, 55th Avenue, and a line 75 feet westerly of 2nd Street;
 - e. 54th Avenue, a line 75 feet easterly of Center Boulevard, 55th Avenue, and Center Boulevard;
 - f. the southerly boundary line of a park and its easterly prolongation, 2nd Street, 56th Avenue, and a line 75 feet westerly of 2nd Street; and
 - g. the southerly boundary line of a park and its westerly prolongation, a line 75 feet southeasterly of Center Boulevard, 57th Avenue, and Center Boulevard; and
5. establishing a Special Hunter's Point South District ("SHP") bounded by the southerly street line of 50th Avenue and its westerly prolongation, 2nd Street, 54th Avenue; a line 530 feet easterly of 2nd Street, the U.S. Pierhead and Bulkhead Line, and the U.S. Pierhead Line;

as shown on a diagram (for illustrative purposes only), dated April 21, 2008, and which includes CEQR Designation E-213, Community District 2, Borough of Queens.

Page 4 of 4
C 080362 ZMQ
Res. No. 1697 (L.U. No. 917)

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 13, 2008, on file in this office.

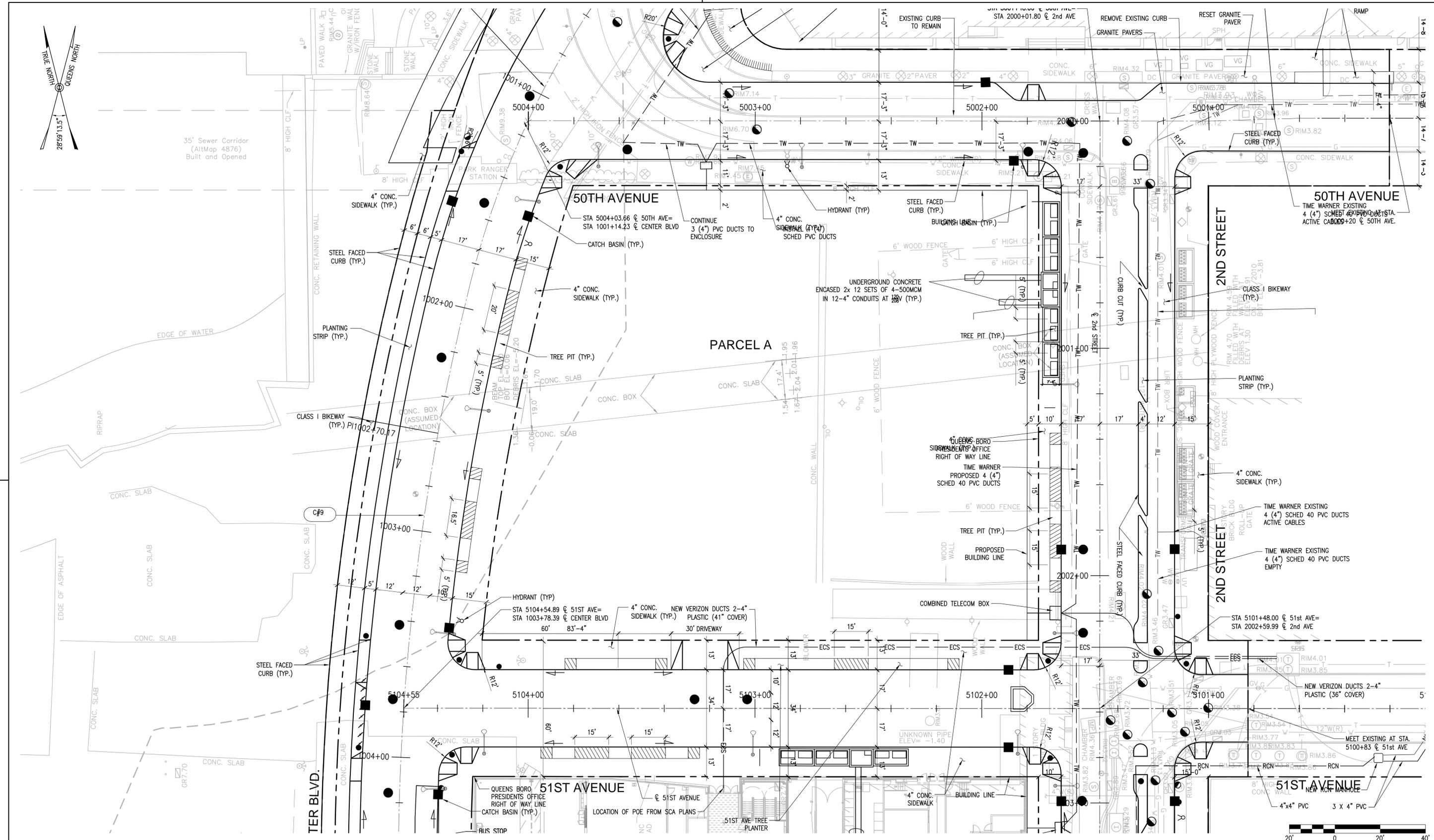


.....
City Clerk, Clerk of The Council

APPENDIX I: PARCELS A AND B EXISTING AND PROPOSED INFRASTRUCTURE



35' Sewer Corridor
(AltMap 4876)
Built and Opened



DWG NAME: X:\project\209275-00\4 Internal Project Data\4-03 Drawings\4-03-30 Civil\sketch\SK-45.dwg

PLOT BY: hph/vlp
PLOT TIME: 5/12/2010 3:31 PM



OWNER:



**New York City
Economic
Development
Corporation**
110 William Street
Sixth Floor
New York, New York 10038
tele. 212.619.5000

KEY PLAN:



NAME _____ P.E. NUMBER _____

NAME _____ P.E. NUMBER _____

SITE ENGINEER:

ARUP

155 Avenue of the Americas
New York NY 10013
Tel (212) 229-2699
Fax (212) 229-1056
www.arup.com

NAME _____ P.E. NUMBER _____

REVISIONS

NO.	DATE	DESCRIPTION

APPROVED BY

APPROVED
DRAWN BY
DESIGNED BY
CHECKED BY
SCALE
DATE

1"=20'
05/13/2010

HUNTERS POINT SOUTH

PRELIMINARY

SHEET TITLE

**CIVIL
PARCEL A**

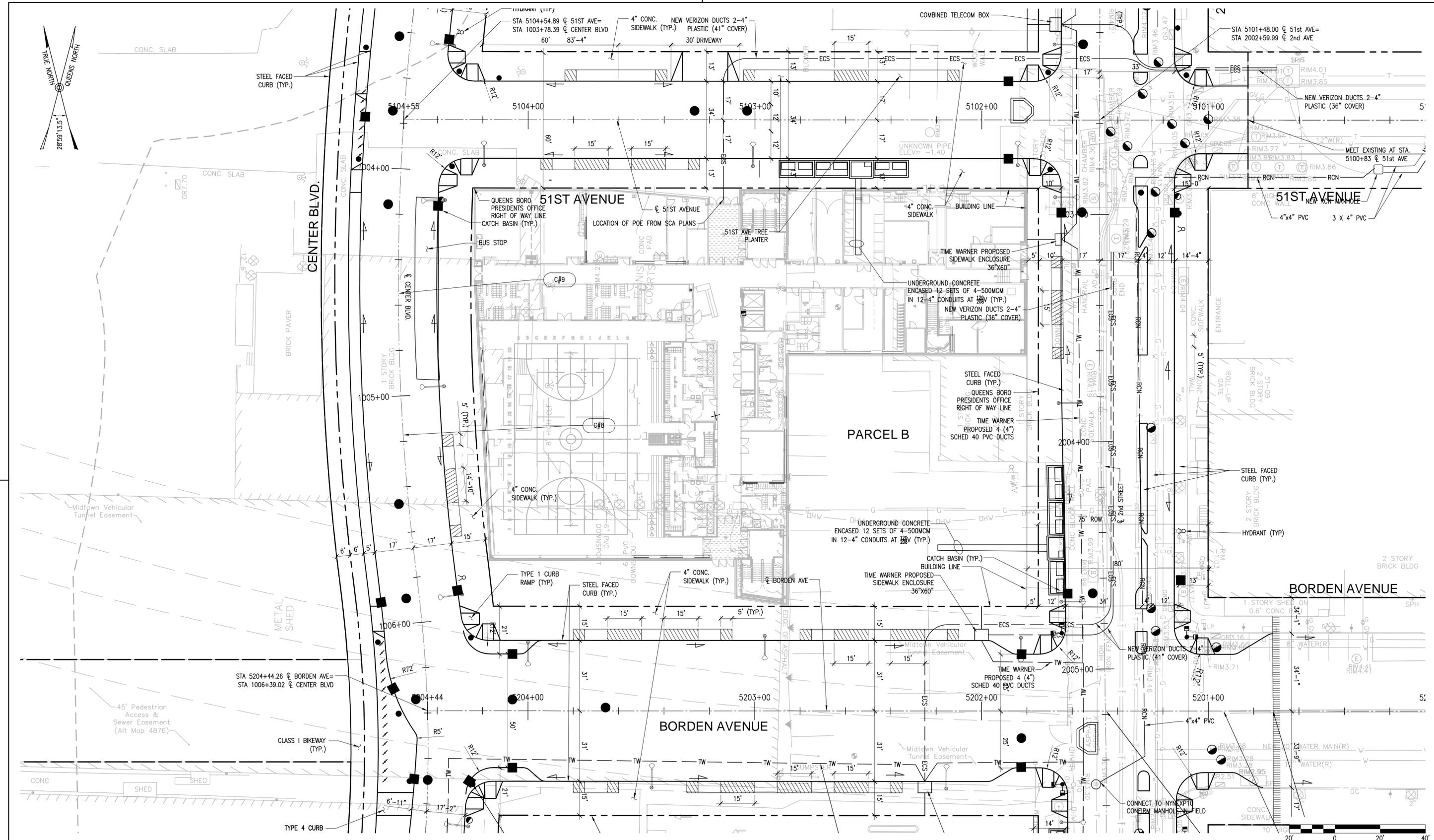
CONTRACT NO.

PROJECT NO. 209275-00

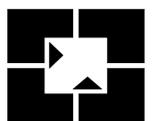
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DRAWING NO. **SK-45**

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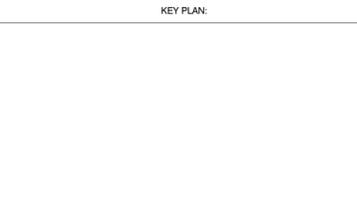


OWNER:



**New York City
Economic
Development
Corporation**
110 William Street
Sixth Floor
New York, New York 10038
tele. 212.619.5000

KEY PLAN:



APPROVED BY:

NAME P.E. NUMBER

APPROVED BY:

NAME P.E. NUMBER

SITE ENGINEER:

ARUP
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New York NY 10013
Tel (212) 229-2699
Fax (212) 229-1056
www.arup.com

APPROVED BY:

NAME P.E. NUMBER

REVISIONS

NO.	DATE	DESCRIPTION

APPROVED BY:

APPROVED _____

DRAWN BY: DRAWN _____

DESIGNED BY: DESIGNED _____

CHECKED BY: CHECKED _____

SCALE: 1"=20'

DATE: 05/13/2010

HUNTERS POINT SOUTH

PRELIMINARY

SHEET TITLE: **CIVIL
PARCEL B**

CONTRACT NO. 209275-00

PROJECT NO. 209275-00

SHEET NO. **X-000 of X-000**

DRAWING NO. **SK-46**

APPENDIX J: HUNTER'S POINT SOUTH KEY MILESTONES TIMELINE

**HUNTER'S POINT SOUTH
2010-2011 KEY MILESTONES**

