

**Hunter's Point South Parcels F&G RFP Addendum 1**

**RFP Issue Date: June 2, 2016**

**Addendum 1 Issue Date: July 1, 2016**

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**A. Questions and Answers** – Enclosed is a summary of questions and answers discussed at the pre-submission conference that took place June 17, 2016.

## Hunter's Point South Parcels F&G RFP Pre-submission Conference Q&A

### Hunter's Point South Neighborhood

**1. Is there a reason why an RFP was issued for Parcels F&G before Parcels D&E? What is the timeline for developing Parcels D&E?**

Parcels D&E are being used for construction staging of Phase II of the Hunter's Point South infrastructure project. Parcels D&E will be developed after Parcels F&G.

**2. Has work on Phase II of the infrastructure project commenced?**

EDC broke ground on the Hunter's Point South Phase II Infrastructure and Waterfront Park project in Fall 2015. To date, the rough grading and waterfront revetment has been complete. The infrastructure contractor will begin work in Summer 2016 and is anticipated to be complete by Summer 2017. The waterfront park contractor will begin in the Summer 2016 and is anticipated to be complete by the end of 2018.

**3. Will Parcels F&G be connected to Parcels A, B, & C when construction of the infrastructure and park is complete in 2018?**

EDC is constructing the new infrastructure roadways and waterfront park south of 54<sup>th</sup> Avenue which will connect to the existing Phase I (please see the attached proposed site plan). It is anticipated that this scope of work will be complete in 2018. EDC will fence off Parcels D, E, F, and G at the end of their project.

**4. What is the status of Parcel C?**

Parcel C is in predevelopment.

**5. What transit access is near the development parcels?**

The development parcels are accessed from the Vernon Boulevard-Jackson Avenue stop on the 7 subway line, located a half mile away. Water-borne site access is available via the East River Ferry, which has a stop near Parcel C. The LIRR Long Island City station is one-block away.

**6. Are there plans for the land that was rezoned on the east side of 2<sup>nd</sup> Street?**

The land is privately owned and we are not aware of the owner's plans for their property.

### RFP Requirements

**7. What is the rationale for requiring proposals to include plans for both Parcels F&G?**

HPD is looking for proposals that have a comprehensive plan for both parcels which would be better achieved by developing a plan for both parcels.

**8. Will HPD select one development team for both parcels or a developer for each parcel?**

HPD will select one development team for both parcels.

**9. The RFP states that the maximum height of the Parcel F tower area can go to 550 feet but the zoning only allows a tower up to 400 feet. Has this been discussed with DCP and what is the mechanism for achieving this? Should the ULURP process be assumed in the development schedule?**

HPD and DCP have discussed a tower height of up to 550 feet on Parcel F. If the selected proposal has a tower above the 400 foot limit, HPD and DCP will work with the selected developer to determine the optimal approval method for achieving an allowed height over 400 feet. ULURP is not being considered for this and does not have to be assumed in the development schedule.

**10. Will applicants need to complete additional environmental review? Will Phase II analysis be needed?**

A Final Environmental Impact Statement (FEIS) was prepared for the Hunter's Point South Rezoning. The full document is available at: [http://www.nyc.gov/html/oec/html/ceqr/project\\_hunters\\_point.shtml](http://www.nyc.gov/html/oec/html/ceqr/project_hunters_point.shtml). The FEIS identified that a Phase II Subsurface Investigation is needed for Parcels F&G. There may also be other requirements to address noise (window-wall attenuation) and air quality (boiler emissions). Under compliance with CEQR, Phase II testing and remediation plan development falls under the jurisdiction of the New York City Department of Environmental Protection (DEP). HPD coordinates review of hazardous materials reports with DEP, and the first step in the process is submission of a Phase II investigation workplan and site specific health and safety plan (HASP) to HPD for review prior to the start of any testing. A license agreement will also be required to access the City-owned sites and perform the investigations. Additional environmental review under CEQR before developer selection is not required, but in the event the selected development program falls outside the scope of what was projected and analyzed for these parcels in the FEIS, additional analysis may be warranted. More information on obligations of the selected developer is in *Section V.E* of the RFP. Submissions must include an environmental proposal and Phase II investigation workplan/HASP in Tab J that addresses requirements of the FEIS.

**11. Will DEC or Army Corps permits be needed? Will State permits or authorizations be needed?**

It is not anticipated that DEC or Army Corps permits will be needed as there will be no in water work. The development is on City-owned land, so no State permits or authorizations are needed.

**12. Is it possible to phase the project?**

Yes

**Affordability**

**13. Is the 60 percent affordability requirement an aggregate for the two parcels?**

The 60 percent affordability requirement is an aggregate for both the two parcels and the Hunter's Point South neighborhood.

**14. Can one parcel be 100% affordable and the other 100% market rate?**

No

**Waterfront Park Maintenance and Operations**

**15. What is the length of the Maintenance and Operations agreement?**

The selected developer will be required to contribute funds for the maintenance and operations of the waterfront park in perpetuity. After a developer has been selected, the details will be worked out with HPD and the Department of Parks and Recreation.

**SCA School**

**16. What is the timing of construction and development of the school?**

Generally SCA takes a year for design and two to three years for construction. A school of this size is likely to take closer to three years for construction. SCA just started their design process.

**17. What ages will the school serve?**

The school is currently planned to be Pre-kindergarten through Grade 5.

**18. Will there be an outdoor play area? If so, is it planned?**

There will be an outdoor play area. SCA just began the design process for the school so we don't know yet where the outdoor play area will be.

**19. Is the school budgeted?**

The school is fully funded and will be a stand-alone building.

**Financing**

**20. What programs are non-competitive financing sources that can be used in proposals? What financing sources are non-competitive?**

HPD and HDC have a variety of programs for new construction finance. Term sheets are available for download on the website and have a variety of subsidy levels that match with different income tiers. They are able to leverage tax-exempt bonds and 4% Low Income Housing Tax Credits, which are considered non-competitive sources.

**21. Will HPD accept proposals that assume union labor?**

HPD will accept proposals that assume union labor.

**22. Will any resale restrictions apply?**

HPD and HDC will have a regulatory agreement that applies to the selected applicant. There will be a limit on resale and refinance in the first 15 years. Transfers will be subject to HPD and HDC approval. This applies to the entire parcels and any ownership structure within the project.

**Development Team and Experience**

**23. Does the development experience have to be in NYC?**

The development experience threshold requirement is the successful completion of at least two buildings of at least 200 units each in NYC; however, HPD has the discretion to consider other examples of developer qualifications.

**24. Is there a preference for development teams that include a community based organization?**

For the RFP there is no preference for a community based organization to be part of the development team, but development teams are encouraged to partner with community based organizations.

# Hunter's Point South Proposed Site Plan



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

Sign-In Sheet/RSVP List  
Hunter's Point South Parcels F and G RFP Pre-Submission Conference

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