

## **Clinton/Hell's Kitchen RFP Addendum 2**

RFP Issue Date: April 9, 2018

Addendum 1 Issue Date: May 30, 2018

Addendum 2 Issue Date: June 12, 2018

### Contents of the Addendum

**A. Questions and Answers** – Enclosed are questions and answers that were sent to the Clinton/Hell's Kitchen RFP email address.

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**Q1: Since this will go through ULURP and will require special permits to achieve the rail overbuild and the height, will HPD consider other special permits such as modifications to street wall requirements and yard requirements if it allows for a better or more efficient development of the site?**

A1: Anticipated actions for this site include special permits under the Special Clinton District. If assuming special permits not considered in the Western Rail Yard Rezoning ULURP, identify the special permits that will be needed in Tab L (Design Narrative) and Tab M (Architecture and Urban Design Plans) and describe why they are needed for the project.

**Q2: Are both halves of lot 29 considered one zoning lot for purposes of computing max zoning floor area and maximum lot coverage for Site B? Can the area of park be counted towards the open space requirement per ZR 96-102 and 96-31(a)(2)?**

A2: All portions of lot 29 may be considered a single zoning lot. Per ZR 96-31(a)(2) and ZR 96-102, the underlying open space requirements are not applicable.

**Q3: Concerning the Eastern boundary of the lot separating Site B and the park, are we to assume this to be a side lot line condition in which case openings in the wall along that lot line must comply with BC 705.8 or, are we to assume an easement along that boundary which would waive restrictions on allowable opening in the exterior wall?**

A3: Respondents can assume an easement along the lot line between Site B and the adjacent open space, allowing openings on any exterior wall along the eastern boundary of Site B subject to the NYC Department of Building's Buildings Bulletin 2015-07 ([https://www1.nyc.gov/assets/buildings/bldgs\\_bulletins/bb\\_2015-017.pdf](https://www1.nyc.gov/assets/buildings/bldgs_bulletins/bb_2015-017.pdf)).

**Q4: Do the bulk regulations spelled out in the Western Railyard Agreement supersede what is allowed in the zoning resolution. For example, ZR 96-104 limits the max building height to 66 feet / 7 stories beyond 100 feet of a wide street (9<sup>th</sup> Avenue). However per the Western Rail Yards Agreement, 99 feet max building height is permitted beyond 100 feet of 9<sup>th</sup> avenue.**

A4: Yes.

**Q5: What is the maximum buildable square footage for the zoning lot for Site A – the MTA site?**

A5: The maximum building square footage for Site A is what is allowed by zoning superseded by the Zoning, Site Plan, and Building Design Guidelines in Appendix A of the RFP, which include the height limits of the Western Rail Yards Rezoning Points of Agreement. The Zoning, Site Plan, and Building Design Guidelines may limit what can be built.

**Q6: If there is an availability of air rights on the MTA building zoning lot, will a fee for the air rights be required?**

A6: HPD is confirming this information and will provide an update as soon as possible.

**Q7: Page 31 of the RFP lists a Form E-4, but I do not see a form E-4 posted online or included in the Appendix. Is there a particular form that we should use for Commercial Management Experience or should we list our experience in our own format?**

A7: There is no Form E-4 included with the RFP. Commercial management experience can be listed in the respondent's format.