

Hunter's Point South Parcels F&G RFP Addendum 2

RFP Issue Date: June 2, 2016

Addendum 1 Issue Date: July 1, 2016

Addendum 2 Issue Date: July 26, 2016

Contents of the Addendum

- A. Questions and Answers** – Enclosed are questions and answers that were sent to the Hunter's Point South Parcels F&G RFP e-mail address.

- B. Hunter's Point South CAD Files** – Available for download from the Hunter's Point South Parcels F&G RFP page at the following link: http://www1.nyc.gov/site/hpd/developers/request-for-proposals/Hunters-Point-South-Parcels-F_G-main.page.

A. Questions and Answers

Affordability

- 1. The RFP includes community input information suggesting that senior housing is a desired use for this site. Will HPD consider proposals that include a building that is restricted solely to senior residents?**

Senior housing is permitted in response to this RFP. Proposals for senior housing should refer to the HPD SARA Program term sheet:

https://www1.nyc.gov/assets/hpd/downloads/pdf/developers/term-sheets/SNH_SARA_Term_Sheet.pdf

Zoning

- 2. Per Zoning Map 10 in the Special Southern Hunter's Point District, the permitted curb cut location for Parcel F is currently located within the SCA portion of the block as defined in the site map in Appendix A of the RFP. We want to know if the curb cut can be relocated within our Parcel F development – if so, is there a preferred location?**

The preferred location for a curb cut would be along 56th Avenue.

- 3. What is the height of the school in Parcel F? Per zoning, the maximum building height is 125 feet, but in Parcel B, the proposed building height is only 73'-2".**

SCA is early in their design process and the height of the school has not been determined yet. It is likely that the height will be similar to the height of Hunter's Point Campus, adjacent to Parcel B.

- 4. Per Zoning Map 6 in the Special Southern Hunter's Point District, the location of the Tower Area for Parcel G is not clearly defined and its location is contradictory to the Site Plan (G-101) in Appendix C of the RFP. We will need some clarification.**

Please refer to Map 6 of the Special Southern Hunters Point District that indicates a tower location area of 170 feet along 57th Avenue, to a depth of 80 feet and to Map 7 which shows the location and dimensions of the Parcel G Publicly Accessible Open Area.

- 5. Is there a minimum area for the publicly accessible open space at Parcel F?**

There is no minimum amount of publicly accessible open space required for Parcel F. We urge respondents to maximize the amount of publicly accessible open space, while balancing the various goals of the RFP.

- 6. Are there any CAD/Vector Digital Files available for the site, specifically with regards to the Boat Launch area adjacent to Parcel G?**

CAD files for the Phase II Hunter's Point South project are available for download from the Hunter's Point South Parcels F&G RFP page at the following link:

http://www1.nyc.gov/site/hpd/developers/request-for-proposals/Hunters-Point-South-Parcels-F_G-main.page.

RFP Process

- 7. Is there a formal process through which to should submit questions? Also, will you be publishing answers to any questions submitted to you after the pre-submission conference (e.g. will you be sending out another addendum)?**

The process to submit questions is an e-mail to HPSparcelFGfrp@hpd.nyc.gov. HPD will issue addenda with answers to questions submitted to the RFP e-mail address by August 12, 2016.

8. Is there a timeline for the review process? If so, when should applicants expect the threshold review to begin and end?

There is no specific timeline for this review process. Typically RFP review takes approximately 6-7 months, but this time frame is dependent on the number and complexity of submissions HPD receives. This includes both threshold and competitive review.