

## **324 East 5<sup>th</sup> Street RFP Addendum 1**

RFP Issue Date: May 29, 2025

Pre-submission Conference Date: June 23, 2025

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Addendum 1 Issue Date: July 14, 2025

### **Contents of the Addendum**

- A. **Questions and Answers** — Enclosed are questions and answers that were asked at the pre-submission conference on June 23, 2025, as well as questions sent to the RFP email address through July 7, 2025.
- B. **RFP Corrections and Updates** — Corrections made to the RFP, forms, or appendices
- C. **Contact Information** – Contact information is provided for those individuals who registered for the pre-submission conference and indicated their willingness to share their contact information.

## A. Questions and Answers

### General

**1. Will slides be sent after the meeting to all attendees?**

The slides are posted on the [project website](#) and can be found [here](#).

**2. Will we receive the attendee list?**

RFP Addendum 1 will include a list of all the attendees who RSVPed and checked the box to give HPD permission to share their contact information.

**3. Will the NYPD be actively reviewing proposals? Will they be actively involved in the ULURP process?**

The NYPD is not anticipated to be part of the Submissions review process, although HPD may confer with NYPD during the process for feedback on things like feasibility and adherence to Appendix F requirements. NYPD may be involved in the ULURP process, but HPD will be the lead agency.

**4. Is this design only or design build? Is expediting a part of the RFP?**

Teams should follow the guidelines of the RFP. The Project is not anticipated to be design-build. The Project will go through ULURP and financial closing before any necessary approvals will be obtained from the Department of Buildings.

**5. What weight will be given to design innovation and building something that is in context with the neighborhood versus execution capacity?**

Respondents should refer to B. REVIEW CRITERIA under IV. SELECTION PROCESS in the RFP for score weighting.

**6. Will shortlisted teams have an opportunity to present live before final selection?**

Yes. A sub-set of highly scoring Respondents will be invited for in-person interviews at HPD before designation.

**7. Regarding submission best practices, can architecture submissions also avoid page spreads? Does HPD prefer letter sized 8.5" x 11"?**

Architecture submissions may be in spread format. The guidance only applies to pages with text.

**8. Will HPD be organizing a site visit, or is there a protocol we should follow if we wish to enter the parking lot for purposes of looking at existing conditions?**

HPD does not offer site access during the RFP phase. The Site is currently in use by the NYPD's 9th precinct, and members of the public should not try to enter the Site. Once a Development Team is designated, they will work with HPD to obtain a license agreement for site access to conduct environmental testing, site surveying, etc.

### Development Team

**9. Will some preference be given to a developer partnering with a CLT?**

Please refer to the Section V. SUBMISSION REQUIREMENTS AND COMPETITIVE PREFERENCES of the RFP for detailed information on requirements and preferences. Development Teams are permitted to propose a CLT in their Submissions.

**10. Can a CLT participate on multiple teams if they are not in the ownership structure?**

Yes. Individuals or firms may be a part of multiple Development Teams, but may not have an ownership interest in more than one Respondent submitting a Proposal.

**11. The RFP makes mention of HPD prior discussion of what a CLT deal structure would look like. For example, using an HDFC Nominee Structure over a Ground Lease Structure. Is there a pre-envisioned way to structure a CLT into a project?**

HPD has used the CLT structure for some of its homeownership projects. These projects use a CLT ground lease structure, based on the Grounded Solutions model ground lease. The CLT (and coop, if applicable) also has a Regulatory Agreement with HPD. HPD has not often used the CLT structure for rental projects. These projects are typically owned by an HDFC that has a nominee agreement with a managing member. RFP respondents should propose whatever structure they believe best fulfills the goals of the RFP.

**12. Does HPD has a preference on Joint Venture vs 100% ownership for this RFP?**

HPD does not have a preference on Joint Ventures vs sole ownership structures so long as the Development Team meets HPD's Equitable Ownership Requirement to include an M/WBE or eligible non-profit that in either case will hold at least 25% of the managing ownership interest in the Project.

**Development Assumptions**

**13. Is there a preferred HPD term sheet that participants should look at?**

Per RFP Project Goals, Respondents should ensure that 100% of the residential units are income-restricted to be affordable to a mix of household incomes and comply with the HPD-HDC term sheet selected by the Respondent as most appropriate based on feasibility as well as ability to meet the needs outlined in the Community Visioning Report.

**14. Is subdividing the zoning lot to separate from the school a requirement?**

Yes, Respondents should assume that the tax and zoning lots will be subdivided in the future.

**15. Please clarify the lot size: Lot depth is 96.17' per tax map, but 96' per RFP. Which figure should teams be using?**

Per the RFP, Respondents should assume a lot depth of 96' as shown in the Site Description.

**16. Can you clarify the acceptable amount of greenspace for proposals?**

Respondents should follow the Zoning Resolution for requirements. Additionally, per RFP design guidelines, Respondents are encouraged to incorporate green space throughout the project as part of the design.

**17. Since the community visioning lists seniors and homeless as the top 2 populations in need, does HPD envision SARA being an appropriate term sheet to achieve the goals of the RFP?**

Please refer to Question 13.

**18. Since the need for senior units was identified in HPD talks with community, should the design team consider including a number of smaller senior units? Does HPD has a preference on specific unit mix for the RFP?**

Respondents should follow HPD term sheets and design guidelines for guidance on design and construction requirements.

- 19. The existing NYPD parking currently crosses the midblock and abuts PS 751. The RFP says that Floor area from the south portion of the tax lot is not available, but can we maintain this existing encroachment of NYPD beyond the midblock?**

Please refer to the site area provided in the RFP.

#### **NYPD Parking**

- 20. Can NYPD Parking be excluded from zoning floor area? (will HPD facilitate MZO for this?)**

For purposes of the RFP, Respondents may assume the parking is a compliant use and permitted rear yard obstruction. HPD will work with the Development Team as needed to receive the proper approvals.

- 21. Is parking calculated based on size of the lot? Does parking count as permitted obstruction to rear yard?**

Please See Question 20.

- 22. In an effort to try and maximize parking, can the teams propose underground parking? How about the use of mechanical stackers?**

Per guidance in the RFP, teams should not propose parking stackers. The Project will include replacement parking space with approximately 25 spaces on the ground level of the building for the NYPD's 9th Precinct.

- 23. The RFP doesn't speak to number of sedans and SUVs we should assume. Any additional guidelines on NYPD parking?**

Per Appendix F, NYPD requires space for 2 passenger vans. The remainder of the spaces can accommodate either vans or sedans.

- 24. Can HPD confirm that the NYPD parking will be a condominium conveyed back to the City? Is 25 spots a threshold requirement?**

Yes, the NYPD parking space will be a condominium that will be conveyed back to the City. The 25 parking spots are not a requirement, but Respondents should do their best to get as close to this number as possible. Any deviation should be explained in the narrative portion of the Proposal.

#### **Zoning**

- 25. What is the maximum height the building at 324 E 5th St can be?**

Per the RFP, Respondents should assume a zoning district of R7X in their Submissions. Please refer to the Zoning Resolution for specific guidance on permitted bulk and height.

- 26. How would HPD guarantee that the ULURP will be successful? If the rezoning is not successful, will HPD proceed with the project with the selected developer with as-of-right zoning?**

HPD will work closely with the Development Team throughout the ULURP process. HPD led a robust community engagement process prior to RFP release, and will continue to work with the Development Team on engagement throughout pre-ULURP and ULURP.

## **B. RFP Corrections and Updates**

1. **Form B:** The internet Access Plan has been removed from the RFP. Please use the updated Form B released with this addendum.
2. **Form E-5:** This form has been updated to provide more clarity on what information teams should be providing. Please read carefully to make sure you filled out this form correctly.
3. **HPD term sheets – NEW:** HPD has released new term sheets. Please follow the [link](#). Please follow these updated terms sheets in Submissions.

## C. Contact Information for Pre-Submission Conference RSVPs Who Opted Share Their Information

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