

**Jersey Street RFP Addendum 1**  
RFP Issue Date: November 3, 2023  
Pre-submission Conference Date: December 5, 2023

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Addendum 1 Issue Date: December 20, 2023

**All future questions about the Jersey Street RFP must be submitted by email to [JerseyStreetRFP@hpd.nyc.gov](mailto:JerseyStreetRFP@hpd.nyc.gov) by Thursday, January 11, 2024.** Submission instructions will be included in a future RFP addendum.

**Contents of this Addendum:**

- A. **Questions and Answers** — Enclosed are questions and answers that were asked at the pre-submission conference on December 5, 2023, as well as questions sent to the RFP email address through December 19, 2023.
- B. **Corrections to the RFP** — Corrected language is provided
- C. **Appendix M Supplement** – Diagram that includes the approximate setback dimensions that should be used for the Castleton Avenue easement and the Victory Boulevard street widening line.
- D. **Contact Information** – Contact information is provided for those individuals who registered to download the RFP through December 18, 2023, and/or RSVPed for the pre-submission conference, and indicated their willingness to share their contact information.

## A. Questions and Answers

### General

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

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

**2. Will the Zoom attendee list be shared?**

The list of those who opted to share their contact information can be found in Section D of this addendum.

**3. What is the status and timeline for relocating the sanitation facility?**

Per the project website, the NYC Department of Design and Construction (DDC) is currently constructing a new Staten Island 1 garage, which could be completed as soon as the end of 2024. DSNY expects to relocate operations from Jersey Street to that facility once it is completed.

**4. Did the 2014 EDC RFEI for this Site inform this RFP or did HPD start fresh?**

The City has been involved in conversations about the redevelopment of this Site for many years. HPD referenced and drew from prior studies and engagement done about the Site, including the 2014 RFEI and 2019 Bay Street Rezoning.

**5. When do you expect to release the addendum that will answer these zoning questions?**

Answers to all questions asked at the pre-submission conference are included in this addendum.

### Contamination and Remediation

**6. Have any environmental tests or assessments (such as phase I or II) been conducted on the Site? Is there any indication as to the level of possible contamination or soil pollution?**

No tests or assessments that would inform the level of contamination or pollution currently present have been completed.

The [Final Environmental Impact Statement](#) for the Bay Street Corridor Rezoning stipulated that the environmental requirements with respect to hazardous materials found on the Site would be incorporated into the land disposition agreement (LDA) between the City and the future developer; in other words, the development team will be responsible for remediating the Site of any contamination found, in adherence to the standards of the [NYC Office of Environmental Remediation](#).

The scoping of the extent of contamination present on the Site will be completed by the development team, before construction commences.

**7. Was the building originally built by the City as a sanitation depot or was it previously a manufacturing use?**

The existing sanitation facility has been in use since the 1950s. Prior to that, the Site was used as a bus depot as early as the 1920s, and a trolley depot as early as the 1900s. Remnants of the façade signage from the bus depot (“Staten Island Coach Company, Inc.”) are still present on the North side of the existing building, along Brook Street.

### Finance and Program

**8. Is the 16,500 square foot community facility and/or retail a minimum requirement or the maximum?**

16,500 square feet is not a minimum or a maximum. Proposals should adhere to the guidance of approximately 16,500 square feet from the Project Snapshot (page 9 of the RFP) and prior approvals.

**9. I know that the RFP / City Council calls for 223 units – would it be possible to go over, up to 245 units?**

HPD will not provide guidance on specific unit count thresholds. Proposals should adhere to the guidance of approximately 223 total dwelling units from the Project Snapshot (page 9 of the RFP) and prior approvals.

**10. Is there any restriction or aversion to supportive housing?**

Not at all. Per the Project Snapshot (starting on page 9 of the RFP), one of the buildings is required to use the SARA term sheet for senior housing. For the additional building or buildings, all other term sheets may be considered. Per the Bay Street Points of Agreement, a minimum of 25% of the affordable housing on the Site will serve Extremely Low and Very Low-Income Households (those earning up to 30% and up to 50% of Area Median Income (AMI), respectively).

Teams should consider the neighborhood context, future planned projects, and priorities identified in the Community Visioning Report when deciding on a term sheet(s).

**11. What are HPD's expectations around phasing? Should we assume 1, 2 and 3 phases of closings and construction?**

We are expecting different phasing and schedule timelines that work best with your different projects. Proposals are required to include a Development Schedule and Phasing Plan, requirements for which are described in Tab F – Development Schedule / Phasing Plan (page 29 of the RFP).

**12. Will HPD recognize NYS DEC Brownfield Cleanup Program Tax Credit Equity as a financing source without a Phase I & II?**

Applicants should not propose Brownfield Clean Program tax credits as a financing source at this time.

**13. The Bay Street Rezoning wanted at least 25% ELI (extremely low income) units. Are units in SARA projects considered ELI?**

Yes, we believe that this would meet the requirements of the Bay Street rezoning. However, this isn't the only criterion teams should consider when proposing a residential term sheet(s), and we encourage teams to make sure their proposals are responsive to the CVR and Project Goals.

Easements and Street Widening

- 14. A. Should the project zoning lot be considered to reach the current street line on Victory Blvd. or the street line after the proposed street widening (indicated on the NYC Digital Tax Map) and is the proposed public space expected to coincide with the street widening?**

**B. Should the street widening indicated on the NYC Digital Tax Map along the Victory Blvd frontage be respected for site planning?**

The zoning lot should be considered to reach the current street line on Victory Blvd and include the street widening area. For the purposes of this RFP, development teams should use the lot dimensions drawn in Form M, which were determined from ZoLa.

Additionally, for the purposes of this RFP, respondents should treat the Victory Blvd widening line (as shown in Section C of this addendum) as the lot boundary for measuring any applicable bulk regulations such as base height and setbacks.

Appendix A – Design Guidelines (page 1) provides the following guidance about the alignment of the proposed public space:

*Align buildings at or beyond the Victory Boulevard widening line, and design a public open space located adjacent to the southbound bus stop on the intersection of Jersey Street and Victory Boulevard. The minimum area of this open space should be 4,200 SF without including the existing sidewalk outside the property boundary.*

- 15. Should the street widening line be considered the street line for height and setback purposes in the zoning?**

Yes; for the purposes of this RFP, respondents should treat the Victory Blvd widening line (as shown in Section C of this addendum) as the lot boundary for measuring any applicable bulk regulations such as base height and setbacks.

- 16. Do we know what type of easement is located at the rear of the property and can it be utilized for parking or other open uses?**

The easement located along Castleton Avenue is an easement over a mapped and built street. Per the Project Snapshot (starting on page 9 of the RFP), this easement was excluded from the total lot area calculation. It should not be utilized for parking or other open uses.

- 17. The RFP calls for 4,200 square feet of open, public space along Jersey Street and Victory Avenues. This coincides with the street widening line. It is understood that the building itself should use the street widening line as the zoning front lot line, but can the space in the street widening zone be counted towards this required open space if effectively designed and integrated into the site plan?**

Yes, the space in the street widening zone may be counted towards any required open space.

- 18. Can we assume Castleton Avenue to be a mapped street per the Zoning Resolution?**

Yes, the easement located along Castleton Avenue is an easement over a mapped street.

### Site Planning and Design

**19. Is a survey with elevations available to confirm the slope of the Site?**

No. After designation, the chosen development team will be responsible for surveying the Site in order to move the design beyond conceptual drawings. For the purposes of this RFP, development teams should use the lot dimensions in Form M, which were determined from ZoLa.

**20. The lot area calculated using the tax lot dimensions is 103,516 (99,856 without the Castleton easement), which is considerably less than what the RFP specifies (ZoLa/Form M dimensions): 107,336 / 103,688.**

For the purposes of this RFP, development teams should use the lot dimensions drawn in Form M, which were determined from ZoLa, to calculate lot area.

After designation, the designated development team will be responsible for executing a survey of the site to confirm the lot dimensions.

**21. Was the 223 (incl 90 AIRS) unit count estimated as Floor Area Ratio (FAR) utilization only or was it also tested against the permitted R5 building heights and required yards?**

Yes, the unit count was tested against the allowable FAR, building heights and required yards.

**22. Do the four buildings you are asking to develop (3 affordable housing 1 AIRS) have to be detached from each other or can be connected?**

The buildings could be connected. HPD does not have a predetermined site plan. There is the possibility for multiple closings and construction phasing, and we are looking forward to seeing the solutions development teams propose.

To clarify, the RFP asks for “approximately three buildings,” at least one of which must use HPD’s SARA program with 90 AIRS units.

### Zoning, Parking, and Public Approvals

**23. How can I get the Zoning that you did to come up with the 223 apartments and the commercial portion and any other plans you might have developed?**

Per the RFP, the Site is located in an R5 residential district with a C2-2 commercial overlay. Each proposal should utilize the R5 AIRS FAR, although proposals are not required to maximize the allowable FAR. Please refer to the NYC Zoning Resolution for height and bulk regulations.

The proposed development should include approximately 223 units. The exact number of units should be determined by the development team in line with HPD term sheets, zoning, building design guidelines, and prior approvals.

**24. Would HPD consider mayoral zoning overrides (MZOs) in the Proposal?**

Respondents should not propose zoning overrides to remedy any potential noncompliance at this stage in the development process.

**25. Is there a minimum number of parking spaces or area we need to provide?**

The Project should meet the accessory parking requirements pursuant to the NYC Zoning Resolution for all residential and non-residential uses. However, even if the proposed Project uses would require more than 126 accessory parking spaces, the Project should assume a

maximum of 126 accessory parking spaces. 126 is the number of spaces analyzed in the Environmental Impact Statement (EIS) for the 2019 UDAAP approval.

**26. How will the reduced parking requirement for the Site be reconciled with the parking requirement per zoning?**

As specified in the RFP, we are asking that proposals do not provide more than 126 parking spaces. If your proposed program would require more than 126 spaces per zoning, please do not provide more than 126 spaces. Accessory parking requirement calculations should be summarized in Tab M (Zoning Analysis and Building Code, page 34 of the RFP).

**27. ZR 119-02 indicates restriction of group parking facilities of 30 cars unless approved by City Planning. Is special permit required if larger?**

Per [ZR 119-312](#), any group parking facility with 30 cars or more shall require an authorization of the City Planning Commission, not a special permit. This land use action will likely be necessitated by all development proposals.

**28. City Planning approvals are required for the community facility use and parking for more than 30 cars, and nearly certainly for street wall widths (greater than 185'). Is this understood as part of the zoning requirements by HPD?**

Yes.

**29. If no site survey will be provided, can HPD confirm if development teams should assume that the Site falls under the "Tier 1" requirements in the Special Hillside Preservation District?**

Yes, teams may assume the Site is a "Tier I" site as defined by [ZR 119-01](#).

**30. If the commercial and community facility area generated by the required non-residential wrap for the commercial overlay results in a commercial/CF area greater than the 16,500 square feet specified in the RFP, can the wrap requirement be waived?**

Proposals should comply with zoning requirements to the greatest extent possible, but in the event of noncompliance, please explain how the Proposal does not comply and include any land use actions that would be required as a result in Tab L – Design Narrative (page 33 of the RFP) and in other relevant parts of the Proposal.

**31. Is a full ULURP required to approve the disposition?**

No, the Site already has ULURP approval for disposition. However, per the Project Snapshot (starting on page 9 of the RFP), the proposed Project is subject to the land use actions and environmental review necessitated by the Special Hillside Preservation District (SHPD) and Lower Density Growth Management Area (LDGMA) zoning regulations.

## B. Corrections to the RFP

### 1. Page 22, Competitive Criteria for Financing Proposal

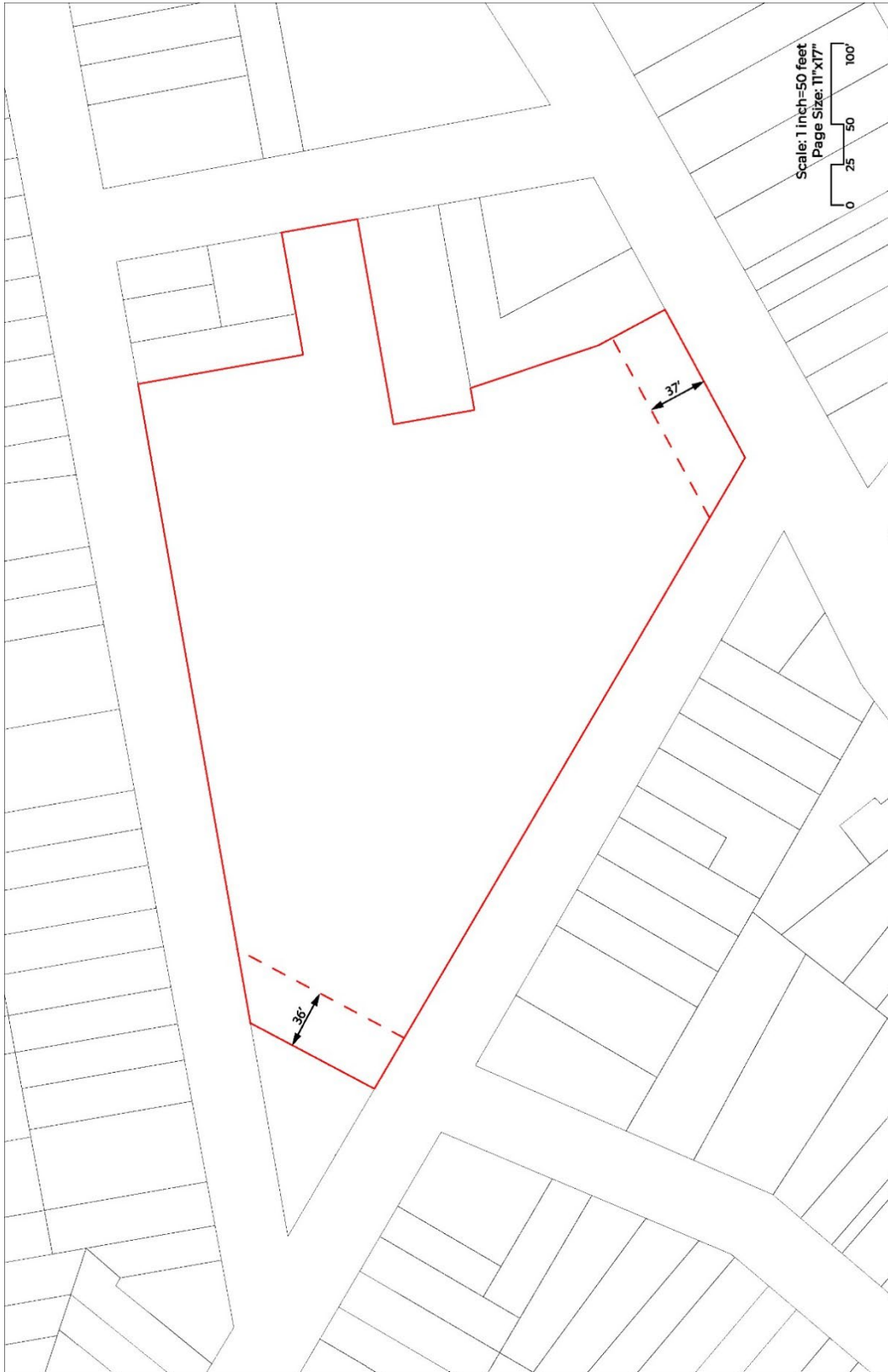
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Please disregard the struck language and follow the corrected language:

**(Disregard)** ~~If community facility spaces are included in a building using the SARA term sheet, they must generate enough rental income or the Development Team must provide equity to support all associated development costs, inclusive of hard and soft costs.~~

**(Corrected)** Proposals that include community facilities should generate rental income, and the Development Team should identify sources to support all associated development costs, inclusive of hard and soft costs.

### C. Appendix M Supplement Diagram





## D. Contact Information for Interested Organizations

Organization Name	Name	Email	May We Share Your Contact Info?
Advance Environmental LLC	Jerry Joseph	oneteamzz24@gmail.com	Yes
Alembic Community Development	Michael McCarthy	mmccarthy@alembiccommunity.com	Yes
And All Enterprises	Andy Allsop	Andallent@gmail.com	Yes
Architecture in Formation	Matthew Bremer	matt@aifny.com	Yes
Arketekcher Architecture DPC	Madeline Clappin	madeline@arketekcher.com	Yes
Bernheimer Architecture	Andrew Bernheimer	andy@bernheimerarchitecture.com	Yes
Bernheimer Architecture	Will Sheridan	will@bernheimerarchitecture.com	Yes
BlocPower	Clare Doyle Dowd	clare@blocpower.io	Yes
Brooksville	John Scott Johnson	jsjohnson@brooksville.com	Yes
Constructconnect	Henri Bradshaw	henri.bradshaw@constructconnect.com	Yes
Construction Information Systems	Debra Sauerman	debras@cisleads.com	Yes
COOKFOX Architects	Jared Gilbert	JGilbert@cookfox.com	Yes
Curtis + Ginsberg Architects	Ana Bozicevic	abozicevic@cplusga.com	Yes
Dattner Architects	John Woelfling	jwoelfling@dattner.com	Yes
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Gilbane Development Company	Stephanie Handfield	shandfield@gilbaneco.com	Yes
Gilbane Development Company	Serin Choi	schoi@gilbaneco.com	Yes
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Gravita Designs 1 LLC (Manufacturer)	Joseph	Joseph@gravitadesigns.com	Yes
Ground up Security, LLC	Maria Fields	mfields@groundupsecurityllc.com	Yes
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Habitat NYC and Westchester	Juliana Bernal	jbernal@habitatnycwc.org	Yes
IMC Architecture	Federigo Luzzi	fluzzi@imcarch.com	Yes
IMC Architecture DPC	Dominick Casale	dcasale@imcarch.com	Yes
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Imi LLC	leisha Francis	leishafrancis@gmail.com	Yes
Innovative Property Management & Development Inc	Miriam Rodriguez	Miriam@lpmdevelopment.com	Yes
Institute for Community Living, Inc.	Greg White	gregory.white@iclinc.net	Yes
Island Condo LLC	Thomas Cordasco	tsc@islandcondony.com	Yes
K&R Preservation	Samuel Richman	SamRichman@KRPreservation.com	Yes
Karoff Consulting	Lorinda Karoff	lkaroff@karoffconsulting.com	Yes
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MaGrann Associates	Laila Reilly	lailareilly@magrann.com	Yes
Matrix New World Engineering	Nicole Campo	Ncampo@mnwe.com	Yes
MDG Design + Construction	Catherine Levenson	CLevenson@mdgny.com	Yes
Mega Contracting Group	Kayla Jones	kjones@megagroup.nyc	Yes
Mega Group Development	Myles Monaghan	mmonaghan@megagroup.nyc	Yes
Meltzer/Mandl Architects P.C.	Eli Meltzer	eli@meltzermandlpc.com	Yes
MHG Architects, PC	Herbert Mandel	herb@mhgarch.com	Yes
Milestone Development LLC	Aaron Koffman	akoffman@milestonecos.com	Yes
MYLD Studio LLC	Michelle Yang	michelle@myldstudio.com	Yes
Northfield Community LDC	Kathleen Bielsa	kbielsa@northfieldldc.org	Yes
One Bar Development	Jessica Sherman	jsherman@onebardevelopment.com	Yes
Paul Castrucci, Architects	Grayson Jordan	grayson@castrucciarchitect.com	Yes

Pine Street Ventures	Roger Pine	roger@pinestreetventures.com	Yes
Practice for Architecture and Urbanism   PAU	Julia Lewis / Bryan Dorsey	bd@pau.studio	Yes
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Project Hospitality Inc	Ayo Odeyale	Aodeyale@projecthospitality.org	Yes
Project Hospitality, Inc.	Christina Tesoriero	Ctesoriero@projecthospitality.org	Yes
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Rhodes Equities	Jonathan Rhodes	jonathan@rhodesequities.com	Yes
Rockabill Development LLC	Niall Murray	nmurray@rockabill.com	Yes
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Roux Environmental Engineering & Geology, D.P.C.	Robert Thuston	rthuston@rouxinc.com	Yes
Ruzow & Associates	Elyse Ruzow	Ruzow@RuzowandAssociates.com	Yes
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The NRP Group	Joyce Kwon	jkwon@nrpgroup.com	Yes
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Trak Properties LLC	Ramel Lee	ramel@teakprops.com	Yes
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