

**Stapleton Site A RFP Addendum 2**  
RFP Issue Date: December 18, 2020  
Pre-submission Conference Date: January 5, 2021  
Addendum 1 Issue Date: January 20, 2021  
Addendum 2 Issue Date: March 3, 2021

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## **Contents of the Addendum**

- A. Submission Instructions**
- B. Questions and Answers** – Enclosed are answers to questions sent to the RFP email address.
- C. DEC Permit Attachment** – Enclosed are drawings prepared for a New Stapleton Waterfront DEC Permit (see Questions and Answers section for details).

## **A. Submission Instructions**

HPD will be accepting electronic submissions only for this RFP. Electronic signatures may be used. If you intend to submit a proposal for this RFP, please send an email to and express an intent to submit by **5 p.m. on March 18, 2021**. In such email, please also provide an email address for the contact person that will be managing your submission. This contact will receive an email with a link to a secure site where they may upload the submission. Please note that the upload site does not support the uploading of folders. Respondents should submit separate PDF files for each tab as well as the complete submission in one PDF file. All PDFs must be searchable. For each file that will be submitted, kindly use the following file name convention when possible: Lead Development Team Member\_File Description.pdf. Please limit file names to no more than 20 characters.

If you do not wish to upload your asset statement using the secure upload link, you may mail a physical copy to:

ATTN: Josh Saal  
HPD Office of Neighborhood Strategies  
100 Gold Street, 9X Area  
New York, NY 10038

If you choose to mail your asset statements, please provide an expected delivery date to the RFP email address.

## **B. Questions and Answers**

### **Finance**

**Q: Is a third-party market study required for non-residential income sources?**

Comparables for non-residential income sources are required but they do not need to be prepared by a separate entity.

**Q: Are respondents allowed to assume Empire State Supportive Housing Initiative (ESSHI) rental subsidy for the formerly homeless component of the Project?**

Respondents may assume ESSHI. Respondents proposing ESSHI should use the subsidy to cover both services and rental assistance.

**Q: Can you clarify if 90% of developer fee needs to be deferred across 15 years of cash flow? If not, how much developer fee is required to be deferred and across what time span in this program?**

The developer fee is calculated pursuant to the HPD Low Income Housing Tax Credit Qualified Action Plan. Developers must defer a portion of this fee equivalent to the first 15 years of the project's net cash flow. Such deferred developer fee should be included as a construction and permanent source in the budget. The remaining developer fee is "paid" to the developer, with 10% coming at construction loan closing and the balance at permanent conversion. The developer fee paid at permanent conversion is included in the deferred developer fee source during construction.

**Q: Is the ELLA Program the only HPD subsidy program available for this project?**

A: Submissions are not required to propose any specific HPD subsidy program.

### **Design And Zoning**

**Q6: Please confirm the site is subject to the Mandatory Inclusionary Housing program.**

The RFP mistakenly stated that the subject site is in an MIH Area. The site is not subject to MIH.

**Q7: Please confirm if the site is subject to waterfront zoning given the planned nature of Front Street.**

NYC Zoning Resolution "Special Regulations Applying in the Waterfront Area" are not applicable to Subarea A of the Special Stapleton Waterfront District.

**Q8: Can HPD clarify whether drawings need to be signed and sealed for the RFP Submission?**

For the purposes of the RFP Submission, the drawings do not need to be signed but they must be prepared by a licensed architect or professional engineer.

### **Site Conditions**

**Q: The New Stapleton Waterfront SCARA package included in the RFP as Appendix G indicates there are new utilities and a drainage plan proposed for Front Street. Can HPD provide a copy of the proposed utility and drainage plans for the master plan and specifically at this site?**

Such plans are not currently available. Drainage plan and utility plan development by EDC and DEP has not been completed and final locations of stormwater infrastructure have not been finalized. Once finalized, such information will be available to the selected Development Team.

**Q: What utility loads for this site were assumed as part of the utility design for the entire New Stapleton Waterfront?**

The infrastructure work undertaken by the City will provide sufficient water and sewer upgrades per what was analyzed in the FEIS for CEQR No. 16DCP156R. It would provide 1,170,000 gpd for sewage and 501,975 gpd for water for all parcels within the New Stapleton Waterfront. If additional upgrades are necessitated by the Proposal, the developer will be responsible for conducting such analysis, obtaining any necessary approvals, and funding any additional required mitigation measures or upgrades.

**Q: What is the construction schedule for the utility and roadway on Front Street running along the site?**

An updated construction schedule is not currently available. The City anticipates the work will be complete before construction begins on the subject site for the Project.

**Q: Can you provide the DEC tidal wetlands permits and drawings that were prepared for the New Stapleton Waterfront? Specifically, what is permitted and assumed for pervious versus impervious coverage on the subject site?**

For the purposes of applying to the RFP, please refer to the attached existing impervious and pervious area site plan and calculations for guidance ("DEC Permit Attachment"). These documents were prepared for the prior DEC Permit applicable to the New Stapleton Waterfront. Proposals that do not comply with these documents should indicate why it does not comply and outline any mitigation measures proposed within the DEC Adjacent Area. HPD anticipates that the selected development team will have to apply for a DEC permit for lot subdivision within the Adjacent Area and a partial permit re-assignment. HPD, EDC, and the City make no representations as to the accuracy of the documents provided herein or determination as to whether a Submission complies with any existing or required DEC permit application. As stated in the RFP, the Developer is responsible for obtaining all necessary governmental permits for the construction of the Project.

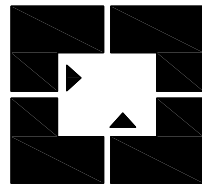
**Q: Please identify what the lifespan of the building that respondents should rely on to comply with the Climate Design Resiliency Guidelines.**

Respondents should use the 2080s projection.



NEW STAPLETON  
WATERFRONT  
DEVELOPMENT

STATEN ISLAND, NEW YORK



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KEY PLAN



REV DATE DESCRIPTION

SEALS

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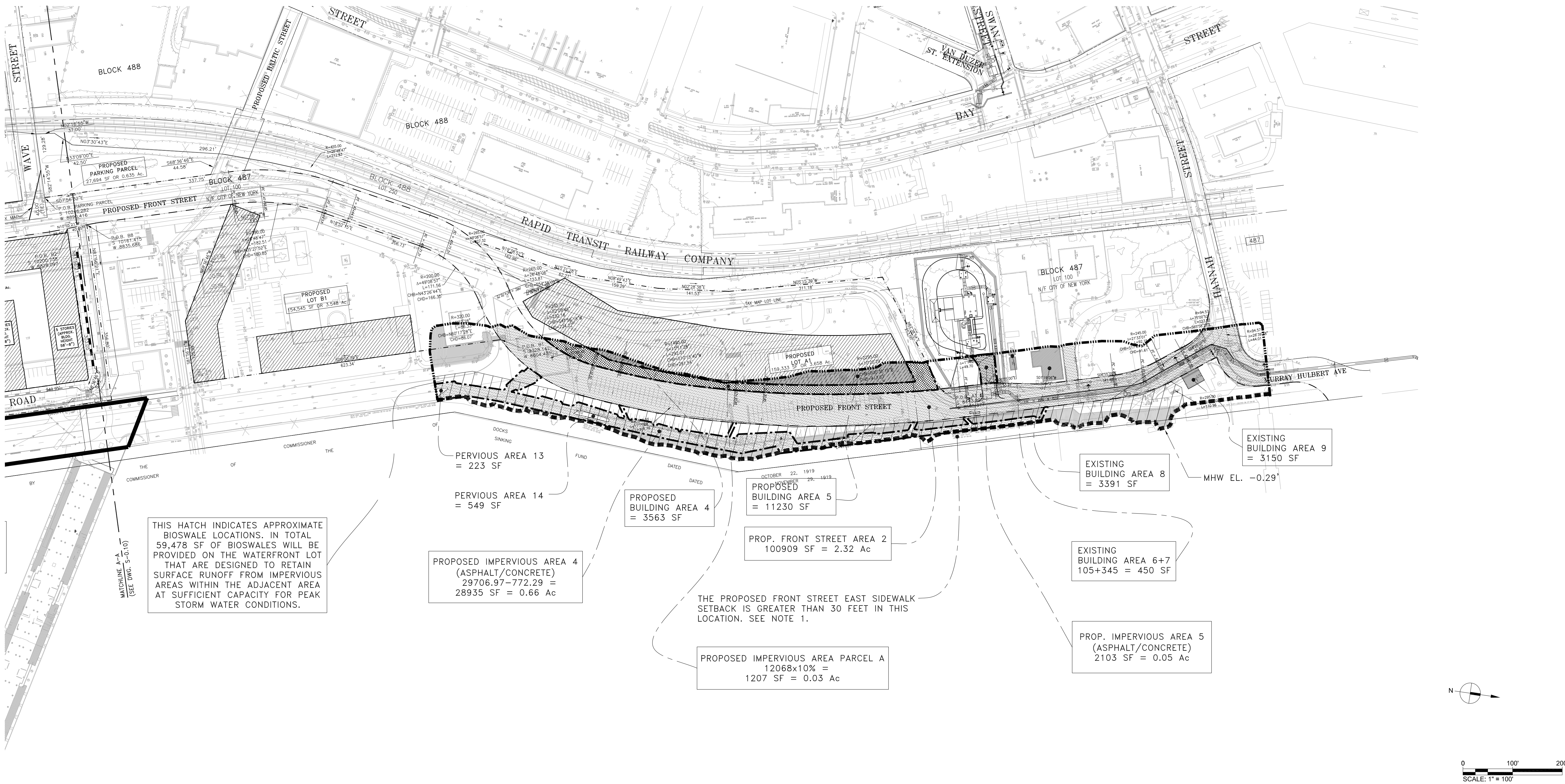
Job No: 6470 Drawn By: RJG  
Date: JUNE 7, 2011 Checked By: ACH  
Scale: AS NOTED

Drawing Title:

PERVIOUS / IMPERVIOUS  
AREA SITE PLAN

Drawing No:

S-0.20



EDC LEGEND	
	INDICATES EXISTING STREET/SIDEWALK LINE
	INDICATES PROPOSED STREET/SIDEWALK LINE
	INDICATES PROPOSED LOT LINE
	INDICATES EXISTING S.I.R.C. R.O.W.
	INDICATES EXISTING LOT LINES PER TAX MAP
	INDICATES PROPERTY LINE
	INDICATES PROPOSED IMPERVIOUS AREAS LIMIT

LEGEND	
	BOUNDARY OF ADJACENT AREA
	PROP. IMPERVIOUS AREAS
	PROP. FRONT STREET
	PROP./EXIST IMPERVIOUS AREA INSIDE ADJACENT AREA
	PROP. IMPERVIOUS AREAS WITHIN PROPERTY PARCELS
	PROP. PERVIOUS AREAS
	EXISTING PERVIOUS AREAS
	APPROXIMATE BIOSWALE LOCATIONS ON NYC PROPERTY - PROPOSED PERVIOUS
	BIOSWALE LOCATIONS OUTSIDE OF ADJACENT AREA ON NYC PROPERTY - PROPOSED PERVIOUS



PROJECT: New Stapleton Waterfront Development  
 PROJECT NO. 104408  
 CLIENT: NYC Economic Development Corporation

REVISIONS: Rev. 01 05/02/11 by TPM  
Rev. 02 06/03/11 by TPM  
Rev. 03 06/08/11 by ACH  
Rev. 04 06/09/11 by ACH  
Rev. 05 07/15/11 by TPM  
Rev. 06 08/24/11 by RFH at NYCEDC

**Summary of Areas and Quantities (For INSIDE the Adjacent Area)**

	SF	AC
Approximate Size of the Adjacent Area	754,895	17.33

**Existing Impervious Area Quantities**

	SF	AC		Drawing Location
Area 1 - Asphalt Concrete	200,083	4.59	Road - Front street (south end) and parking/paved areas along the waterfront	WAI "Exist. Imperv. Areas" Sht 1 of 2
Area 2 - Asphalt Concrete	47,580	1.09	Parking and driveways around first building south of the Cove	
Area 3 - Asphalt Concrete	14,946	0.34	Parking immediately north of the Cove	
Area 4 - Asphalt Concrete	102,306	2.35	Parking immediately south of Murray Hulbert Ave.	WAI "Exist. Imperv. Areas" Sht 2 of 2
Area 5 - Asphalt Concrete	20,341	0.47	Road - Murray Hulbert Ave.	
Area 6 - Building	26,965	0.62	Building just south of the Cove	WAI "Exist. Imperv. Areas" Sht 1 of 2
Area 7 - Building	5,501	0.13	Building just south of the Cove (south end)	
Area 8 - Building	1,277	0.03	Building (southern most, small)	
Area 9 - Building	3,391	0.08	Building North end, main building	WAI "Exist. Imperv. Areas" Sht 2 of 2
Area 10 - Building	449	0.01	Building North end, Aux. Structure	
Area 11 - Building	1,277	0.03	Building FDNY	
Area 12 - Building	638	0.01	Building (just south of FDNY)	
Total	424,753	9.75		
	Impervious	56%		

**Proposed Impervious Area Quantities**

	SF	AC		Drawing Location
Proposed Front Street Area 1	62,960	1.45	Front street (south end)	MEG "Pervious / Impervious Area Site Plan" S-0.10
Proposed Impervious Area 1	49,043	1.13	Esplanade (south end near Front Street to Cove)	
Building Area 1	8,468	0.19		
Proposed Impervious Area Parcel B5	10,704	0.25	Assumed 40% impervious	
Building Area 2	5,501	0.13		
Building Area 3	31,581	0.73		
Proposed Impervious Area 2	2,828	0.06	Cove Area (from exist. parking lot north of Cove to building south of Cove)	
Proposed Impervious Area 3	18,831	0.43	Walkways/hardscape north of Cove	
Proposed Impervious Area 4	28,935	0.66	Esplanade (north end near Front Street)	MEG "Pervious / Impervious Area Site Plan" S-0.20
Building Area 4	3,563	0.08		
Proposed Impervious Area Parcel A	1,207	0.03	Assumed 10% impervious	
Building Area 5	11,230	0.26		
Proposed Front Street Area 2	100,909	2.32	Front street (north end)	
Proposed Impervious Area 5	2,103	0.05	Siphon Driveway (north end)	
Building Area 6 and 7	450	0.01		
Building Area 8	3,391	0.08		
Total	341,704	7.84		
	Impervious	45%		

C. DEC Permit Attachment: For Informational Purposes Only

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Rev. 05 07/15/11 by TPM

<b>Existing Pervious Area Quantities to Remain</b>	SF	AC	
Area 1 - South Shoreline	91,881	2.11	East of Front Street along shoreline south of the Cove
Area 2 - South Inland	9,951	0.23	West of Front Street to limit of adjacent area south of the Cove
Area 3 - Cove	46,433	1.07	Area around cove
Area 4 - North Shoreline	14,109	0.32	East of existing parking lots and front street along the shoreline
Area 5 - North Inland	6,234	0.14	Area near the southeast limit of the adjacent area
	168,607	3.87	

<b>Proposed New Pervious Area Quantities</b>	SF	AC		Drawing Location
Proposed Pervious Areas 1 & 2	247	0.01	Near southeast corner of proposed lot B5	MEG "Pervious / Impervious Area Site Plan" S-0.10
Proposed Pervious Areas 3 through 8	13,553	0.31	Areas around cove (existing asphalt concrete)	
Proposed Pervious Areas 9 through 12	6,337	0.15	Area north of cove (existing parking lot)	
Proposed Pervious Areas 13 & 14	772	0.02		MEG Plan S-0.20
	20,909	0.48	Note: Includes only areas previously impervious	

<b>Existing Building Area Quantities</b>	SF	AC	
Building Area 2	5,501	0.13	Near southeast corner of proposed lot B5
Building Area 3	31,581	0.73	Areas around cove (existing asphalt concrete)
Building Area 6 & 7	449	0.01	Small buildings west of Front Street north of proposed siphon (block 487, lot 100)
Building Area 8	3,391	0.08	Building west of Front Street north of proposed siphon (block 487, lot 100)
Building Area 9	3,150	0.07	Near northern limit of adjacent area (intersection of Hanna St. and Front St.)
	44,072	1.01	

<b>Proposed Impervious Areas for New Parcels*</b>	Total SF in AA	Imperv. SF in AA	Imperv. AC in AA	% Impervious in AA	
Parcel A1	26,834	16,000	0.37	60%	North end of site
Parcel B1	10,857	0	0.00	0%	North of Navy pier
Parcel B3	4,516	4,516	0.10	100%	North of cove
Parcel B5	110,013	65,627	1.51	60%	South of cove
Parcel B8	12,896	12,896	0.30	100%	North of cove. Expected impervious coverage between 95% and 100%,
	165,116	99,039	2.27		calculations reflect 100% pervious

\*- Includes proposed buildings and existing buildings to remain

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Rev. 06 08/24/11 by RFH at NYCEDC

**Summary of Areas and Quantities (For OUTSIDE the Adjacent Area)**

	SF	AC
Approximate Size of site OUTSIDE the AA	1,654,133	37.97

**Existing Impervious Area Quantities**

	SF	AC	
Roadway	472206	10.84	
Building Roof	298809	6.86	
Asphalt/Parking	397849	9.13	
Striping (roadway)	15247	0.35	
Concrete Sidewalk	86521	1.99	
Total	1270632	29.17	
	Impervious	77%	

**Existing Pervious Area Quantities**

Grass/Dirt/Gravel	383,501	8.80	Considered pervious by WAI calculations
	Pervious	23%	

**Proposed Impervious Area Quantities**

	SF	AC	
Roadways, Building roofs and Parking lots	1,300,132	29.85	
		79%	

**Proposed Pervious Area Quantities**

	SF	AC	
Upland Areas	167,601	3.85	Areas within property to remain NYC owned and on parcels to be disposed to developers
Public Open Spaces North of the Cove	186,400	4.28	Areas are located only on land to remain NYC property
Total	354,001	8.13	
		21%	

**Summary of Areas and Quantities for Bioswales**

	SF	AC	
Bioswales	59,478	1.37	Bioswales located in the Adjacent Area are located on NYC Property.
	59,478	1.37	

Note:

A total of 59,478 SF of bioswales will be provided that will be designed to receive all of the drainage from impervious pedestrian paths within the Adjacent Area.

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