NEW YORK STATE OF OPPORTUNITY. | Empire State Development

REQUEST FOR PROPOSALS
FOR THE PURCHASE AND DEVELOPMENT OF THE FIRST PHASE OF THE CREEDMOOR MIXED-USE PROJECT

Addendum #3

QUESTION AND ANSWER

The following is a list of responses to questions submitted by prospective respondents to the RFP for the purchase and development of the first phase of the Creedmoor mixed-use project, available here: https://esd.ny.gov/doing-business-ny/requests-proposals/purchase-and-development-creedmoor-mixed-use-project-1st-phase.

No.	Question	Answer
	Veterans Housing	
1	RFP specifies a 100% Veterans supportive building; current supportive housing term sheets support mixed affordable-supportive buildings. This mirrors preferred industry standards to avoid an over-concentration of supportive populations and encourage community integration. Is there any flexibility to shift the veterans housing to 50?	Proposals for the veteran's housing building (A2) should include 50% of the units as supportive veterans households (consistent with ESSHI) and the remaining 50% of units as affordable with a preference for veterans.
2	Page 16 of the RFP indicates that Building A2 will be veteran supportive rental housing with approximately 78 units. Is the intention that the building will be 100% veteran supportive housing? Or that the building is 78 units, of which approximately 50-60% of units will be veteran supportive housing in compliance with HPD SHLP term sheet standards?	Proposals for the veteran's housing building (A2) should include 50% of the units as supportive veterans households (consistent with ESSHI) and the remaining 50% of units as affordable with a preference for veterans.

No.	Question	Answer
3	For the "veteran supportive housing " building (A2) should we assume the SHOP guidelines for a typical supportive housing building with 50% of the units for veterans who fit the ESSHI criteria? And the other 50% for affordable units with a veteran preference? Or something different?	Proposals for the veteran's housing building (A2) should include 50% of the units as supportive veterans households (consistent with ESSHI) and the remaining 50% of units as affordable with a preference for veterans.
4	Would ESD consider making the supportive units as "preference" for formerly homeless veterans and ability to offer to other (TBD) ESSHI populations? We raise this in the context of the current DHS census reports that there are 213 veterans in short term (shelter) housing as of 1/4/26.	Proposals for the veteran's housing building (A2) should include 50% of the units as supportive veterans households (consistent with ESSHI) and the remaining 50% of units as affordable with a preference for veterans.
5	For both the SMI and veterans supportive housing buildings, if HPD SHLP were incorporated into the financing structure that would require a 60% special needs set-aside instead of the State-required 50% and that would also result in 40% of the remaining units being for low-income residents instead of 50% - 1) Is that acceptable and 2) if it is acceptable, would it negatively impact scoring to make that assumption?	For the purposes of proposal evaluation, Respondents should not assume HPD financing. Proposals for the veteran's housing building (A2) should include 50% of the units as supportive veterans households (consistent with ESSHI) and the remaining 50% of units as affordable with a preference for veterans.
6	Understanding that New York City achieved "functional zero" for veterans homelessness several years ago, would ESH/OMH/HCR permit referrals for homeless veterans from Long Island and/or soften the requirements around chronic homelessness to support an efficient rent-up for this important population?	Proposals for the veteran's housing building (A2) should include 50% of the units as supportive veterans households (consistent with ESSHI) and the remaining 50% of units as affordable with a preference for veterans. The designated developer will work with HCR on appropriate marketing.
7	Should we assume that 100% of the veteran supportive housing building is for supportive housing residents? Can some of the supportive units in this building be for non-veterans?	Proposals for the veteran's housing building (A2) should include 50% of the units as supportive veterans households (consistent with ESSHI) and the remaining 50% of units as affordable with a preference for veterans.
8	If, at the time Phase A begins leasing, there are not enough referrals to fill all veteran-designated units, would there be flexibility to consider other supportive populations to fill the remaining units?	Proposals for the veteran's housing building (A2) should include 50% of the units as supportive veterans households (consistent with ESSHI) and the remaining 50% of units as affordable with a preference for veterans.

No.	Question	Answer
Program/Financing		
9	We understood from the site visit that it would be acceptable to assume State infrastructure funds in the underwriting. Is that correct?	Yes. See Section IV. RUSH in the RFP.
10	How will the RFP review team consider the use of competitive financing sources in the project underwriting?	For purposes of proposal evaluation, Respondents should not assume competitive financing sources in the project underwriting.
11	Section V. B., Page 16: Is it permissible to reallocate or relocate Income-Restricted and/or SMI Supportive Housing units to alternate blocks or buildings within the development in order to improve operational efficiency and support-service workflows?	Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.
12	For the homeownership component(s) of the project, can development teams assume subsidy financing from NYC HPD in addition to NYS HCR?	For purposes of proposal evaluation, Respondents should not assume subsidy from HPD.
13	The RFP indicates that teams should only assume two transactions: one for the rental component and one for the homeownership component. Can teams propose additional transactions/financial closings based on their project design and proposed funding sources? A. Should respondents assume that all three rental buildings will be financed under one single financing? Or three independent financings? B. Is ESD's expectation that all components of the RFP would be financed and constructed at the same time? Or should respondents assume a phased development of Phase 1?	Proposals should follow the transaction structure as identified in Section VI, E. of the RFP. A. All rental buildings will be financed under a single financing. B. It's anticipated that all components will be financed and constructed at the same time, however Respondents should submit a detailed construction timeline inclusive of all aspects of the program.
14	OpenDoor typically doesn't finance more than 100 units per project. Can we assume that there is an exception so that the entire project can be a single financing?	For purposes of the RFP submission, respondents should not assume HPD financing.

No.	Question	Answer
15	Can we propose more units if they fit within the GSF?	Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.
16	Can the HPD Open Door subsidy be combined with the HCR Affordable Homeownership Opportunity Program assuming subsidies from each on the stand alone term sheet basis?	For purposes of the RFP submission, respondents should not assume HPD financing. As stated in section VI, E. of the RFP, Respondents should include in their underwriting the financing gap for the affordable homeownership component taking into account term sheet compliant HCR AHOP financing.
17	Is there a specific equity pay in rate that should be assumed for consistency across responses? We are assuming prepopulated interest rates in the underwriting form should be utilized	In project underwriting Respondents should use the interest rates in the templates provided. Respondents should use tax credit pricing provided by their proposed equity provider and included in the financing letter of interest.
18	RUSH - is there a standard developer fee or overhead/profit amount that can be assumed with the RUSH financing? Is there a term sheet or additional guidance available?	Proposed developer fees must comply with applicable HCR term sheets.
19	Is there information that would support a decision whether or not to seek Brownfield Cleanup Program credits for the site? Would ESD support an application for BCP or does the availability of RUSH funding preclude applicability?	BCP eligibility will be the responsibility of the developer to determine. RUSH funding does not preclude applicability.
20	Can some supportive/homeless set-aside units be assumed in the IR (A3) building to help meet HCR's SHOP term sheet preference for 50% supportive units overall?	Building A3 should remain Income Restricted with no supportive/homeless set-aside units unless there is a rationale for doing otherwise. The HCR SHOP term sheet allows for a minimum of 30% of units to be supportive and therefore the supportive housing unit set asides outlined in the RFP comply with applicable HCR term sheets.

No.	Question	Answer
21	Can we assume the Affordable Housing Corporation (AHC) grant proceeds as a financing source? If so, should we assume **$75,000/du?**	For the purposes of proposal evaluation, Respondents should not assume the use of the Affordable Housing Corporation grant.
22	Will the equity requirement be reduced below **5%** if the developer is a JV entity owned at least **51%** by a non-profit?	For purposes of proposal evaluation, Respondents should assume a 5% equity requirement for the affordable homeownership buildings.
23	Does HCR issue marketing guidelines? Will a lottery process be used? For homeownership should we assume a 10% marketing band, i.e. homes are priced at **100% AMI** but can be sold to families earning up to **110% AMI**?	Respondents should assume that units will be marketed through HCR's Housing Search website. Respondents should review the materials here to familiarize themselves with our marketing and fair housing requirements.
24	Is the preference that the homeownership project is structured as a co-op or condos?	For purposes of proposal evaluation, the affordable homeownership components should be structured as a co-op.
25	Does ESD have any preference or guidance regarding the unit mix (studios, one-bedrooms, two-bedrooms, and three-bedrooms) between the supportive housing and affordable rental buildings?	There is no stated preference on the unit mix and proposals will be evaluated according to the scoring criteria in the RFP.
26	There appears to be a noticeable overlap between Phase A and Phase B, related to the impacted footprint of existing structures that will need to be demolished to accommodate the new housing provision in Phase A. Please confirm if ESD will not penalize proposals that present a contingency budget that leverages additional RUSH funds to support the infrastructure work deemed necessary to support the future phases of the campus' redevelopment.	Respondents should present one RUSH budget that includes all infrastructure work
27	What AMI can we underwrite to on the rental units?	For the non-supportive rental components, there is no stated preference on the affordability levels. However, Respondents must include in their submissions a market study to support proposed housing income levels and rents.

No.	Question	Answer
28	For Phase A, can developers propose affordable senior housing for the rental income restricted housing buildings?	Housing units specifically for seniors are not a component of the first phase but are components of future phases.
29	Is there any way to know now how many units of affordable senior housing will be planned in each of the subsequent phases? Or is such information only available in the release of future RFPs?	This information is available in Appendix D: Design Guidelines.
30	About the retail use/health facility requirement for Phase A of the Creedmoor RFP - we are interested in including a senior center community facility; would we be able to do so in lieu of retail space or a healthcare facility?	Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.
Design/Infrastructure		
31	**Section V. B., Page 16:** Is it acceptable to distribute homeownership townhouse units along public street frontages rather than concentrating them within discrete buildings?	Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.

No.	Question	Answer
32	**Section III. B., Page 13:** The RFP references an Early Childhood Development Center, an Urgent Care facility, and a Grocery Program; however, specific locations and phasing are not identified. Are there preferred locations within the site and/or required development phases for these uses?	Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.
33	The RFP specifies an Early Childhood Education Center of 8,093 gross square feet. Is this program size driven by a predetermined operator, regulatory requirement, or identified site location? Please clarify the basis for this specific area requirement.	Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.
34	**Appendix D: Design Guidelines, Fig. 03:** Is retail required to be located exclusively along Hillside Avenue and as per Figure 3, or may retail uses be distributed elsewhere within the development?	Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.

No.	Question	Answer
35	**Appendix D: Design Guidelines, 6.6.2, Page 26:** The streets are anticipated to incorporate green infrastructure strategies to meet water quality requirements, including bioswales, infiltration basins, and precast porous concrete panels consistent with NYCDEP standards. Are these green infrastructure features eligible for coverage under Rush Funding?	Proposals should break out the costs for these components in their RUSH budget and ESD will determine what costs will be RUSH eligible.
36	**Appendix D: Design Guidelines, 2.2.2.I, Page 12:** New traffic signals are proposed at the intersections of Hillside Avenue with Range Street and Avenue E to support vehicular and pedestrian circulation. Would the proposing team be permitted to suggest alternate signal locations and/or additional signalized intersections based on traffic analysis	These determinations are expected to be made in coordination with NYCDOT and the selected-developer during the street-mapping process or in coordination with the Phase E developer, SCA and NYCDOT prior to the development of Phase E.
37	**Appendix D: Design Guidelines, 2.2.2.I, Page 12:** Crosswalks are to be provided at all legs of the intersections at Avenue C and 2nd and 3rd Streets, with enhanced crossings along Avenue C. Would ESD and/or DOT consider the use of speed tables at Hillside Avenue and flush curb conditions within the development, particularly along Avenue C?	These determinations are expected to be made in coordination with NYCDOT and the selected-developer during the street-mapping process.
38	**Appendix D: Design Guidelines, 1.1.3, Page 7:** Is the incorporation of a geothermal energy system an acceptable strategy for the project, and would Rush Funding and/or NYSERDA grants be available to support such systems?	As stated in section VI., B. of the RFP, respondents can provide a narrative describing the broader sustainability, energy, carbon neutrality, and resilience strategies (e.g. geothermal and solar) on a building and/or district network scale for the Project construction and operation. RUSH funds will not be available to support a geothermal energy system.
39	**Section I, Page 5:** Will subsequent development phases be required to adhere to the streetscape design standards established in Phase A?	All subsequent phases will be subject to requirements in the Design Guidelines

No.	Question	Answer
40	**Appendix D: Design Guidelines, Fig. B-01:** Please clarify the exact boundary between Lots B2 and B3. The drawings indicate a combined width of 340 feet and a depth of 210 feet; confirmation of the individual lot dimensions and demising line is requested.	See attached Q+A Appendix 1 (Figure 1) for Lot B2 dimensions.
41	**Appendix D: Design Guidelines, Fig. A-02:** Please confirm the maximum permitted building envelope height for Lot A2.	80 feet.
42	**General:** Are there any planned or long-term transportation improvements, corridor studies, or capital projects for Hillside Avenue that proposers should review or coordinate with as part of the proposed mixed-use development project?	ESD is not aware at this time.
43	**Appendix D: Design Guidelines, Table 2, Page 19:** Can support spaces associated with SMI Housing or Veterans Housing be counted as residential gross floor area, or should they be classified as Community Facility space for purposes of the development program?	For purposes of submission, the accessory residential use should be counted as residential gross floor area.
44	Is it possible to orient the retail towards the interior of the lot and Avenue C, as opposed to focusing outwards towards Hillside? Is there a percentage of retail that ought to be located on Hillside?	Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.

No.	Question	Answer
45	Please confirm that respondents are free to adjust components of the master plan that has been provided. Particularly, can respondents propose changes to the locations for ground-floor retail / community facilities, directions of streets, and / or site selection for the prescribed building programs?	Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.
46	FDNY typically requires 34 feet wide streets. The RFP design guideline appear to indicate one way streets are 30 feet wide. What is the dimension of these streets? Were these plans submitted to FDNY for review during the EIS process?	ESD will be working with DOT and all relevant public agencies on the street design during the street-mapping process.
47	What level of design plans for the internal roadway network were submitted to NYC DOT during the EIS process? Can you share these plans?	ESD engaged with NYC DOT providing preliminary conceptual design plans as part of the EIS process and will continue to work with them through the street-mapping process.
48	The existing structures were built in the early 1900s through the 60s and 70s. Asbestos was widely used in construction during these times. Is there an existing environmental survey that can confirm the quantities and types of asbestos/hazardous materials that may require abatement?	All available information can be found in the Existing Conditions report. It will be the responsibility of the selected developer to complete these studies.
49	The existing site has a decommissioned power plant, leading us to believe there may be a centralized power distribution center feeding the various buildings/areas. Please provide details on site utilities include any existing drawings, maps, or details.	All available materials are posted on ESD's Creedmoor Phase A RFP webpage: Purchase And Development of The Creedmoor Mixed-Use Project (1st Phase), RFP | Empire State Development

No.	Question	Answer
50	Please provide any existing drawings/surveys/maps for the water, sewer, and gas utilities.	All available materials are posted on ESD's Creedmoor Phase A RFP webpage: Purchase And Development of The Creedmoor Mixed-Use Project (1st Phase), RFP | Empire State Development
51	Please confirm existing trees are not under NYC Park Department regulations.	Any street trees not along the boundaries of the site are not subject to NYC Park Department regulations
52	On Page 21 of the Design Guidelines, Section 5.2 Development Pacel B states Buildings B1 and B2 are Low-Rise Residential Buildings and B3 and B4 are Mid-Rise Residential Buildings. Page 9 defines a Low-Rise Residential Building to be a building between 1 and 5 stories in height. However, the Massing Envelope diagram of Building B2 (figure B-02 of Appendix D) shows Building B2 at 6 stories with a maximum overall height of 95'. Please clarify max. number of stories permitted for B2.	B2 is a Mid-Rise Residential Building which can have a maximum of 8 stories. B2 can have a maximum overall height of 95'.
53	Summary says the Avenue B Greenway (Hillside-Second) is in this RFP; Appendix D adds dimensions, lighting, seating, and planting/bioswale standards for all PAOS. Confirm Phase A includes the complete Greenway segment with seating outside 9' clear, ≤15' poles, and tree/planting quotas satisfied within Phase A limits.	Phase A includes the Avenue B Greenway segment from Hillside Avenue to Second Street. This Greenway shall comply with Open Space requirements described in Section 6.
54	Summary requires glazing to wrap 100' onto side streets at Avenue C corners; Appendix D reiterates glazing % but not the 100' wrap in text. Should we assume to treat the 100' wrap as mandatory for Avenue C corners in Phase A?	Yes. Proposals should assume glazing to wrap 100' onto side streets at Avenue C corners.

No.	Question	Answer
55	Can you explain the retail location discrepancy between RFP Narrative and Fig. 03 Street and Open Space Network in the Design Guidelines (Appendix D)	Fig. 03 of the Design Guidelines reflects minimum frontages. Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.
56	Does ESD have any restrictions on assumed construction methods? Is wood framing over a cast-in-place podium an acceptable assumption for the construction of these building?	Buildings must comply with the NYC Department of Buildings construction requirements.
57	The RFP encourages Community Facility use; however, the GSA does not provide any Community Facility frontage in areas not designated for either retail or residential use, nor does it replace retail frontages with Community Facilities to satisfy the RFP program req's?	Figure 03: Street and Open Space Network in the Design Guidelines should show Community Facility frontage zone wrapping the corner of Second Street and Avenue B Greenway on Lot B2. See Q+A Appendix 2 (Figure 2). Refer to the Final Environmental Impact Statement (FEIS), Chapter 1. Project Description, Figure 1-9 Proposed Ground Floor Uses for a comprehensive description of proposed ground floor uses.
58	Please provide the gross floor area allocated to Building B2 and included in this RFP, as noted to be part of the Development Parcel B, in Table 2 of Appendix D, Design Guidelines.	Building B2 has a GFA of 99,788 for Residential Use and 4,628 for Community Facility Use.
59	Please clarify whether the entire frontage of Ave C is intended for retail use and whether the retail use is intended to extent 100' into 2nd Ave, as there seems to be a conflict with the Design Guidelines, "The ground floor within Retail Frontage and along all of Ave C and turning corners on Ave C extending 100' onto side streets shall incorporate glazing," and Figure 03, Street and Open Space Network.	Retail use frontage should match what is shown in Figure 03, Street and Open Space Network at a minimum. Glazing shall be incorporated along all of Avenue C and turning corners on Avenue C extending 100' onto side streets.
Parking		

No.	Question	Answer
60	Can developers take a developer fee beyond the HCR per unit maximum for the parking garage and public infrastructure components?	Proposed developer fees must comply with applicable HCR term sheets.
61	Can you please confirm the parking transaction structure?	RUSH funds will be provided to finance the parking and will be included in the project financing.
62	Can we charge for parking on the homeownership project? If so, should we assume spots are purchased or rented monthly.	For purposes of proposal evaluations, Respondents should assume there are no charges for parking spaces.
63	Can we charge parking on the rental project? If so, would the parking need to be part of a separate condo?	Parking that is part of the LIHTC eligible basis is not permitted to charge for parking.
64	**Appendix D: Design Guidelines, 2.2.3, Page 14:** Are structured parking elements permitted to extend into or penetrate the 100-foot building depth identified for Lots A2 and A3?	Yes. Structured parking elements are permitted to extend into or penetrate the 100-foot building depth identified for Lots A2 and A3.
65	**Appendix D: Design Guidelines, Table 2, Page 19:** Table 2 lists gross square footage (GSF) for various uses. Please clarify whether this GSF is equivalent to zoning floor area. Are any deductions permitted (e.g., for car or bicycle parking, mechanical spaces, or other non-occupiable areas)?	GSF is not equivalent to zoning floor area. See Design Guidelines for definition of Gross Floor Area. Deductions are not permitted in calculating the GSFs shown in Table 2.

No.	Question	Answer
66	The RFP states 597 parking spaces as the minimum to be provided in phase A of the development and that this number is 'inclusive of on-street parking, accessory ground floor parking, and the standalone parking garage' (pg. 17). The table on pg 16 breaks this number down by building. In Appendix D - design guidelines, table 2 shows the minimum number for parcel A is 362 (table 2) and section 2.3 states that 'the minimum number of parking spaces referenced herein shall be provided with the completion of each Development Parcel. The Scope of Phase A in the RFP is more than outlined in the design guidelines, including building B2 and a series of streets around phase B and connection back to Winchester Ave. We're looking for clarity on if the additional street parking along the included streets is accounted for in the Phase A 597 spaces in the RFP, and if not, how the RFP response should be allocating parking spaces along those streets.	The additional street parking along the included streets is accounted for in the Phase A 597 spaces in the RFP.
67	On Page 14 of the Design Guidelines, Section 2.3 Parking, Loading, and EV Charging, under surface parking it states "...to the extent feasible and practicable, a minimum of 40 percent of the total number of vehicle parking spaces are served by charging facilities. Question: 1. Is there a mandatory percentage of the EV Charging Facilities that should be made available to the general public? 2. Should EV Charging Facilities be made available on the street or just in parking lots? 3. What level EV Charging Facilities are required, Level 1, Level 2, or Level 3?	Per the RFP selection criteria, incorporation of State and City sustainability goals and policy contributes positively to proposal scores. EV charging shall be provided to the extent feasible and practicable at street parking, surface lots, and parking garages. EV charging provided at street parking should be made available to the public. If surface lots and parking garages are private, EV charging may be private. If surface lots and parking garages are public, EV charging should be made available to the public.
68	Can the number of parking spaces per building, as noted in the table on page 16 of the RFP, include on-street parking? Or should all of the parking spaces be provided in the ground floor parking garages of the residential buildings?	The number of parking spaces per building is inclusive of on-street parking

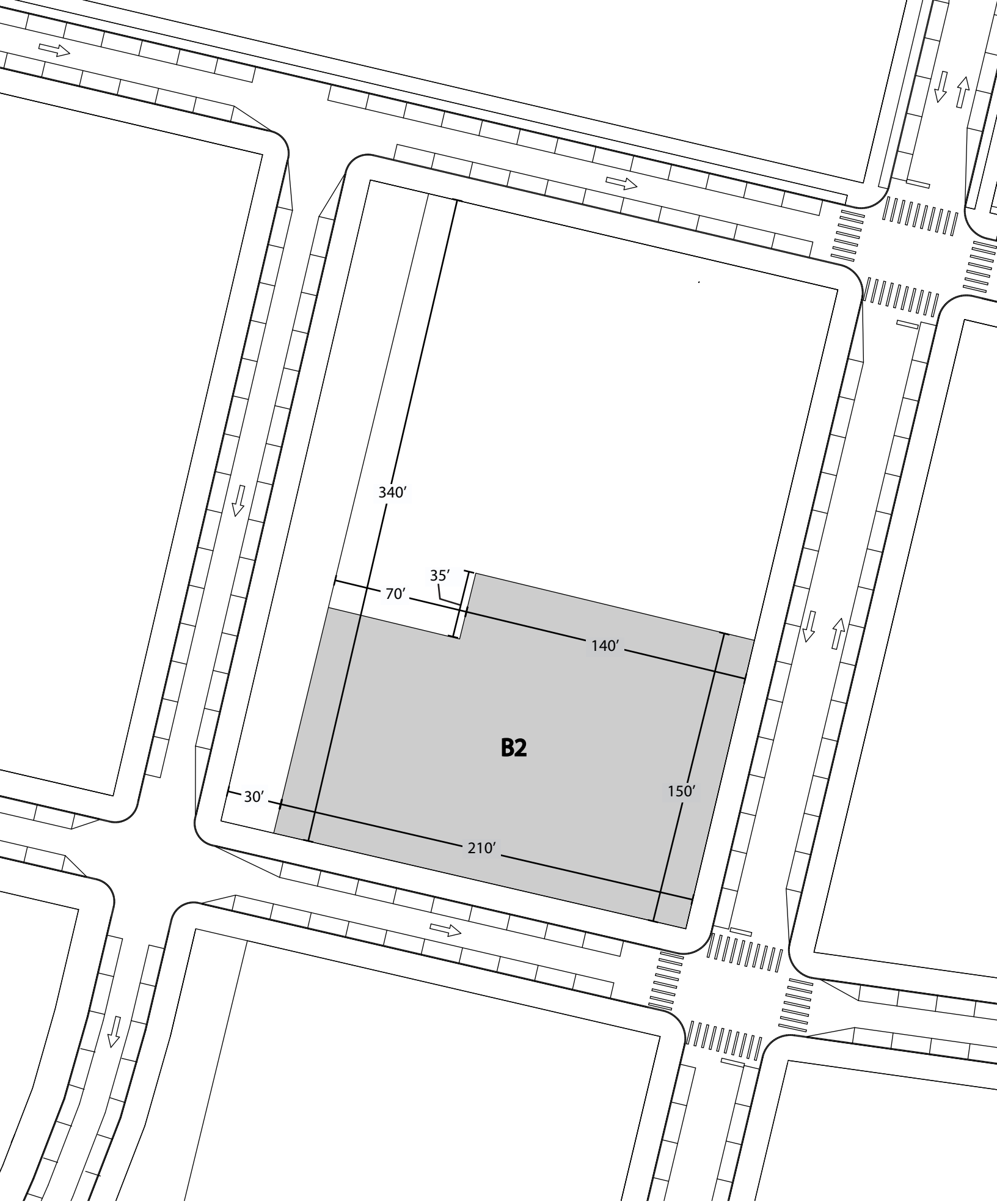
No.	Question	Answer
69	Is ESD willing to assume ownership of the parking garage once it is completed?	No ESD will not assume ownership of the parking garage once completed.
70	Is ESD assuming the garage is self-park or attended?	ESD has no preference
71	Who are the intended users of the parking garage: tenants, community at large, school when built or some combination?	The parking garage is intended for the use of the Project Site's tenants and visitors.
72	Can the development team assume that users will pay a market rate for parking or is it intended to be free?	For purposes of proposal evaluations, Respondents should assume there are no charges for parking spaces.
73	Ave A is not included in the RFP scope and is currently gated, indicating it may be part of the Creedmoor campus. Can respondents use Ave A as an active street for vehicular circulation to and from the Parking Garage PG1?	Avenue A south of Seward Avenue is not part of the Creedmoor campus. It is owned by the Country Pointe residential development to the west of the Project Site and may not be used for vehicular circulation. Avenue A between Fourth Street and Seward Avenue is proposed to be a mapped street.
74	Please clarify the intended ground-floor uses along the Avenue B/Greenway and Avenue C, beyond the Retail Frontage indicated in Figure 03, Street and Open Space Network. Section 5.1, I of the Design Guideline states, "All Residential Buildings shall be massed above ground floor structured garage, retail, or residential amenity space." Currently, the designated retail frontages in Figure 3 satisfy the total retail square footage noted in the Design Guideline. If understood correctly, the remaining frontages on Avenue B/Greenway and Avenue C would then have to be a large area of residential amenity space or parking, which does not seem desirable if residential units are not provided on the ground floor at those locations.	Refer to the Final Environmental Impact Statement (FEIS), Chapter 1. Project Description, Figure 1-9 Proposed Ground Floor Uses for a comprehensive description of proposed ground floor uses.

No.	Question	Answer
75	Are proposals required to strictly follow the parking distribution in the table on Page 16 of the RFP? Or can parking be distributed across buildings as seen best fit? Can additional stories be added to the standalone parking garage if it fits within the maximum bulk/height?	Proposals should follow the approved program in the Design Guidelines. However, should respondents choose to propose alternatives to the approved program they should provide a rationale for the proposed changes and explain any necessary modifications to the MGPP and/or Design Guidelines and potential implications on the environmental analysis. In proposing alternatives, ESD will determine their viability compared to the approved program in the Design Guidelines.
MWBE/SDVOB		
76	Can ESD confirm whether the 10% managing ownership interest can be counted across the full residential portion of the project (all residential buildings/units combined), or if the MWBE Developer must have at least 10% in each individual residential building?	10% managing ownership interest can be counted across the full residential portion
77	Can ESD clarify the denominator used for calculating the 30% MWBE participation goal?	The denominator for MWBE and SDVOB participation goals is not yet determined. Costs included in the denominator will be negotiated with the successful Respondent.
79	Can you still receive full points for MWBE ownership participation if the economic interest of the MWBE is calculated across the full Residential Component rather than within each residential transaction? (i.e. does the economic interest have to be at least 10% for each residential transaction, or is it calculated on a blended basis for both residential transactions/the full Residential Component)?	10% managing ownership interest can be counted across the full residential portion
Historic Resources		
80	What is the delineation of the National Registers of Historic Place Creedmoor Historic District and which buildings, landscape elements, and/or other features are considered part of the historic district-eligible significance and are intended to be maintained?	See FEIS, Chapter 7, Historic and Cultural Resources and FEIS, Appendix E: Alternatives Analysis

No.	Question	Answer
81	Could it be clarified if the Creedmoor Historic district officially designated or is the district pending/eligible for recognition?	The Creedmoor Psychiatric Center Historic District is eligible for listing in the State and National Registers of Historic Places. Under the New York State Historic Preservation Act, eligible properties are afforded the same protections as listed properties.
Approvals/Admin		
82	Can you please set up separate folders for each of our development partners to securely upload their private financial information?	Respondents can set up one folder with sub-folders for each development partner.
83	Regarding the required forms, is the expectation that each respondent team will submit one copy of each form, or will each member of the development team be required to submit independent forms	The Primary Respondent will submit all required forms.
84	RFP Page 14 indicates that any tech memo or SEIS review would be completed before the first ESD board meeting. We assume the Developer is responsible for all work related to tech memo and SEIS. Is this assumption correct?	ESD would be responsible for preparing any necessary tech memos or SEIS in coordination with the developer. The developer would be responsible for paying any costs related to the work that may be incurred by ESD.
85	RFP Page 19 says: Proposal must contain the following elements (the “Technical Proposal”) outlined in this section. Then RFP Page 28 says: The main folder should include two sub-folders, one should be titled “Administrative Proposal” and the other titled “Technical Proposal”. What are the deliverables for both the "Administrative Proposal" and the "Technical Proposal"? Should the designated "A-G" tab designations (outlined on page 19 of the RFP) be used? or should each folder submission have its elements be separately numbered?	All forms should be input into the Administrative Proposal folder in separate files. The Technical Proposal folder should include the RFP submission and underwriting.
86	Should all forms be input into the "Administrative Proposal" folder? Should forms be included in one combined document or submitted as separate files?	All forms should be input into the Administrative Proposal folder in separate files.

No.	Question	Answer
87	RFP Page-16 says: "Proposals should demonstrate their compliance with the existing approvals." What type and level of demonstration would be considered appropriate from an environmental planning standpoint?	Proposals should not contemplate plans which deviate significantly from the program studied in the Creedmoor EIS such that additional public approvals beyond a tech memo would be necessary.
88	Are there any existing digital files available for distribution to be provided to teams? If so, can they be provided as soon as possible (ideally within 5 days)?	All available materials are posted on ESD's Creedmoor Phase A RFP webpage: Purchase And Development of The Creedmoor Mixed-Use Project (1st Phase), RFP | Empire State Development
89	We understand ESD will assume responsibilities for the street mapping (drawings and regulatory approvals). The timing of this work will have an impact on the schedule for developers' entitlements and construction start. What is the projected timeframe for the ESD street mapping efforts including final regulatory approvals?	ESD cannot provide a detailed timeline for the street mapping approvals at this time.
90	Are there any additional documents related to the community engagement that would inform the best use of commercial/retail space?	No
91	Teams need additional information to inform the demolition cost estimation. Will a walk through be organized? Are additional documents available regarding subsurface conditions?	Should ESD determine that a walk through is necessary, information will be shared publicly and via the Creedmoor email.
92	What is the anticipated schedule for bidding and construction of this project?	Construction of the first phase is anticipated to begin in 2027 by the development team selected through this RFP process.

APPENDIX



Phase A RFP Q&A Figure 1 - Lot B2 Boundary

Primary Access Points

Project Property Line

Street Zone Type A
Minimum Width: 64' ROW including:
- Parking, two sides
- 2-way driving lanes

Street Zone Type B
Minimum Width: 54' ROW including:
- Parking, two sides
- 1-way driving lane

Street Zone Type C
Minimum Width: 78' ROW including:
- Bike lane and buffer, two sides
- Parking, two sides
- 2-way driving lane

Street Zone Type D
Minimum Width: 50' ROW including:
- 1-way driving lane

Street Zone Type E
Minimum Width: 50' ROW including:
- Parking, one side
- 1-way driving lane

Street Zone Type F
Minimum Width: 50' ROW including:
- 2-way driving lane

Publicly Accessible Open Space -
exact locations subject to change. Refer to section 6.1 for required size.

Retail Frontage

Community Facility Frontage

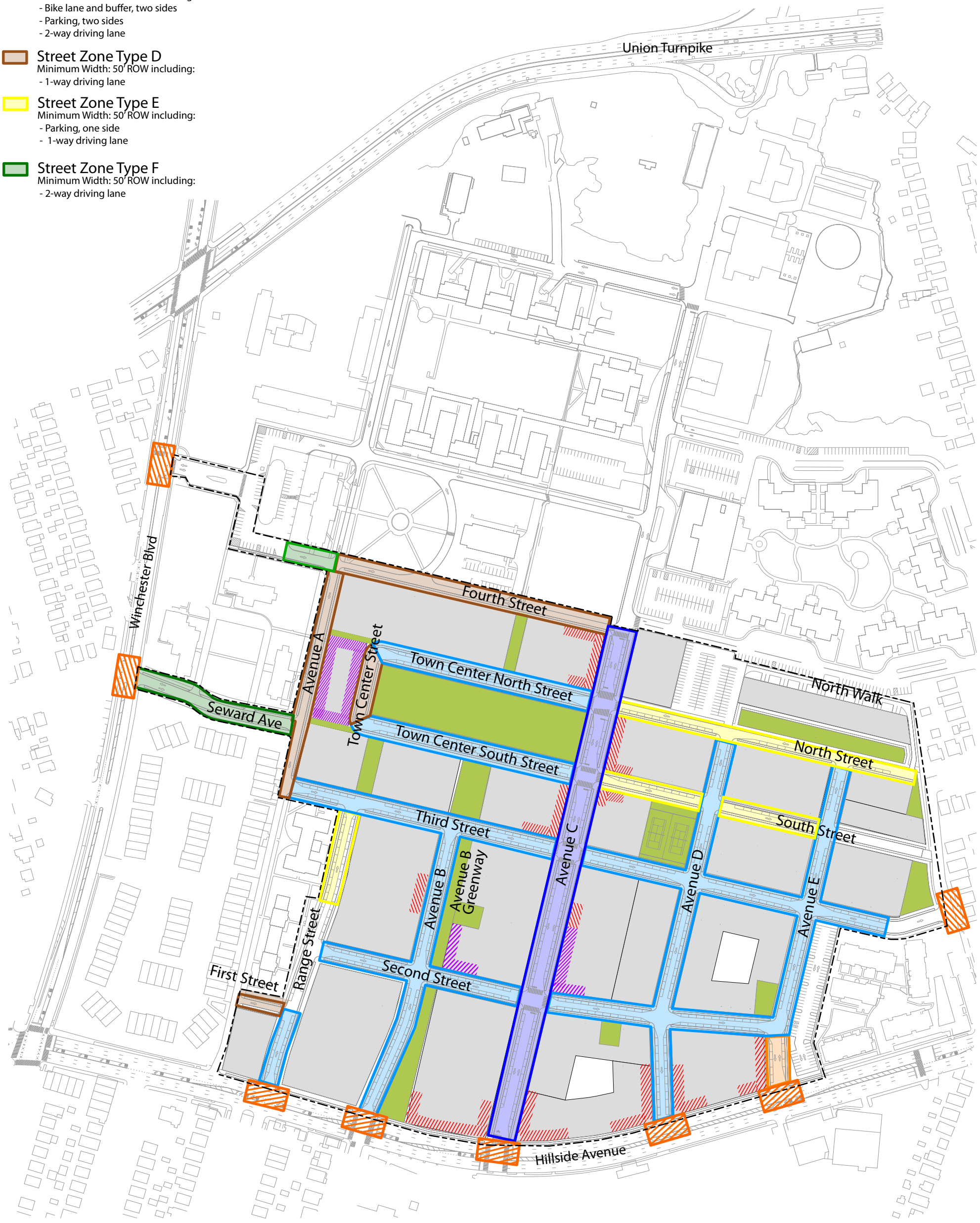


Figure 03: Street and Open Space Network