

Coney Island Ice Pavilion Request for Proposals (“RFP”)
Site Visit
Questions & Answers

Date: Friday, April 12, 2019

Location: Abe Stark Sports Center, Coney Island

NYCEDC Attendees: Jennifer Cohen, Nicole Campo, Catherine Nguyen, Christine Yip

Capitalized terms used below without definition shall have the meanings provided in the RFP

Q: Will you send us the info site visit presentation?

A: The presentation that was used for the Site visit will be posted online at the RFP [website](#).

Q: How do we get a copy of the existing rates?

A: The existing rates for the Abe Stark Sports Center are available in the RFP Site File The Site File is available for purchase for \$100, or may be viewed at no cost by appointment at the offices of NYCEDC, by request to Anifia Binns at abinns@edc.nyc. Information provided in the RFP and the Site File is for general information purposes only. NYCEDC makes no representation as to the completeness or accuracy of the information in the RFP or in the Site File. It is the Respondent’s responsibility to conduct due diligence regarding the Site.

Q: Is this for Design & Build? Can you partake in construction if you’re part of design, for example?

A: The RFP is for a developer team that will design, build, and operate, but NYCEDC is open to joint ventures or collaborative partnerships.

Q: Can you apply as an operator and be matched with a builder?

A: NYCEDC is unable to facilitate matching, but we encourage all those who attended the Site visit to network with one another. The sign-in sheet from the Site visit is posted at the RFP website. Additionally, Respondents who are interested in finding a potential development partner should register themselves [here](#) and can see all others who have registered [here](#).

Q: How does NYCEDC evaluate criteria for community space, meetings, arts, programming, etc. in Coney Island?

A: Our evaluation criteria will depend greatly on what is proposed, but we will take into account market comparables as well as the needs of the community. NYCEDC will give preference to proposals that meet community needs and maintain rates affordable to the community. See “Selection Criteria” in the RFP.

Q: How will NYCEDC judge affordability of non-ice rink uses? Will you look at income levels in surrounding zip codes or only the immediate neighborhood?

A: NYCEDC will be looking to ensure affordability for the immediate community. We will be looking at market comparables, while taking into account the needs of the community. NYCEDC will look for creative ways to structure the transaction to maintain affordability.

Q: Will there be opportunities for partnerships with other groups/partners like BAM?

A: NYCEDC is not able to directly connect potential Respondents with institutions interested in expansion, although we would be open to proposals that include arts and theater uses. If institutions such as BAM are interested in being part of the future development, Respondents would have to reach out to them directly.

Q: When/what were the community meetings? Were there more meetings?

A: NYCEDC held two meetings prior to releasing the RFP. The first took place on August 15, 2018 and included a working group of hockey stakeholders and community members. The aim was for NYCEDC to better understand how the existing Abe Stark Sports Center is utilized by current users and what uses and amenities should be included in a future ice facility. The second meeting took place on August 21, 2018 and was a wider meeting with the general community. The aim was to learn what uses, other than an ice rink, the community would want to see included in a future development. Feedback from both meetings is captured in the RFP.

Q: Will the community get another chance to comment and provide more input?

A: There will not be an additional meeting prior to the response due date. However, once a developer is selected, the proposal will go through a public review process which includes consultation with the Community Board and the Public Design Commission.

Q: The RFP has a lot of criteria. Is there a way to weigh all the criteria in the proposal?

A: The selection process will be a qualitative process based on the criteria listed in the RFP, including: completeness of overall proposal; program and design; financial and schedule feasibility; hiring and workforce programs; Respondent qualifications and experience; economic impact. NYCEDC will be looking for proposals that hit all criteria, are feasible, implementable and affordable to the community.

Q: Does the respondent have to commit to meeting MWBE requirements?

A: Yes. The target goal for this RFP is 25-35%.

Q: Can the interim/temporary ice hockey rink be outside of Coney Island?

A: The preference would be to have the temporary rink in or near the Coney Island area. NYCEDC is aware that there are limited facilities available, so we are open to suggestions.

Q: Is the development of the entire Site expected to take place in multiple phases? Can responses to the RFP include a residential component?

A: It is anticipated that there will be future RFPs for housing on the undeveloped portion of the Site. This RFP does not include a residential component. We will not be able to review proposals that include residential uses.

Q: Can the Developer be from outside of NYC?

A: Yes.

Q: Why does parking need to be relocated? If we are trying to minimize the footprint of the development, it is tricky to also replace parking.

A: The existing lots are part of the City's commitment to the adjacent MCU stadium. The City is committed to provide a certain number of parking spaces at this location. If any of the existing spaces are displaced during construction or permanently due to the footprint of the new building, they will need to be replaced elsewhere within Coney Island.

Q: Are you looking for respondents to maximize uses on the site, but use a larger footprint or minimize what is included in the proposal, but leave more of the site available for future development?

A: Ideally proposals will not utilize the entirety of the Site and there will be remaining land available for future housing RFPs. That being said, we are interested in compelling proposals for this RFP and are open to responses that provide multiple uses and amenities for the community.

Q: Is it okay if proposals utilize more of the site because multiple uses and community amenities are provided?

A: Yes. Ideally proposals will not utilize the entirety of the Site and there will be remaining land available for future housing RFPs. That being said, we are interested in compelling proposals for this RFP and are open to responses that provide multiple uses and amenities for the community.

Q: Should the proposal include a community investment methodology to enrich the program and meet community needs? What is NYCEDC's role? What are funding options?

A: NYCEDC would be interested in seeing proposals that allow for community participation in the Respondent group.

Q: Why is it necessary to develop affordable housing next to the baseball park?

A: The 2009 Comprehensive Rezoning set a framework for mixed-use neighborhood redevelopment aimed at strengthening the entire neighborhood by creating new affordable housing, high-quality retail, connections to jobs, new amenities, and public open space. The future housing development on the "Coney West" sites is part of that framework.

Q: Does the current zoning still apply or does this project supersede the zoning?

A: The existing zoning on this Site does and will apply.

Q: Will environmental review be needed?

A: Yes. While ULURP actions and a related environmental review were completed as part of the 2009 Coney Plan, there will still be environmental review required as part of the project. See question immediately below for further clarification.

Q: Is the ULURP done?

A: The City completed a series of ULURP actions for the Coney Plan (ULURP#s N090273AZRK, C090107MMK, C090272ZMK, C090275PQK, C090276HAK, C090277PPK, C090272ZMK, C090107MMK) which included a rezoning of this Site, along with related actions, in 2009. It is possible, however, depending on what the proposal entails, that the selected proposal could require an additional ULURP. Respondents should review the completed ULURP actions to determine the scope of a project at this Site that would not require any additional ULURP actions.

Q: When will streets and infrastructure be built out and completed?

A: The City has a comprehensive program for improving the streets and sewers throughout Coney Island, some of which is summarized in the City Planning Commission reports for mapping actions approved since 2009 (C90107MMK, N090107(A)MMK, M090107(B)MMK, M090107(C)MMK). That program is being developed in phases over a period of years. The City and NYCEDC will coordinate closely with any selected Respondent regarding timing of infrastructure needs and connections. Please note that West 20th Street and Ocean Way, which would traverse or be adjacent to the Site, have not yet been finalized on the City map.

Q: Can I propose a privately-owned site in Coney Island? What about another City-owned site?

A: Respondents may propose an alternate location, either privately- or publicly-owned, within the Coney Island neighborhood for the construction of the Ice Pavilion. The Ice Pavilion, however, must remain in City ownership in perpetuity.

Accordingly, if Respondents choose to propose a privately-owned alternate site, such Proposals must include a nominal \$1 purchase price for the City to acquire the Ice Pavilion development and the City's Uniform Land Use Review Procedure ("ULURP") would be required; if the Ice Pavilion is included as part of a larger development, the proposal must include key terms for the condominium documents that will govern the disposition of the Ice Pavilion portion of the development to the City for \$1, including without limitation the City's unrestricted right to use the property and no obligations of any kind (including charges of any kind) imposed on the City in connection with the condominium structure.

If Respondents choose to propose an alternate City-owned site, such Proposals must note which City agency has jurisdiction and NYCEDC would review to determine if the proposal is feasible. Additionally, the City's Uniform Land Use Review Procedure ("ULURP") and potentially other approvals may be required.

Proposals that propose an alternate site do not need to address the Parking Replacement Plan or the Relocation Plan and will not be required to activate the Boardwalk, assuming the location is

not Boardwalk-adjacent. However, such proposals must provide for the demolition of the existing Abe Stark Sports Center upon completion of the new facility.