



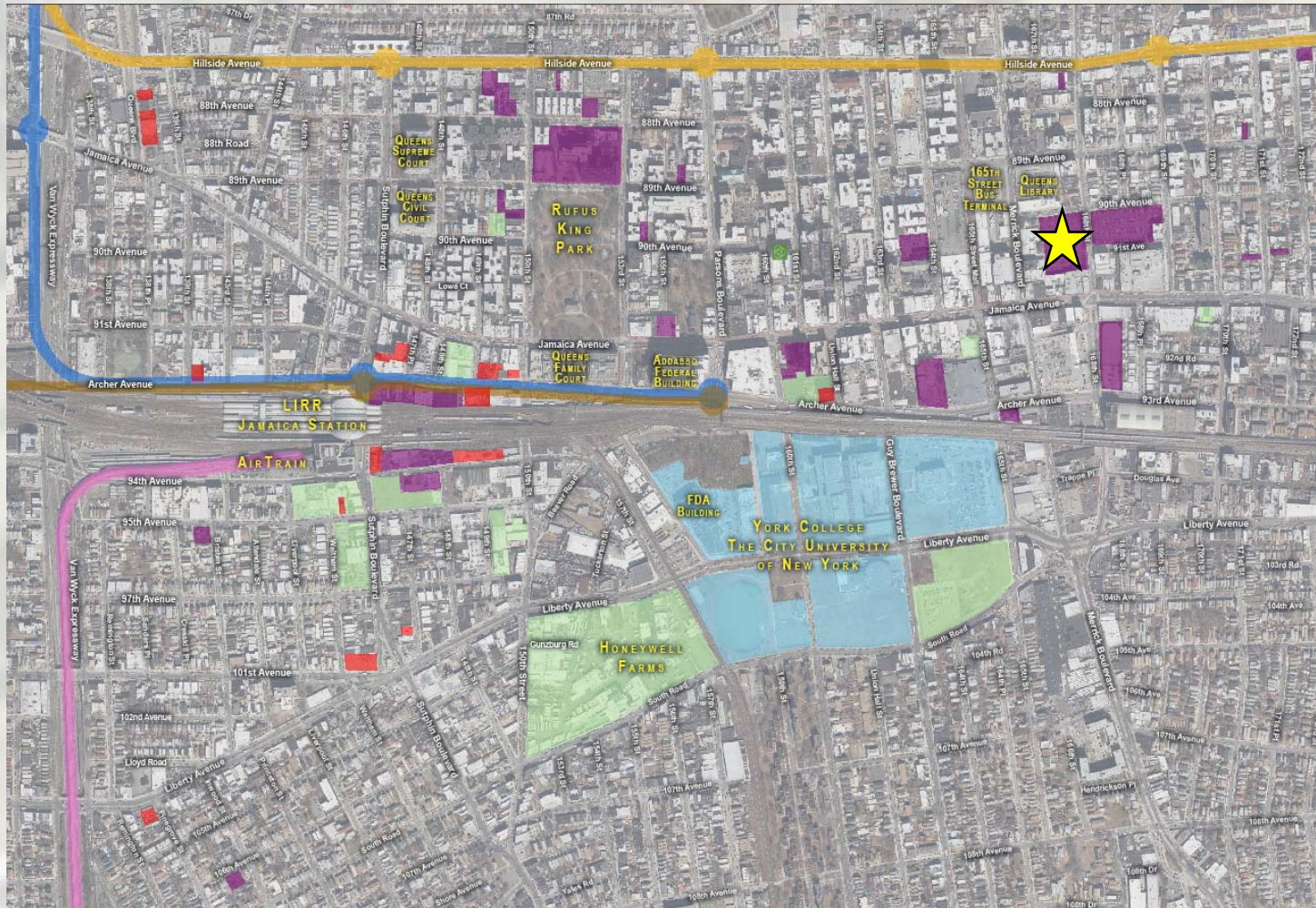
90-02 168th Street Request for Proposals Information Session and Site Visit

Thursday, October 13, 2016



Greater Jamaica
Development
Corporation

Downtown Jamaica



2,291 hotel rooms in 14 hotel properties

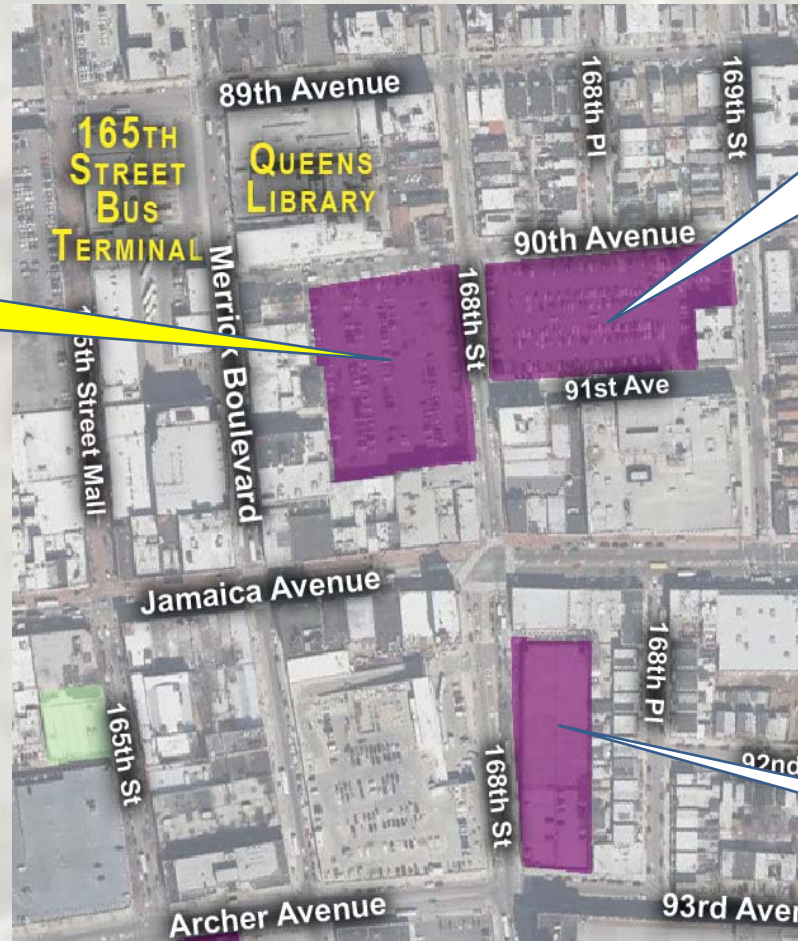
3,569 housing units in 30 unique projects

Over 1.5 million square feet of potentially developable land



Greater Jamaica
Development
Corporation

168th Street Corridor



90-02 168th Street
GJDC

90-01 168th Street
GJDC (future)

92-33 168th Street
NYCEDC



Greater Jamaica
Development
Corporation

90-02 168th Street



Bulk or Massing Variable	Applicable Control
Zoning	C4-5X
Floor Area Ratio (FAR)	3.75, up to 5.0 (assumes affordable housing provision)
Lot Square Footage	99,500 square feet
Lot Coverage	Up to 100% of lot area (for corner lot)
Maximum Building Height	145 feet with qualifying ground floor (for quality housing buildings where 50%+ of floor area contains residential uses, and at least 20% is affordable)
Required Street Wall	70% of frontage with a 40' minimum and 85' maximum
Setback Requirement above Street Wall	10-15' minimum, depending on width of street



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Objectives

- Provide a high-quality mixed-use project consisting of **retail and mixed-income residential**.
- **Maximize the potential of the Site's zoning and Floor Area Ratio ("FAR")** to create a dense, mixed-use development.
- Consist of a minimum of **75,000 square feet of retail space**.
- Consist of a minimum of **250 mixed-income residential units** ranging from 60% of Area Median Income ("AMI") to Market Rate. Between 10-20% of the total residential units should be set aside for **artist housing**.
- Consist of a **5,000 square foot multi-purpose space** in white-box condition supporting creative production and specifically **dedicated to the artists living above**.
- **Build an "as of right" project** that will NOT have to go through ULURP, with the necessary parking requirements incorporated into the Project.



Objectives

- Catalyze the area as an exciting destination and create a **new vibrant commercial center** along the 168th Street corridor.
- Capitalize on the location's **public transit infrastructure**.
- Provide a source of **quality jobs for local residents** during construction and post construction.
- Provide contracting opportunities for and facilitate a goal of **at least 30% M/W/DBE participation** and **provide construction jobs for the local labor force**.
- Serve as a clear example of **high-quality, sustainable design and construction** that will raise the standard for private investment in Jamaica and **stimulate economic development**.
- Create a contextually sensitive development using **sustainable design practices, LEED elements, and active design principles** that respects and enhances Jamaica's unique character and creates an appealing pedestrian experience in synergy with the area's existing multimodal transportation amenities.



Important Information

- **Proposals will only be accepted from principals of respondent firms or a principal of a firm responding as part of a partnership.**
- Proposals must contain proposed purchase price, project description, financial information, respondent description, site plan and architectural design, green building/sustainable design description, zoning calculation, construction schedule, employment projections, M/W/DBE participation strategies, and statement of agreement, as outlined on pages 16-18 and the appendices of the RFP document.
- Proposals will be evaluated based on the selection criteria outlined on pages 18 and 19 of the RFP document.



Important Information

- Respondents may submit questions and/or request clarifications by emailing 168RFP@gjdc.org. No questions will be accepted after close of business on **Friday, October 21, 2016**. All questions and answers will be posted to the GJDC website by **Wednesday, October 26, 2016**. This includes questions posed in today's information session.
- Five copies of the Proposal plus five copies of the drawings, one electronic version on compact disc or flash drive in PDF and Excel formats, as well as one electronic version e-mailed to 168RFP@gjdc.org must be submitted by close of business on **Friday, December 2, 2016**.



Q & A



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