



City of Kingston, NY

Request for Expressions of Interest Regarding the Reuse of 615 Broadway for Mixed-Use Development

**RFEI # K22-10
Addendum No. 2
March 21, 2022**

This addendum describes additions, revisions, corrections, and clarifications to RFEI # K22-10 as well as answers to questions submitted by potential Respondents. The addendum will become part of the Contract Documents and the requirements thereof.

This is the second addendum released for RFEI # K22-10 and reflects questions received during a developer's conference that was held on March 18, 2022 at 615 Broadway.

Questions and Answers

1) Has an environmental review been performed on the site?

Yes, as part of a Community Wide Brownfields Assessment Grant, the City of Kingston worked with Weston & Sampson to complete a Phase I and Phase II ESA.

- [Link to Phase I ESA](#)
- [Link to Phase II ESA](#)

Further information about this project and the results can be found here:

<https://engagekingston.com/brownfields>

2) Could you provide further information on the ongoing rezoning of the City of Kingston and how this rezoning may impact the development of this site?

An ongoing effort called "Kingston Forward" is focusing on creating a draft of a new citywide Form-Based Code. A summary of the public input received thus far can be found [here](#). In particular, reference the "Big Ideas" section on pages 28-29 to get an idea of the principles the Form-Based Code will likely advance. A draft of the Form-Based Code will be released to the public in April 2022. Adoption is expected fall 2022.

Further information about this project can be found here: <https://engagekingston.com/kingston-forward>

3) Are there any hyperlocal needs that the neighborhood has that this development may provide?

- The site is located within the Midtown Arts District: <https://madkingston.org/about/the-heart-of-midtown-kingston-ny/>
- As showed by the recent Energy Square housing development on 20 Cedar Street, there is a demand for spaces that invite the community or that include dedicated spaces for community groups. Energy Square houses the arts education program DRAW Kingston and the Center for Creative Education (CCE).

4) Could you confirm that the property has access to Cedar Street?

Yes, per the parcel map, the property has access to Cedar Street.

5) What is the general availability of parking in the area?

As part of the recent Broadway streetscape project, the City of Kingston completed a parking analysis. This study found that on street parking was generally available. The City of Kingston also manages a number of municipal parking lots on the north side of Broadway.

6) Who is the owner of the adjacent property, currently occupied by a Mobil gas station?

The address of the adjacent property is 625 Broadway with SBL 56.109-3-15.100. The owner of this property is:

Cheekam King LLC
5 Olev Ln
New Paltz, New York 12561

7) Who were the attendees of the developer's conference held on March 18, 2022?

Representatives from the following organizations were in attendance:

- GPI
- Attic Labs
- The Community Builders
- Baxter
- Mapos Architects

END OF ADDENDUM #2