**This is Addendum #1 to the Request for Qualifications for Co-Developers of 154 Franklin Avenue, 148 Franklin Avenue, and 125 East 3rd Street at the corner of East 3rd Street and Franklin Avenue (Project) in Mount Vernon, NY Issued on October 23, 2024, by LISC NY Land Opportunity Program**

**The purpose of Addendum # 1 is to change the Project addresses and clarify the proposed Concept Plan.**

**Cover Page**

The addresses on page the Cover page have been amended to read as follows:

“Request for Qualification for Co-Developers of Block 3158 (Lots 9, 11 and 12), referred to as the Church Site and Block 3159 (Lots 22, 23, 24, 25, 26 and 42) referred to as the Parking Lot Site, Mount Vernon, NY (Project).

**Table of Content Page**

The addresses Content page has been amended to read as follows:

Request for Qualification for Co-Developers of Block 3158 (Lots 9, 11 and 12), referred to as the Church Site and Block 3159 (Lots 22, 23, 24, 25, 26 and 42) referred to as the Parking Lot Site, Mount Vernon, NY (Project).

**Page 2**

The addresses on page two have been deleted

**Page 3**

The first sentence in the second to last paragraph on page three has been amended to read as follows:

LISC NY in conjunction with the OCDC is issuing this Request for Qualifications (RFQ) to qualified developers to partner with OCDC to develop Block 3158 that is comprised of 125 East Third Street, 131 East Third Street, 154 Franklin Avenue (Church Sites) and Block 3159 that is comprised of: 139 East Third Street, 147 East Third Street, 141 Franklin Avenue, 153 Franklin Avenue (Parking Lot), Mount Vernon, NY (Project).

**Page 5  
Part II-Concept Plans**

The first paragraph of this section has been deleted and replaced with the following:

The proposed concept plan is based on the premise that there will be two nine-story buildings, plus cellars. The first floor of each building will consist of non-residential spaces. It is estimated that there will be 140,848 gross square feet of residential space on the Parking Lot Site. The Church Sites, it is estimated that there will be 81,160 gross square feet of residential space. Through the visioning process we have determined that zoning relief is needed for OCDC to achieve these proposed gross square footages. OCDC is working with the city to achieve the zoning relief needed to accomplish its vision. The unit mix recommended by OCDC has been applied to these gross square footage assumptions to derive at the unit counts and bedroom mixes outlined in the RFQ. These unit counts and bedroom mixes serve as a starting point for OCDC and the Co-Developer to develop a program that is economically viable, spurs economic revitalizations and increases the diversity of housing tenures (home ownership or rental) and income mixes within the city. The creation of market-rate rental housing is critical to spurring long-term sustainable economic revitalization in the city, and therefore, must be a part of the final concept plan.

The following modifications have been made to the last paragraph on page five:

1. The first sentence in the last paragraph has been removed.
2. They have been replaced with the following revised text:

“Project is expected to create about 300 construction jobs and about 30 permanent jobs. The job creation will spur long term sustainable economic growth in the community and the city.”

**Page 6  
Zoning Relief**

The following modifications have been made to the first paragraph on page six:

The last sentence in the first paragraph has been removed.

The title of the first tables on page 6 have been deleted and replaced as follows:

Block 3158 that is comprised of 125 East Third Street, 131 East Third Street, 154 Franklin Avenue (Church Sites).

The title of the second table on page 6 has been deleted and replaced as follows:

Block 3159 that is comprised of: 139 East Third Street, 147 East Third Street, 141 Franklin Avenue, 153 Franklin Avenue (Parking Lot).