

Barron's Branch District – Private Mixed-Use Development - Addenda #1 Responses to RFP Questions

1	Will the City consider a property tax abatement or other credit enhancement that would lower the risk of stabilization of a proposed development?	The City would consider a “take or pay” commitment to lease up to 20,000 RSF from a developer of one of the parcels at the projected lease rate to the extent that space/floor are not leased after a reasonable marketing effort commencing on the anticipated stabilization date in the financing. If this is of interest, please describe the proposed terms, including lease rate, lease term, and amount of space, in the proposals.
2	Are there any recommended finance strategies that would enhance the financing?	All parcels in the RFP are in an Opportunity Zone and are eligible for New Markets Tax Credits. Those applicability of those programs and why the credit enhancement they could provide is or is not being contemplated should be discussed in the proposals.
3	Parcel B3 indicates a below-grade parking structure. Is that a requirement to be responsive for that parcel?	No. The spirit of the proposal is to minimize the amount of on-site parking generally and parking at grade that may dilute space available for ground floor activation. The amount of on-site parking and whether it is above or below grade will be determined by the planned uses of the building and the proximity to the public parking on Parcel B8. The Form Based Code requirements and the optimum fee in lieu structure for City structured parking should be discussed in the proposals.
4	Are architect renderings or other architect or engineer produced drawings or diagrams required for the proposal responses?	No. The RFP specifically discusses that a basic massing diagram that roughly indicates shape and scale of the building and indicates how the proposed building(s) interfaces with the streets (i.e., curb cuts), park, and adjacent buildings are all that is necessary for the proposal. If there are anticipated deviations from the Form Based Code draft that need to be considered, those can be discussed in a narrative with example images from other buildings without significant architectural effort. Otherwise, costly renderings or drawings are discouraged at this stage and should be deferred until the negotiation phase.
5	How will Parcel B5a & b be accessed and parked given its proximity to the Elevate?	Parcel B5 will have loading and unloading access by the fire lane/loading zone between Parcel 5a and Parcel 5b. The City is in negotiations with the ground lessors of the Elevate and Courtyard to create City parking south of the Calle Dos paseo that can be accessed from Washington and the new 3 rd Street. The exact parameters for that strategy are contained in the RFP Data Room.

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