

**24<sup>th</sup> St and Broadway Rd (Dr. Martin Luther King Jr. Blvd) Parcels  
Disposition and Redevelopment RFP  
Questions & Answers  
Issued November 17, 2023**

<b>Question 1</b>	Does the City intend to rezone the parcel to align with intended uses or, at minimum, streamline the zoning process for allowable uses?
Answer	<b>The successful proposer will be responsible for any necessary zoning entitlements; however, the City may be able to provide assistance with streamlining the process or facilitating a portion of the process depending on the action needed. Proposers are encouraged to include any assistance requested with zoning entitlements in their proposals.</b>
<b>Question 2</b>	Are there any City relief funds for any archeological findings?
Answer	<b>Please see Section II (A) (4), Section II (B), and Section II (F) of the RFP.</b>
<b>Question 3</b>	Please provide clarity on the favorability or unfavorability of housing as a component of the development.
Answer	<b>Please see Section II (D) of the RFP and the Community Input Meeting Presentation posted on the <a href="#">RFP website</a>.</b>
<b>Question 4</b>	Please provide a ranking, in priority order, of items noted in the “community input and desired projects” sections.
Answer	<b>There is no priority ranking for the items to be considered in the Concept to Activate the Site evaluation criterion. As stated in Section IV (B) of the RFP, “The evaluation panel will review the information submitted in the proposals to address the requirements listed in the corresponding tabs of Section III (B).”</b>
<b>Question 5</b>	Is there a building height restriction given the proximity to the airport and flight path?
Answer	<b>Zoning information, including height restrictions, can be found at: <a href="https://www.phoenix.gov/pdd">https://www.phoenix.gov/pdd</a></b>
<b>Question 6</b>	Has the City considered modifying the RFP Schedule of Activities including milestones and due dates to ensure the best RFP outcome on a short timeline?
Answer	<b>No, the City is not considering any additional schedule modifications beyond what is indicated in Addendum 1.</b>
<b>Question 7</b>	We understand the requested purchase price of \$5.79 million in cash or cash equivalents. Would the City please provide examples from past projects that were accepted to the city as measurable public benefit cash equivalents.
Answer	<b>A past example would be a land use restriction requiring affordable housing, where a portion of the cost to provide the affordable housing was determined to be a cash equivalent.</b>
<b>Question 8</b>	Can the City expand on the scope, size and capacity desires for the grocery store and restaurant concept that the community desires?
Answer	<b>No additional details are available; each proposer is encouraged to connect with the surrounding community. Please see item 6 of Section II (E) of the RFP.</b>
<b>Question 9</b>	Can the City expand on the entertainment component(s) that the community desires?

Answer	<b>Please see the answer to Question 8.</b>
<b>Question 10</b>	We understand the City's interest in the applicant providing evidence of the available financing mechanisms for the project. Would the City consider a Letter of Intent/ Letter of interest from an Industrial Development Authority to be sufficient evidence of the applicant's ability to secure funding- specifically if the IDA has worked in partnerships with the applicant (or similar entity) successfully in the past for development of community assets such as this?
Answer	<b>Yes.</b>
<b>Question 11</b>	Referencing Pg. 17, section V, E., please confirm that community input provided is complete. Is additional community involvement required? If the city has the expectation of additional input from the community, please clarify the specific expectations.
Answer	<b>Please see the answer to Question 8. Section VI (E) of the RFP specifically applies to the recommended proposer, which will be required, at a minimum, to participate in meetings to present the proposal to the community.</b>
<b>Question 12</b>	Has the city identified the members of evaluation panel? If so, would you please share names if possible and/or qualifications.
Answer	<b>The evaluation panel information is not shared but is comprised of a variety of stakeholders. Contact with evaluation panel members is prohibited as stated in the Section V (A) of the RFP.</b>
<b>Question 13</b>	Is there a Phase I environmental report available on the property? Is the City aware of any known environmental issues outside of the potential archaeological issues?
Answer	<b>Please see the Phase I Environmental Site Assessment posted on the <a href="#">RFP website</a>.</b>
<b>Question 14</b>	This area has been known for high crime area. Can a report be provided on crimes in the area and mitigation plans.
Answer	<b>City of Phoenix crime statistics can be found at: <a href="https://www.phoenix.gov/police/resources-information/crime-stats-maps">https://www.phoenix.gov/police/resources-information/crime-stats-maps</a></b>
<b>Question 15</b>	Are there public services surrounding the area ie police stations, fire stations, post office?
Answer	<b>Yes, there are various public services in the area, including the Broadway Heritage Neighborhood Resource Center located across 24<sup>th</sup> Street from the Site.</b>
<b>Question 16</b>	Are there any street improvements forthcoming and or special assessments?
Answer	<b>Planned street maintenance projects can be found at: <a href="https://www.phoenix.gov/streets/accelerated">https://www.phoenix.gov/streets/accelerated</a> Planned water infrastructure projects can be found at: <a href="https://waterworks.phoenix.gov/">https://waterworks.phoenix.gov/</a></b>
<b>Question 17</b>	How is the surrounding drainage being handled and/or is a portion of the site needed for any type of basin?
Answer	<b>The successful proposer will be responsible for determining these requirements during its due diligence or other applicable phase.</b>
<b>Question 18</b>	Would the city consider a rent subsidy for value add tenants, or small/local businesses we desire to attract to the site
Answer	<b>There is no identified funding available for a rent subsidy program.</b>