

FIRST STREET AND MCKINLEY LEASE AND REDEVELOPMENT RFP

Questions & Answers

Issued June 10, 2024

Question 1	On p. 7, the solicitation says: "West – Public parking (currently in planning stages for high-rise development)". I would like to confirm some details regarding this project, if I may: Who is the project developer? How many spaces are planned in the project's public parking garage? How advanced is project planning/design at this time? Who is the project architect?
Answer	These questions cannot be answered through this process as the property to the west of the Site is not the subject of this RFP.
Question 2	Is it ok to only bid on one portion of the site? Can we split the site and reduce the lease payments?
Answer	No, the Business Opportunity is for the entire Site as outlined in Attachment D.
Question 3	Are you interested in entertaining proposals for less than 10 stories?
Answer	No, per Section I (B), the minimum qualifications are non-negotiable. Each proposed development must be at least 10 stories.
Question 4	Is affordability (affordable housing) the goal for this project?
Answer	Per Section I (B) (2), the proposed development must include residential units with a minimum of 10% designated as Affordable housing and a minimum of 10% must be designated as workforce housing.
Question 5	Can we abandon the alleyway?
Answer	Abandonments are completed through a separate public hearing process that includes a feasibility review and community input. The successful proposer may seek an alley abandonment; however, due to the critical role community input plays in that decision, the City cannot approve an abandonment through this Q&A process.