

**24th Street and Broadway Development RFI
Questions & Answers 2
Issued April 1, 2021**

Questions 1-16 were posted on March 24, 2021.	
Question 17	Would you have access to the topography to send us?
Answer	The City does not have topography for this Site.
Question 18	What is the appraisal of the land?
Answer	An appraisal will be conducted prior to the issuance of any subsequent solicitation.
Question 19	What does the city want?
Answer	Please see Section II D of the RFI and note that the City intends to use this RFI process to further define the “desired project” to be included in any future solicitation for this Site.
Question 20	Participation for a Public Private Partnership?
Answer	Depending on the project, the City may be open to participating in a public private partnership.
Question 21	What are the height restrictions, are there set-back limitations?
Answer	Please see the response to Question 5.
Question 22	Is there a document of the included entitlements?
Answer	The plans that provide guidance and define development standards to aid in the development and planning of projects are the Target Area B Redevelopment Plan and the Four Corners Overlay District, which are referenced in the RFI.
Question 23	Is the city in need of additional city services; i.e., sub-stations, small city offices?
Answer	No, the City does not intend to be a tenant on the Site.
Question 24	Are there programs offered by the city for: Senior Citizens, Aging out Fosters, Training / Skills Center?
Answer	Please visit the City’s Human Services Department’s webpage for Older Adult Programs to learn about the City’s senior services and City of Phoenix ARIZONA@WORK (arizonaatwork.com) to learn about the City’s workforce development programs.
Question 25	In the webinar the city official said the land has been rezoned for mixed use; what is the new zoning and when was it completed?
Answer	The Site has not been rezoned; the zoning listed in the RFI is accurate. Please see the response to Question 14.
Question 26	Has there been an environmental study or does one need to be done?
Answer	Please see the response to Question 10.
Question 27	In the mixed use zoning, is there a reduced parking ratio?
Answer	Please see responses to Questions 14 and 25. If a particular parking ratio is necessary for your development, please state that in your RFI response.
Question 28	It was mentioned in the webinar that members of the neighborhood of the 24th Street and Broadway Road had thoughts about what they would like to see on that parcel of land. How may I get what their thoughts were about that property?
Answer	Please see the response to Questions 16 and the websites listed in Section II (B) of the RFI.
Question 29	Will archeological work be needed for the site?

Answer	A cultural resource survey was conducted to identify and evaluate any cultural resources that might be present. Based on the results, archaeological monitoring was recommended.
Question 30	Will the city subsidize or waive costs related to archeological work for the site, if archeological work were needed?
Answer	Please see the response to Question 1.
Question 31	Considering zoning and land uses adjacent to the site, and assuming the developer engages in rezoning, what is the maximum height and density the city would allow?
Answer	The maximum height and density will be determined by any rezoning of the Site. Please see the response to Question 5 and visit the Zoning Code for information on maximum allowable heights by zoning district.
Question 32	The city has stated that they are open to proposals that develop the entire site or a part thereof. In the case that there is not one clear developer for the entire site, will the city facilitate networking among residential and commercial developers to enable the development of the entire site as mixed use?
Answer	CAUTION! This RFI process is not requesting proposals and will not result in the selection of a developer for this Site. Should the City issue a subsequent solicitation for this Site, the solicitation will indicate whether the City is seeking one developer for the entire Site or if the City is open to multiple developers.
Question 33	Why doesn't the city rezone the property first, then have it appraised?
Answer	Please see the response to Question 14.
Question 34	The zoning on the map from the county shows the smaller parcel as C-2 and the larger parcel as R1-6; however, the information packet on-line states a division in the zoning, which is accurate?
Answer	Please see the response to Question 25.
Question 35	We just want to make sure this would qualify for a tax credit brought on by the 2020 stimulus bill that locked a 4% Low Income Housing Tax Credit?
Answer	The Low Income Housing Tax Credit is a federal program for which a developer would have to apply and meet eligibility requirements. If this tax credit is necessary for your development, please state that in your RFI response.
Question 36	Also, would you allow corporate sponsorship with public private partnership?
Answer	Please see the response to Question 20.