



Addendum #1 – Q&A

T: (843) 724-7312
F: (843) 720-3872

Date: December 13, 2016
To: All Offerors
From: Robin B. Robinson, Senior Buyer
Subject: Solicitation #16-P029R – Cooper River Bridge Redevelopment RFP

This Addendum No. 1 modifies the solicitation only in the manner and to the extent as stated herein.

Q-1 If the RFP applicant is applying for 9% low income housing tax credits, the application deadline will be likely be the first week in March (the exact date has not yet been released), and site control would be required for the submission. Given the timeline discussed at the RFP meeting, would the City be able to meet the early March deadline for site control? Along the same lines, the RFP calls for closing on or before September 28th; however, there is no defined award date with SC Housing, and last year's awards were issued on September 22nd. Has there been any consideration given to extend the closing date to allow applications to apply for low income housing tax credits?

A-1 If a developer who is pursuing tax credit is selected as the successful bidder, the City will discuss provisions.

Q-2 Zoning – The RFP states the zoning for the property is MU-2 Workforce Housing; however, the City of Charleston Interactive Zoning Map shows the property is zoned DR-2F. Given that we are not permitted to contact zoning officials directly regarding this RFP, can we please get clarification as to the actual zoning, allowable density per acre, overlay district information, height district, setbacks, etc.

A-2 The site is presently zoned DR-2F, which allows up to 26.4 units per acre. If a project here needs greater density than that, then the City would entertain a rezoning to MU-1WH, which has an unlimited density. That rezoning process would take approximately 3 months. The height limit in this area is 50 feet.

Q-3 Is the Bid Bond Deposit refundable if Purchaser elects not to purchase the property based on findings during the Due Diligence Period?

A-3 The City will negotiate a contract with the successful bidder and the terms of the bid bond and earnest money deposit will be established therein.

Q-4 Can you please provide the total acreage of the parcels associated with this RFP?

A-4 We currently only have the acreage for the parcels included that we acquired from the SCDOT. We do not have acreage/surveys for the parcels HCD acquired years ago along Cooper and Hanover.

Q-5 Could you provide the list of attendees from the Pre-Proposal meeting?

A-5 They will be posted on our website.

Q-6 Do you have a higher resolution file for the Exhibit A2 CRB Plat color coded VCC Parcels?

A-6 Attached is a different drawing for the VCC.

Q-7 Is the City planning to take ownership of any linear park proposed by a development team?

A-7 Yes. City of Charleston will design it, developer will build it and City will maintain it.

Q-8 Are there specific requirements or minimum requirements/guidelines for the design of the linear park?

A-8 Design guidelines to be developed in accordance with linear park site design by the City of Charleston. Parking should be placed internal to the block, not located along the linear park and be concealed from view from the linear park. Buildings located adjacent to the linear park should front directly onto the park with building entrances to individual units located on the ground floor as well as entrances to internal common areas, such as lobbies and courtyards. Buildings should provide windows, stoops, balconies and other direct frontage elements on the building facade along the linear park. Pedestrian connections should be provided which connect the pathways of the linear park to various locations along the site fronting onto the park, including individual unit entrances, porches, courtyards and parking areas.

Q-9 Does the City have any flooding remediation plans for the general vicinity?

A-9 The City does not have any plans to mitigate flooding at this time. The developer will have to consider existing conditions related to flooding when developing the project.

Q-10 Will the City look to be involved in the design process, Board of Architectural Review process, or reserve approval rights over the final design of the development?

A-10 Yes. The City of Charleston will give its recommendations throughout the process through final design.

Respondent should acknowledge receipt of this addendum by completing this section and returning it with the Bid/Proposal Submittal. Failure to acknowledge this addendum may be cause for rejection.

Offeror

Title

Authorized Representative

Date