

5TH & GREENWOOD REQUEST FOR PROPOSALS (RFP)

Questions & Answers

Question: Is there a sign-in sheet from the pre-proposal meeting? **Answer:** Yes, a sign in sheet was passed around at the pre-proposal meeting. 10 individuals attended representing nine private sector businesses: Coldwell Banker, Pacific Crest Affordable Housing, Tekneek Architecture, Payne West Insurance, Taylor NW, Project PDX, Invest Oregon, and Wasserman Group. We will not know who is seriously interested in the project until proposals are received on September 27.

Question: On page 8 of the RFP -- under Incentives and Investments -- the last bulleted item notes, "Flexibility in meeting parking requirements." What sort of opportunities exist under this incentive? **Answer:** The City of Redmond Planning Division reviews each project or proposal on a case by case basis. Typically, a minor variance can be requested if needed. Please see Redmond Development Code 8.0710.

Question: What is the best way to communicate and interact with Agency staff?

Answer: After the date of the on-site pre-submittal meeting, all questions related to the RFP must be in writing and sent via email to Troy Rayburn, Project Manager, at troy.rayburn@ci.redmond.or.us.

Question: What type of development is the Agency looking for? **Answer:** The RFP was written in a broad manner with the hope that it will attract a mix of proposals. Proposers need to demonstrate their specific project will not oversaturate a currently served market.

Question: Would the Agency consider a retirement community for active retirees as a valuable use for the project site? **Answer:** Yes, the location of the 5th & Greenwood site is the gateway to the medical district and a retirement community for active seniors fits with its proximity to the Medical District. In addition, active retirees would be near dining, shopping, and social opportunities due to its proximity to those businesses.

Question: The RFP lists incentives on page 8. One of the incentives listed is "discount on property purchase price." What does the Agency consider a realistic purchase price? **Answer:** The purchase price for the land should be included in a development team's proposal after that development team does its due diligence regarding fair market value in relationship to the quality of their proposed project. For example, if a development

team submits a high-quality project that does not over saturate a currently served market, it's fair to assume that the Agency will take those high-quality features and other benefits of the project into consideration when considering the property purchase price.

Question: Would the US Treasury's New Markets Tax Credit Program (NMTC) apply to the 5th & Greenwood site? **Answer:** The City of Redmond Urban Renewal Agency does not have access to NMTC's tax credit allocations.

Question: What are the funding assistance opportunities available for this project?

Answer: Policy makers typically like to see a 20% leverage, but will also entertain a combination of low interest loans and grants through Urban Renewal's Property Assistance Program if the project merits it. This process will require informational presentations to both the Downtown Urban Renewal Advisory Committee (DURAC) and the Urban Renewal Board to obtain approval.

The funding assistance opportunities include:

- 20% financial contribution to the project cost
- Development team's suggested purchase price for the land contained in submitted proposal. Suggested purchase price for the land should consider fair market value and the quality of the project submitted.
- Grants and loan opportunities through the City of Redmond Urban Renewal Agency's Property Assistance Program (PAP). Please see: <http://www.ci.redmond.or.us/government/departments/community-development/urban-renewal/downtown-urban-renewal-district/h-downtown-property-assistance-programs>

Question: Would a residential use project need to incorporate some sort of small park or green space in the proposal? **Answer:** According to the Redmond Comprehensive Plan; Chapter 8; Goal #2 – a small greenspace or small park setting, should be incorporated within one-half mile of every home. Please see Redmond Development Code.

Question: Is there a recorded easement on the northern end of the northern lot (tax lot 151309DA00201) that would limit land use development? **Answer:** According to Deschutes County Property Information or DIAL there is no recorded easement that would limit land use development. The Agency does, however, have a month-to-month lease with Grocery Outlet for the strip of parking spaces that cross over onto Agency property. This lease can be cancelled at any time by either party with a 30-day notice.

Question: Is infrastructure capacity (water, sewer or wastewater, storm water run-off, transportation, etc.) an issue for this project site? **Answer:** Capacity should not be an issue. Details about infrastructure serving the site include:

Water: The site is served on the west by a 12" main pipe under 5th Street, on the south under Greenwood Avenue by an 8" main, and on the east under 4th Street by a 6" main. Only the 12" and 8" should be relied on for water supply, the 6" is smaller than our current standard and will eventually be replaced. Flows in excess of our commercial standard of 2,500 gpm fire flow are available in the 12" main.

Sewer: There are 8" sewer lines under 4th and 5th Street, both approximately 5' deep. The 4th Street line has an existing lateral to the site and is easier to access.

Stormwater: There is an existing stormwater system under 5th Street designed primarily to serve the street system. Plan for retaining runoff on site.

Transportation: A traffic impact study will be required. 5th and 6th Streets function well with no particular concerns along the corridor, but it is possible that there could be impacts at intersections up and downstream from the site.

Question: Are there any plans for NW 4th Street to continue North and connect with NW Kingwood? **Answer:** NW 4th Street is not on the City of Redmond's connectively map or noted in the Transportation System Plan (TSP).

Question: Will the city require a selected development team to receive a lot consolidation for the two tax lots that make up the development site? **Answer:** It depends on the proposed project. The Planning Division of Community Development reviews such incidents on a case-by-case basis.

Question: What is the land use zoning immediately to the east of the project site?

Answer: The land use zoning immediately east of the project site is zoned High Density Residential or R5.

Question: What is the building height limit for a C2 zone and can a development team apply for a variance? **Answer:** Maximum building height is 45 feet for structures within one full city block of a residential zone. Please see Chapter 8 Development Regulations; 8.0195 and 8.0175(5). Yes, a development team can apply for a variance.

Question: Would the two tax lots comprise one small parcel? **Answer:** The project site is not considered a small parcel. The two tax lots equal approximately 85, 813 square feet or 1.97 acres when looked at as one building site.

Question: Has the Agency discussed its intention to develop the 5th & Greenwood site with the community? **Answer:** The Agency has reached out to and discussed its intentions with the owners of Grocery Outlet, the project site's immediate neighbor to the north. In addition, the 5th & Greenwood site has been mentioned in various news articles regarding future development.

Question: What is the status of the family entertainment center or family recreation center that was originally discussed for this project site? **Answer:** Both the family recreation center and family entertainment center are considered catalytic projects by the Agency and the Agency is still working with developers regarding the best location for these type of projects. The developers for these projects are currently at capacity regarding their work load and conversations regarding a better location will resume when their work load lightens.