

**REQUEST FOR PROPOSALS
CITY OF TAMPA
Mixed Use Development
Downtown Tampa
Community Redevelopment Area**

ADDENDUM #2

FREQUENTLY ASKED QUESTIONS

The City of Tampa held a pre-submittal meeting on Friday, August 19th at 11:00 am at 306 East Jackson Street, Tampa, Florida 33602, 2nd Floor Executive Conference Room.

Attendees from the City of Tampa Staff included: Bob McDonough, Economic Opportunity Administrator; Rob Rosner, Urban Development Manager; Mike Callahan, Urban Design Manager; Dan Fahey, Environmental Engineering; and John Archer, Real Estate.

Other Attendees: Russell Versaggi, Chris Denome, Mark House, Chris Meares, Lee Winter, David Green, Mark Maher, Wayne Clement, and Jeanette Jason

The meeting yielded the following questions:

Question #1

The roadways adjacent to the site are controlled by entities other than the City of Tampa. Will there need to be coordination with HART & FDOT?

Answer

Yes. HART controls Marion Street and FDOT controls other three roads: Kennedy Blvd, Jackson Street & Florida Avenue. The City of Tampa will assist the developer with coordinating meetings concerning driveway entrances to the property as needed.

Question #2

What are the known environmental issues on this site?

Answer

The site previously contained two gas stations over the years. The FDEP records the site having two locations with one on the northwest corner and one on the northeast corner. FDEP assesses them separately as having petroleum contamination. There is a potential for this site to be eligible as a brownfield site. The City will assist in the pursuit of this designation if the success proposer desires it.

Question #3

What prohibitions on the site would soil remediation entail?

Answer

The likely remediation methods will probably be either/or soil removal and dewatering depending on the results of the environmental reports. The water table on this site approximately 7 feet deep. The water from the dewatering process will need to be expelled into the sanitary sewer system. Environmental assessment information on this property is available at the following locations:

Florida Department of Environmental Protection (FDEP)
Cleanup Facility Electronic Documents Listing Links
Northeastern Site Location: Jackson Street Parking Lot Property (Eastern Half of Block)
405 East Kennedy Blvd. – Folio No. 193567-0000
Facility ID: 8625671
Facility Name: Tampa City Fleet Maintenance #7 – Jackson St Parking Lot

https://fldeploc.dep.state.fl.us/www_RCRA/Reports/clm_results_docs.asp?facid=8625671&sdn=STCM

Northwest Site Location: Jackson Street Parking Lot Property (Western Half of Block)
405 East Kennedy Blvd. – Folio No. 193567-0000
Facility ID: 9700997
Facility Name: Land Trust #1

https://fldeploc.dep.state.fl.us/www_RCRA/Reports/clm_results_docs.asp?facid=9700997&sdn=STCM

Once you get to these pages, additional documentation for each site can be accessed in the State's OCULUS database system by clicking on the Facility Name and then hitting the PUBLIC OCULUS LOGIN button. The most recent work that was done on the site in July and just last week has not been uploaded to either of these websites yet.

Question #4

What is the timing of the selection process?

Answer

The selection will occur approximately 30 days or so after the proposals are due.

Question #5

What is the City's vision of mixed-use for this parcel?

Answer

The City believes this is the most prime piece of real estate in the City's Downtown portfolio. The City desires a large mixed-use development. The City believes the market

should decide on the mix of uses and it is up to the developer to explain their mixed-use scenario in their proposal.

Question #6

Explain the access to public parking stated in the RFP.

Answer

The RFP stated the City would require approximately 2 floors (approximately 200 spaces) of parking is developed for the ownership of the City of Tampa to be used as public parking. However, the City is flexible on how the retention of public parking on the site is attained. Ownership by the City is not necessary if there is a mechanism provided by the new owner to guarantee parking for the public.

Question #7

What factors will be the most critical on the evaluation of the proposals?

Answer

The factors are as follows in the order of most important to least important: price, density, and proposed uses.

Question #8

What other on-going projects is the City involved in that will affect this project?

Answer

The City is currently contracting with CSX to design and build a Quiet Zone for the rail line that runs through the City. This project will eliminate the train horns in the middle of the nights. The project should be complete in late fall of 2017.

Question #9

What codes will apply to this project?

Answer

New Zoning Code for Downtown was adopted in May of this year. Normally the code changes are uploaded to Municode. However, please contact Mike Callahan, Urban Design Manager, at 813-274-8402 to obtain the most recent copy. Although first floor retail is mentioned, the first floor does not have to be retail, but it needs to follow the code for the street wall design.

Question #10

What is the urban design review process?

Answer

The City will be happy to set up an early meeting to assist the successful proposer to review the design parameters and major development issues. A Preliminary Plan Review (PPR) can be done before applying permits to help with making sure everything is identified ahead of time to shorten the review time to get permits. During the permitting process, there will be reviews at 30%, 60%, 90% and final construction documents.

Question #11

Will there be a presentation required after the submittal?

Answer

No presentation will be required. The selection will be based on the proposal submitted.

Question #12

Will there be a selection committee?

Answer

City staff will be on the selection committee. The mayor will have the final decision.