

RFP 15-0178

Development at 120 E. 9th Street, the Riverfront Triangle

Answers to Questions Asked as of 11/16/15

Question 1

On one of the RFP exhibits is indicates the difference between the “subject property” and “park property”. Can proposals encumber only the subject property or portions of the park property as well?

Answer:

The RFP and exhibit A indicate the City’s intent to retain and utilize a portion of the property for the River Greenway. Exhibit A shows two sections of the subject property; the area shaded in green is, more or less, property that will be utilized as part of the River Greenway. The area shaded in yellow is the approximate developable area for occupied structures. Depending on project design and use of the property, the line that divides the yellow and the green sections may be adjusted and a proposal may be allowed to encumber both sections so long as the River Greenway is an element of the project’s design.

Question 2

Is the transformer located on the site able to be moved?

Answer:

The transformer is owned by Excel Energy and discussions would need to take place prior to it being moved. It is the City’s understanding that if the transformer needed to be relocated that Excel would collaborate on the project details. In addition, there are some utilities located in the adjacent right-of-way.

Question 3

What are the city’s expectations for onsite parking?

Answer:

The City desires a design that includes as much on-site parking as is needed for the use of the site. However, because this property is located downtown, reasonable consideration may be made to determine the feasibility of off-site parking and the utilization of available public parking.

Question 4

Are there any height restrictions associated with this site?

Answer:

Fire and other applicable codes should be considered when preparing the design and overall proposal with regards to height restrictions on a project. While this property is located close to flight paths it is the City’s understanding that it is outside of the Sioux Falls Regional Airport’s restricted area.

Question 5

Are there any easements with surrounding property owners that could hinder development?

Answer:

The City’s Real Estate Department believes there are no direct encumbrances on this property. The City anticipates that a full survey and re-platting of the property be performed prior to the sale.

Question 6

Does the City have any information on the condition of the existing flood wall?

Answer:

The City believes the existing flood wall may be in need of maintenance. As part of the City's future River Greenway design process, the City will perform its own analysis as to the condition of the flood wall. The City anticipates any proposers for this project will perform due diligence which may include further analysis of the flood wall and work with the City in regards to the overall condition.

Question 7

Will the City's work to the river greenway, as referenced in the RFP be consistent with the river greenway master plan approved by FEMA in 2010?

Answer:

Any River Greenway development would have to go through a final design plan and be developed to conform with the most recent Greenway & Riverfront Master Plan.