

**Request for Qualifications:
Sioux Falls Railyard Redevelopment Area
RFQ No. 17-0122**

Question 1: Who is responsible for cost of removal of all contaminated soil under the 6" top soil?

Answer: The City will remove the top 6", any further removal is the responsibility of the developer.

Question 2: Who pays for construction of roads, sewers, drains, infrastructure, etc?

Answer: Infrastructure costs and public/private participation will be discussed during the RFP processes.

Question 3: Is there an opportunity to leave the top soil until construction proceed and receive credit for the cost of removal at time of construction?

Answer: No. The City will mitigate the top 6" of soil prior to turning the property over to developers.

Question 4: Who determines the style of street lights?

Answer: The City.

Question 5: Who maintains entrances and roads?

Answer: Roads that become public right of way will be maintained by the City.

Question 6: Will there be land swap for public street? Land price? Cost per square foot? Or, no charge?

Answer: This will be determined at the time of the RFP process.

Question 7: Can we build in phases or does it have to happen all at the same time? Required timeline?

Answer: Project phasing will be a topic of negotiation.

Question 8: Can we work with Parks and Recreation on dog park, regular park, sculpture park, bike path, bike rentals, benches, lounge chairs, trash cans? City maintained?

Answer: This RFQ seeks qualification of proposed developers. Public/private participation for the project will be discussed during the RFP process

Question 9: What is the status of the Phillips family reversionary interest on the railroad property?

Answer: None of the property in this offering is subject to a reversionary interest.

Question 10: Would a TIF be available?

Answer: The City considers tax increment financing on a project by project basis. Any request would be subject to the appropriate approval process.

Question 11: Would there be a single point of contact responsible for the RFQ?

Answer: The single point of contract for the RFQ and Selection process is Kara Scherbring, City of Sioux Falls Finance, 605-367-8832.

Question 12: Will the roads and parking spaces be considered public or private?

Answer: As previously noted, infrastructure costs and public/private participation for the property offered for sale will be discussed during the RFP process. This includes streets and parking spaces within the property to be sold. Anything in public right of way will be maintained by the City.

Question 13: What is the timeline on the removal of the railroad tracks?

Answer: The removal is expected to begin in January of 2018.

Question 14: How long before the BID area is expanded to the East?

Answer: The Main Street Business Improvement District (BID) area encompasses the railyard redevelopment area. There are no current plans to expand the BID beyond the existing boundaries.

Question 15: What can be developed on the land under the viaduct?

Answer: The property under the viaduct is right of way. NO structures will be allowed to be constructed under the viaduct. Access will be allowed under the viaduct to the property between the viaducts.

Question 16: Are there height restrictions for building and signs? What are the setbacks?

Answer: RE6 form for the DTPUD identifies requirements for height and setback and signage. In addition, buildings constructed as part of the redevelopment must be compatible with the historic nature of the surrounding area and have a similar industrial design.

Question 17: Are there required building materials?

Answer: Materials for any building should be compatible with those used for adjacent buildings. Rough-sawn wood, rustic shingles, aluminum or vinyl siding, or obvious imitation materials should not be used.

Question 18: Will there be stairwell access from the viaduct to the redevelopment site?

Answer: No.

Question 19: Who pays for the cost and maintenance of 8th Street sidewalks?

Answer: Maintenance of sidewalks along 8th Street will be the responsibility of the landowner as required by city ordinance and state law.

Question 20: Will there be additional crosswalks across 8th Street?

Answer: Streetscape design and public/private participation will be discussed during the RFP process.

Question 21: Will there be standards for boulevard trees & shrubs?

Answer: Boulevard vegetation must follow city ordinance and Engineering Design Standards.

Question 22: What will be the material of the fence along the redevelopment site?

Answer: A wrought iron fence will be installed by the City along the property line between the redevelopment area and BNSF property. The fence will be 6' high.

Question 23: Is there a plan for set back from remaining tracks for development, landscaping and trees?

Answer: Setback from the railroad property line shall be determined by zoning requirements. A landscaping buffer can be proposed during the RFP process.

Question 24: Is there a drainage plan in place?

Answer: Drainage will be addressed in the redevelopment process.

Question 25: Will there be access and development and/or restrictions under the viaduct?

Answer: See the answer provided under Question 15.

Question 26: Are there signage requirements?

Answer: See the answer provided under Question 16.

Question 27: What is the status of the new Overlay District?

Answer: An environmental land use overlay district ordinance is in the process of being developed.

Question 28: Is the Overlay District complete for the railroad parcels? If not, when will they be complete?

Answer: See the answer provided under Question 27.

Question 29: Will funds from the 2015 City of Sioux Falls USEPA Community Wide Assessment Grant for Brownfields be made available to selected proposers for development specific environmental site assessments? If available, how much would be available?

Answer: Funding may be available through the Assessment Grant program. Property owners will need to submit a Site Nomination Form and sites will need to be approved by the EPA and/or DENR.

Question 30: Are the USEPA Community Wide Assessment Grants Funds available?

Answer: See the answer provided under Question 29.

Question 31: What is the status of the Quiet Zone for the redevelopment area?

Answer: The City plans to perform a city-wide study for the feasibility of quiet zones. The timeline for this study is undetermined at this time.

Question 32: Who is responsible to remove the underground electrical lines and existing power poles?

Answer: Developers will need to work utility companies on any relocation needed for the redevelopment. This includes electric, natural gas, and communications facilities as well as City infrastructure.

Question 33: What is the time for responses to these questions?

Answer: The RFQ timeline will be amended to maintain the original submittal timeline.

Question 34: Approximately 50-60 tenants of 8th & Railroad are currently parking on parcels D & E. Will the City work on a parking plan for these tenants while construction proceeds?

Answer: This question does not pertain to the RFQ process.