

MANTUA COMMUNITY DEVELOPMENT PROJECT RFP

QUESTIONS & ANSWERS

The following questions were submitted by the February 17, 2017 deadline provided in this RFP's schedule.

1. Do we need to work within the defined Tax ID lots or can they be combined to produce a larger project such as multi-family development?

No, you do not have to work within the defined Tax ID parcels created by OPA. The developer can produce a larger scaled development, but may need zoning approval to create such a development.

2. Is there a plat of the scope of what type of development might be the highest/best use in the area?

The RFP does not specify any one type of development.

3. Can we build up or are there limitations on the scale?

Building massing is controlled by floor area ratio (FAR). Please review the pertinent zoning classification to clarify the heights allowable based on the FAR.

4. This does not have to be 100% for sale product, correct?

The RFP does not require for sale or rental development. Developers are encouraged to be creative in their development proposals.

5. Can we hold some of this development long term?

The developer is expected to complete the entire development within a certain timeframe as required by the PRA.