

Addendum 1 for Pastoret Terrace RFP 16D-3 Questions:

12/21/2016

Q: Are site visits allowed?

A: Yes, site visits can be scheduled by contacting DEDA staff. A waiver must be signed prior to entry of the structure due to liability.

Q: What are the parking requirements for the site?

A: According to the Unified Development Chapter (<http://www.duluthmn.gov/community-planning/land-use-zoning-applications/zoning-regulations/> see excerpt below), development would not be required to have off street parking, however it will be up to each proposer to determine what type of parking may or may not be required to make the proposed development feasible from a functional standpoint.

50-24 Parking and loading.

50-24.1 Applicability.

The standards of this Section 50-24 shall apply to all development and redevelopment, except that:

- A. Development and redevelopment in any of the form districts shall only be required to provide that amount of parking that can be accommodated on the development parcel while allowing the principal building to meet all of the building form standards in Section 50-22;
- B. No off-street parking shall be required for any non-residential use on a lot smaller than 10,000 square feet in any mixed use district or special purpose district;
- C. No off-street parking shall be required for any building with less than 10,000 square feet of gross floor area and with a non-residential primary use in any mixed use district or special purpose district;
- D. No off-street parking shall be required within the boundaries of the Downtown area shown in Exhibit 50-24.1-1;
- E. No off street parking shall be required for any use except (1) hotels or motel, and (2) residential developments with more than ten units, within the boundaries of the Canal Park area shown in Exhibit 50-24.1-1;
- F. Development and redevelopment that is exempt from being required to provide off-street parking but does provide parking, must follow all the provisions of this Section.

(Ord. No. 10044, 8 16 2010, § 6; Ord. No. 10096, 7 18 2011, § 26.)

Q: What information in the Pastoret Terrace RFP process will become public information?

A: It has been determined, per the review of state statute, that all proposals will become publicly available upon the execution of a development agreement with the selected Proposer. Proposals will not be made public until a Development Agreement is executed. For further detail, the following is the language in the Statute (13.591 Subd. 3):

(b) Data submitted by a business to a government entity in response to a request for proposal, as defined in section 16C.02, subdivision 12, are private or nonpublic until the time and date specified in the solicitation that proposals are due, at which time the name of the responder becomes public. All other data in a responder's response to a request for proposal are private or nonpublic data until completion of the evaluation process. For purposes of this section,

"completion of the evaluation process" means that the government entity has completed negotiating the contract with the selected vendor. After a government entity has completed the evaluation process, all remaining data submitted by all responders are public with the exception of trade secret data as defined and classified in section 13.37. A statement by a responder that submitted data are copyrighted or otherwise protected does not prevent public access to the data contained in the response.

If all responses to a request for proposal are rejected prior to completion of the evaluation process, all data, other than the names of the responders, remain private or nonpublic until a resolicitation of the requests for proposal results in completion of the evaluation process or a determination is made to abandon the purchase. If the rejection occurs after the completion of the evaluation process, the data remain public. If a resolicitation of proposals does not occur within one year of the proposal opening date, the remaining data become public.