



CITY OF MEMPHIS

REQUEST FOR PROPOSAL

#71555

**DEVELOPMENT PARTNER FOR THE RALEIGH SPRINGS
CIVIC CENTER**

Addendum Two (2)

Answers to Questions

Questions & Answers

Except to remove vendor names and addresses, questions are provided exactly as submitted.

#		Section	Question / Answer
1	Q		Where does the city plan to locate the proposed city-fleet repair shop?
1	A		In the northwest corner of the Morrison Dr/Scheibler Rd intersection.
2	Q		Will it be close to the 19 ac development parcels? If so, will the city consider building visual buffers so that these uses are hidden from future residential uses north of Morrison Dr.?
2	A		See plans for visual. Yes, the site plan shows a 6' wrought iron fence around the Fleet Shop that connects to the existing wall at Scheibler Rd and some trees as a buffer
3	Q		We understand that the City aims to build a 'main-street' along the waterbody by 2023. Can you share concept drawings for the proposed main street?
3	A		See attached Main Street Concept
4	Q		Can this main-street design be tweaked to fit our development vision for the area?
4	A		While it would depend on the extent to which it needs to be "tweaked," generally, the City is moving forward with the conceptual master plan as presented to the community in April 2022.
5	Q		Raleigh Neighborhood Small Area Plan mentions 6-plex & 8-plex typologies to increase housing density. In your opinion, is there an appetite for a slightly denser typology, i.e., a medium density, 3-4 story stick-built multi-family product?
5	A		Yes, there could be if sited appropriately, but small-scale multifamily is desirable as a transition from medium density to surrounding single family.
6	Q		Does the city have exact density numbers they are looking to achieve on this site?

6	A		No. The City wants to developer to consider density that may complement the neighborhood and submit in the proposal.
7	Q		Is it the city's intention to build the new park around the waterbody or is it looking to the developer to do that for the portion that falls within the 19 ac parcels?
7	A		City will build with Accelerate Memphis funds.