



ADDENDUM NO. 2

Date: February 16, 2021
To: Interested Developers
Solicitation No.: NRT-2021-01
Title: Redevelopment of North River Towers Request for Proposal

This Addendum is and does become a part of the Redevelopment of North River Towers Request for Proposal.

Subject: Questions & Answers:

Below are questions and answers relative to the subject solicitation:

Q1: Is it confirmed that the project could be up-zoned to T6-36? Has the County confirmed this?

A1: The Project Site is included in the Government Center Subzone of the Fixed-Guideway Rapid Transit Zone (RTZ) and is subject to land development regulations that have been recently established in Section 33C-11 of the County Code (Government Center Subzone of the Fixed-Guideway Rapid Transit Zone).

The proposed project should be comprehensive redevelopment maximizing density in accordance to the Government Center Subzone of the Fixed-Guideway Rapid Transit Zone (RTZ), while remaining sensitive to the neighborhood scale.

Please see attachment 6 – Government Center Subzone.

Q2: Is there any incentive to reduce current parking requirements?

A2: The Project Site will include parking in accordance with the requirements of the Government Center Subzone of the Fixed-Guideway Rapid Transit Zone (RTZ). Please see attachment 6 – Government Center Subzone.

Q3: Is this site within the RTZ zone? Any set-back and height requirements?

A3: The Project Site is included in Government Center Subzone of the Fixed-Guideway Rapid Transit Zone (RTZ) and is subject to land development regulations that have been recently established in Section 33C-11 of the County Code (Government Center Subzone of the Fixed-Guideway Rapid Transit Zone). Please see attachment 6 – Government Center Subzone.

Q4: Due to the proximity of the rail system and public transportation, would this site be categorized as a transit-oriented development?

A4: Yes. Please see Attachment 6- Government Center Subzone.

Q5: The RFP is unclear as the affordability component; is this project to have a majority affordable/workforce housing unit with a smaller component of market?



A5: The residential component should have at least 425 total units. At least 15% of the total unit count shall be set aside for families earning up to 80% of annual AMI as determined by HUD. The set aside units shall include a mix of studio, one, two, and three-bedroom units.

Q6: On affordable units, what is the distribution of AMI renters that would be desired?

A6: The residential component should have at least 425 total units. The development shall consist of affordable, workforce, and market rate housing units (i.e., the new units) pursuant to the Selected Proposer's development approach. The affordable, workforce and market rate units shall be interspersed within the building without concentration in any one area. At least 15% of the total unit count shall be set aside for families earning up to 80% of annual AMI as determined by HUD. The set aside units shall include a mix of studio, one, two, and three-bedroom units.

Q7: Are there any additional county, city and/or state affordability compliance restrictions and requirements.

A7: No, but this does not preclude the potential of the selected developer adding affordability conditions of its choosing connected to various issues that may range from social conscience to financing considerations.

Q8: Are there any Real Estate tax incentives, i.e. abatement - that would be offered to a future project on this site should a higher percentage of affordable unit's form part of the final proposal?

A8: No.

Q9: It is my understanding that the pre-proposal conference for the afore-referenced RFP will be held in the afternoon of 2/24 at 1PM. Due to current pandemic restrictions and guidance, will an on-line/video conference alternative be offered for this event?

A9: The Date of pre-proposal conference is Tuesday, February 23rd at 10 am. No, an online/video conference alternative will not be offered for this event.

All terms, covenants and conditions of the subject solicitation and any addenda issued thereto shall apply, except to the extent herein amended.

Miami-Dade County,

Indira Rajkumar-Futch

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PHCD Procurement Contracting Manager

cc: Clerk of the Board
Terrence Smith, Assistant County Attorney