

## **Request for Qualifications and Conceptual Proposal – Lost Park, Chico, CA Addendum – April 20, 2022**

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The following are questions received during the March 28, 2022 RFQ Conference, as well as additional questions received via email.

**Q1. Am I correct that the design will be completed before the City enters into an agreement with the Development Team? To state another way, will the Development Team be required to complete the design prior to entering into a paid contract with the City?**

*A1. Please see Section 3 of the RFQ for details on the selection process. Conceptual site design is completed in Step 1 and final design is completed in Step 3.*

**Q2. Will the City be negotiating with anybody else during the Exclusive Negotiation Agreement (ENA) period?**

*A2. No*

**Q3. Can the financial terms of the project be negotiated during the ENA timeframe?**

*A3. Yes*

**Q4. Will the community be involved to help further the design during the ENA?**

*A4. Yes – it is during the ENA time period that the developer will work closely with the community to further develop the project design. See Section 3.c. of the RFQ.*

**Q5. Will the City be giving preference to local firms?**

*A5. No – the scoring for the response to the RFQ does not include additional points for local firms. See Section 3.a. for the scoring criteria and 3.b. for the developer selection process.*

**Q6. What is the zoning for the project area?**

*A6. See Section 2.a. of the RFQ for information on zoning, with additional links found in Section 10.*

**Q7. Are bike lanes near the site on or off road?**

*A7. Both. See Section 10.g. for a link to the City of Chico Bicycle Plan.*

**Q8. What previous outreach has been done in the community?**

*A8. A planning report was completed 20 years ago. See Section 10.j of the RFQ. for a link to the Parking Lot 5 Redevelopment Feasibility Study. In addition, Council presentations were made on November 26, 2018 and November 16, 2021. Project updates have also been provided to leadership of the Downtown Chico Business Association and the Chico Chamber of Commerce.*

**Q9. Who is the lead economic development agency in the region?**

*A9. Team Chico is the lead for Chico, Butte County Government is the lead for the County, and 3CORE is a federally recognized Economic Development District serving Butte, Glenn, and Tehama County counties.*

**Q10. Has the City considered utilizing an Infrastructure Financing District to support this project?**

*A10. No.*

**Q11. Does Chico State Enterprises have any specific requirements for the development in terms of use? Will they need to have office space to house the existing tenants of 25 and 35 Main.**

*A11. Chico State Enterprises does not need office space included in the project proposal. One area of interest for Chico State and Chico State Enterprises is the creation and inclusion of a University Farm Store in the project.*

**Q12. What happened with the City's previous work with Hyatt to bring a hotel and conference center to this site?**

*A12. The concept did not move forward. Hyatt is welcome to submit a response to the current RFQ.*

**Q13. Do the trees on the site have any special protections?**

*A13. No, but efforts to retain large trees (over 18 inches DBH) should be considered.*

**Q14. Does the area under consideration for redevelopment include all of the property down to the creek? Can they build in the trees near the creek? Does the greenway have restrictions?**

*A14. The area for redevelopment includes all of the area up to the back of the sidewalk adjacent to the parking lot. See Attachment A of the RFQ. The greenway from the back of the sidewalk to the creek is technically part of Bidwell Park. Buildings or other permanent structures will not be allowed to be built in the greenway, but the City would consider improvements such as walking/bike paths, picnic tables, etc.*

**Q15. Can the Chico State Enterprises buildings be demolished?**

*A15. Yes. It is expected that the two buildings at 25 and 35 Main Street will be demolished as part of the project.*

**Q16. Are there parking assets offsite?**

*A16. Yes – additional City-owned public parking lots are located in the Downtown area. The project site (Municipal Lot 5) currently includes 180 parking spaces. Municipal Lot 1 located on 2<sup>nd</sup> Street between Flume Street and Wall Street also has approximately 180 spaces. Attached is a map showing the parking available in the Downtown area.*

**Q17. Will reduced parking on-site be acceptable?**

*A17. Yes - Please see Section 2 and Section 10 of the RFQ for additional information on zoning and overlay requirements.*

**Q18. Is there building height limit?**

*A18. Per the DN (Downtown North) zoning district development standards, there is a 85' height limit. See Section 2.a. of the RFQ for information on zoning, with additional links found in Section 10.*

**Q19. Who owns Children’s Park adjacent to Chico State and across the street from the site?**

*A17. The park is owned by the City of Chico. The City is in the process of executing an agreement with Chico State for the maintenance and oversight of a portion of Children’s Park known as The Bidwell Bowl.*

**Q20. Is the Lost Park Redevelopment Area part of the Property Business Improvement District (PBID) in Downtown?**

*A20. Yes – the entire area to be redeveloped is included in the Downtown PBID.*

**Q21. Can there be signage installed across the road designating the downtown area?**

*A21. Yes – this could be considered as one of the design features for the project.*

**Q22. Has the City started or applied for the Affordable Housing Sustainable Communities (AHSC) program grant?**

*A22. No*

**Q23. Are there CDBG-DR fund available for affordable housing projects on the site?**

*A23. No – the City’s CDBG-DR funds have been fully allocated to other projects.*

**Q24. Will the private property adjacent to the site be part of the project? It is listed as a possibility within the RFQ.**

*A24. At this point, they are not part of the project, but they may have interest in participating with the selected Developer.*

**Q25. Will Prevailing Wages be required?**

*A25. If more than \$25,000 in public funds are provided or the project meets the legal definition of a public works project, then prevailing wages would be required.*

**Q26. Will the city/school consider variances to current zoning?**

*A26. It is possible to deviate from the City’s zoning requirements through a -PD (Planned Development) permit as laid out in CMC Section 19.28. The hope is that project proponents won’t feel limited by the current zoning requirements as the future project will ultimately need to be approved by the City Council and code amendments could be part of the overall proposal.*

**Q27. Can the two existing buildings be demolished for the new project?**

*A27. Yes – Please see Q15.*

**Q28. What role will Chico State have in the selection process and design approval process?**

*A28. Please see Section 3 of the RFQ for information on the Selection Process.*

**Q29. Would the City be open to ground leasing the site to the Developer rather than selling the site to the developer?**

A29. The terms and the conditions will be negotiated during the Exclusive Negotiation Agreement phase.

**Q30. Will you release the list of all persons and entities who have expressed interest in this project?**

A30. We will post the finalists per the RFQ