

**The Philadelphia Parking Authority
701 Market Street, Suite 5400
Philadelphia, PA 19106**

**RFP No. 23-12
Jefferson Garage Development
Addendum One**

To: See Email Distribution List

From: Shannon Stewart
Manager of Contract Administration

Date: November 17, 2023

No Pages: 3 plus Appendix A

This addendum is issued on November 17, 2023, prior to the proposal due date to add, delete, modify, clarify and/or to respond to questions submitted by prospective offerors regarding the work included in the above referenced solicitation.

QUESTIONS

1. **Question:** Please advise schedule for site visit to observe level of the existing garage, which was not available to see during the initial visit on 10/27?

Response: The site visit of the basement level of the garage will be held on Tuesday, November 28, 2023 at 11:00 AM. Parking will be provided at Jefferson Garage. Offerors are to meet Shannon Stewart at the 10th Street entrance of Jefferson Garage. Offerors must confirm their attendance by emailing Shannon Stewart at sstewart@philapark.org by Friday, November 24, 2023.

2. **Question:** Regarding Part IV Project Statement Specific – Section 2 -Zoning Relief Acknowledgement and Provisions listed on page 20 of the RFP, indicates that underground construction is deemed unfeasible for this project. Other than simple cost premiums associated, was there another reason Offerors should be aware of that this was deemed unfeasible?

Response: No, the Authority is not aware of other reasons for the feasibility or unfeasibility regarding below grade parking. The Authority does not wish to incur the additional cost premiums associated with below grade parking.

3. **Question:** Regarding Part IV Project Statement Specific – Section C - Project Intent, Goals and Requirements listed on page 19 of the RFP, indicates the parking facility shall be designed and constructed in accordance with the concept plans prepared by THA Consulting included in Appendix F. Please confirm the concept plans may be reasonably modified if benefitting the project. With exception to constructing roughly 650 spaces with an entrance on 10th Street?

Response: Yes, the concept plans may be modified.

4. **Question:** Regarding Part 11-6 Technical Response (Tab E), Section B – Economic Proposal, Sub-Section – Parking Payments listed on page 13 of the RFP, indicates the Authority may provide a long-term lease to provide the

Offeror's desired amount of parking. Are accessory parking spaces needed for the overbuild to be in addition to the roughly 650 spaces already called for or may these be leased from the Authority's roughly 650 spaces?

Response: Parking spaces for the overbuild are included in the 650 spaces.

5. **Question:** Appendix E – Site Zoning is missing from this RFP. Will it be provided?

Response: Appendix E – Site Zoning is attached as Appendix A of this addendum. The Dropbox has also been updated with the correct file of the RFP document which includes all appendices.

6. **Question:** Please confirm that PPA will be responsible for any ACM abatement that may be required at the Garage?

Response: Yes, the Authority will be responsible for any ACM abatements, if necessary, as a cost of the parking garage demolition.

7. **Question:** Is there a specific reason that underground construction/parking is deemed infeasible?

Response: Please see response to Question #2.

8. **Question:** Regarding the Geotechnical report, is there a reason borings were only advanced 1' below slab?

Response: No.

9. **Question:** Regarding the Geotechnical report, are any further geotechnical reports considered, or only the desktop study?

Response: No. Additional geotechnical reports will be the Developer's responsibility as part of their due diligence, at the Developer's cost.

10. **Question:** Is there a requirement for garage access along S 10th St? Can the entrance to the garage be moved to one of the other frontages (Ludlow or Chestnut)?

Response: Yes, the garage access must remain on S 10th Street.

11. **Question:** Will the PPA receive an exemption from ZBA for the above ground parking, or is that the responsibility of the developer?

Response: Yes, the Authority will seek relief through a zoning ordinance that will allow for above ground parking.

12. **Question:** Are there limitations to parking space allocations? In other words, can a portion of the garage be allocated to parking for tenants in the Project?

Response: Please see response to Question #4.

13. **Question:** Are there any existing access agreements with any of the neighboring properties? Specifically, those listed along S Clifton St?

Response: Please refer to Appendix D of the RFP document for information on easements related to the Site.

14. **Question:** Will the Philadelphia Parking Authority consider responses to the RFP that include adjacent parcels, specifically 1021 Chestnut Street?

Response: Yes, the Authority will consider proposals that include adjacent parcels.

15. **Question:** The RFP states the Authority will finance the demolition and reconstruction of the garage portion of the site through bond proceeds. Is the Authority open to alternate financing structures that could allow for outright sale of the parcel?

Response: No, the Authority will not consider selling the parcel.

16. Question: In contemplating economic proposal components, one possibility is a ground lease structure. What length of ground lease would the Authority be willing to enter into in this transaction?

Response: The Authority will not consider a ground lease for this RFP; however, the Authority will consider a lease for the air rights.

END OF ADDENDUM ONE

Appendix A

Site Zoning

ZONING MAP



INTRODUCTION

Zoning requirements typically establish permitted and prohibited uses, building height, lot coverage, setbacks, parking and other factors that control the size and location of improvements on a site. The zoning characteristics for the subject property are summarized below:

ZONING SUMMARY	
Municipality Governing Zoning	City of Philadelphia Planning & Zoning Department
Current Zoning	CC Core Commercial Mixed-use (CMX-5)
Permitted Uses	Multi-Family, two-family, Group Livig, Personal Care Home, Single-Room Residence, Passive Recreation, Active Recreation, Adult Care, Family Child Care, Group Child Care, Child Care Center, Community Center, Educational Facilities, Fraternal Organization, Hospital, Libraries and Cultural Exhibits, Religious Assembly, Safety Services, Transit Station, Freestanding Tower, Building or Tower-Mounted Antenna, Business and Professional, Medical, Dental, Health Practitioner, Sole Practitioner, Group Practitioner, Government, Building Supplies and Equipment, Consumer Goods, Medical Marijuana Dispensary, Food, Beverages, and Groceries, Pets and Pet Supplies, Sundries, Pharmaceuticals, and Convenience Sales, Wearing Apparel and Accessories, Animal Services, Assembly and Entertainment, Nightclubs and Private Clubs, Building Services, Business Support, Eating and Drinking Establishments, Prepared Food Shop, Take-Out Restaurant, Sit Down Restaurant, Smoking Lounge, Financial Services Funeral and Mortuary Services, Maintenance & Repair of Consumer Goods, Marina, Parking, Non-Accessory, Structured Parking, Personal Services, Fortune Telling Service, Radio, Television, and Recording Services, Visitor Accommodations Commissaries and Catering Services, Personal Vehicle Repair and Maintenance, Personal Vehicle Sales and Rental, Vehicle Equipment and Supplies Sales and Rental, Artist Studios and Artisan Industrial, Research and Development, Community Garden
Prohibited Uses	Any use not listed above
Current Use	Parking garage
Is Current Use Legally Permitted?	Yes
Zoning Change	Not Likely

ZONING REQUIREMENTS	
Minimum Yard Setbacks	
Side (Feet)	If used: Buildings <= 4 stories with three or fewer dwelling units = 5; Others = 8
Maximum Site Coverage	Buildings ≤ 5 stories with 1 or more dwelling units: 90%; Others: 100%
Maximum Floor Area Ratio (FAR)	1200% Base FAR. Additional FAR bonuses may also be available up to an additional 1200% FAR over the base 1200%
Conforming Use	The existing improvements represent a pre-existing non-conforming use within this zone.

Source: City of Philadelphia Planning & Zoning Department

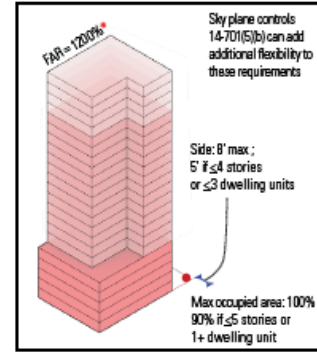
The snapshot below is from a Zoning Quick Guide, which summarizes the zoning and potential zoning bonus FAR that could be achieved to increase the subject’s development potential:

CMX-5

Table 14-701-3: Dimensional Standards for Commercial Districts



Max. Occupied Area	Buildings ≤ 5 stories with 1 or more dwelling units 90%; Others 100%	
Min. Side Yard Width	If used: Buildings ≤ 4 stories with three of fewer dwelling units = 5 ft.; Others = 8 ft.	
Max. Floor Area Ratio	1200%* With additional bonuses	1600%** For certain lots within Center City University City, with additional bonuses



* Zoning Bonus Summary		CMX-5 Additional FAR
Public Art (§14-702(5))		100%
Public Space (§14-702(6))		Up to 400%
Mixed Income Housing (§14-702(7))	Moderate Income	300%
	Low Income	400%
Transit Improvements (§14-702(8))		Up to 400%
Underground Accessory Parking and Loading (§14-702(9))		200%
Green Building (§14-702(10))		Up to 400%
Trail (§14-702(11))		N/A
Street Extension (§14-702(12))		N/A
Retail Space (§14-702(13))		N/A
Stormwater Management (§14-702(14))		N/A
Through-Block Connection (§14-702(15))		N/A

For bonus restrictions in select geographic areas, see [page 49](#).

ZONING CONCLUSIONS

Based on the interpretation of the zoning ordinance, the subject property is not an outright permitted use; however, there are circumstances under which the improvements could be rebuilt if unintentionally destroyed. The subject’s use predates the current zoning of the site and is considered a pre-existing non-conforming use. The current use is permitted for ongoing use but is subject for review upon proposed major renovation and/or full redevelopment of the site. Based on local research as well as conversations with various individuals familiar with zoning and the subject site, it is assumed that the city would allow for the subject to be redeveloped as a parking garage as part of a larger mixed-use project that would include a multi-story parking garage. Based on our understanding of the zoning code, the above ground parking garage would need

approval; however, it is unclear if the garage would be included in the calculation of the overall development density of 1200% FAR.

Detailed zoning studies are typically performed by a zoning or land use expert, including attorneys, land use planners, or architects. The depth of my analysis correlates directly with the scope of this assignment, and it considers all pertinent issues that have been discovered through my due diligence. Please note that this appraisal is not intended to be a detailed determination of compliance, as that determination is beyond the scope of this real estate appraisal assignment.