

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

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

To: See Email Distribution List

From: Shannon Stewart  
Manager of Contract Administration

Date: January 23, 2024

No Pages: 2 plus Appendix A

This addendum is issued on January 23, 2024, 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:** How does Offeror get comfortable that PPA will be able to raise the fund necessary to pay for the garage and associated share of site work/foundation?

**Response:** The Philadelphia Parking Authority has \$11.9 Million in a Construction Fund that is solely for the 10th & Ludlow project. The balance, which has yet to be determined, will be paid for with a bond offering/capital loan, based on Off-Street proceeds and future earnings. We have executed such debt offerings in the past for the construction at the Philadelphia International Airport. We are well poised and versed in making capital available to fund the project.

2. **Question:** For the purposes of the RFP shall the 1600% FAR include the parking SF? Is a draft of the zoning ordinance available to Offerors?

**Response:** The goal is to exempt the parking garage from the 1600% FAR calculation. The zoning ordinance is not available until it is introduced by the local councilperson for consideration and review before City Council.

3. **Question:** What is the status of the drafting of the Ordinance?

**Response:** The ordinance is under final review.

4. **Question:** Regarding the drafting of the Ordinance, what is included?

**Response:** The intent is to have increased FAR, exemption of the parking garage from the FAR calculations, allowance for above ground parking. Depending on input from the community and the city planning commission, the ordinance may include other incentives/requirements.

5. **Question:** Regarding the drafting of the Ordinance, will there be a provision for the discounting of parking from ZFA?

**Response:** The intent is to exempt the parking garage from FAR calculations.

6. **Question:** Regarding the drafting of the Ordinance, will there be a provision eliminating the need to go to the CBA for above grade parking relief?

**Response: Yes.**

7. **Question:** PPA presented to Wash West Civic Association in early December with project information not yet seen before. Will participants receive a copy of the presentation?

**Response: Yes, please see attached Appendix A.**

8. **Question:** The RFP states that the parking structure must be designed “in accordance with the THA parking study”. Will the PPA accept alternate above e-grade parking schemes, provided they meet the required space count?

**Response: Yes, the Authority will accept alternate schemes while achieving the desired car count. The conceptual design in the RFP is presented as one potential opportunity. The design standards and performance requirements shall also be used as reference in the parking structure design.**

9. **Question:** Section 3 Financing Plan of the RFP page 14, states that the required parking spaces to be provided is 670, but other places in the document reference 650. Can you please confirm the total spaces required?

**Response: The required number of parking spaces is 650.**

10. **Question:** What is the purpose of the easement along the former Ranstead St?

**Response: According to older tax maps, the former Ranstead Street was a paper street. It is likely the two properties placed an access easement to allow the property at 10th and Chestnut Streets loading access. Please refer to the ALTA Survey in Appendix D of the RFP document for additional information regarding the easement.**

**END OF ADDENDUM TWO**

# Appendix A

## Presentation

Due to file size restrictions, Appendix A is available upon request.