

## **REQUEST FOR INTEREST ADDENDUM 1**

### **RFI Questions & Answers**

#### **I. Written Questions & University Responses**

- 1. Does the University envision a mixed-use development to incorporate first-floor retail for the multifamily component of the development or should retail be concentrated on one site?**

The sites identified in the Master Plan for the multifamily housing and the office and academic uses will drive the scale of retail delivered on any particular site. Ideally, at least some neighborhood-serving retail would be delivered alongside housing on any of the sites, but first-floor retail must be financially accretive to the project if it is to be delivered.

- 2. If the University is interested in retail being included in housing components, what is the minimum number of retail square footage desired?**

The University does not wish to specify a minimum amount of retail if it does not contribute economically to the project. The ongoing Master Planning process, and housing site decisions stemming from it, will drive the scale of retail delivered with housing.

- 3. Does the University plan to lease some or all of the research and office space for its own uses? If so, does the University have a preliminary target square footage for their needs?**

The University will likely seek to consolidate some of its leased off-campus office space into what is delivered as part of the district. No square footage targets for this need have been identified at this time.

- 4. Are there financial structures that are not acceptable to the University?**

The University has not identified any financial structures at this time that it would consider unacceptable, provided that they are deliverable under a ground lease that preserves University ownership of the land.

- 5. Regarding zoning, are all uses (retail, housing, office etc.) outlined in the RFI permissible on all sites (A,B,C)? If not, what uses are allowed within the existing zoning on each site?**

Yes, all uses identified in the RFI are permissible on each of the sites shown.

**6. Does the University's role as the master developer allow proposers to focus on individual uses and sites?**

Correct – the University desires to select best-in-class partners for specific asset types, which will allow proposers to deliver creative, tailored solutions for a particular use or site within the structure of the overall Master Plan.

**7. Regarding housing affordability, does the University have defined numeric goals for the multifamily housing component of the project?**

Goals related to housing affordability will be defined in the Request for Proposal that will follow this RFI process.