



Ogden City Corporation Request for Proposal

1781 Gibson Ave, Infill Residential Development

Q & A

1. The RFP on page 4, under Concept Design says that the respondent should use current zoning and east central design guidelines. Is this correct? When I look at the zoning, it does not look like this area is in the east central community zone. If it is correct, then does that mean we can use for the setbacks that the east central zone allows?
 - a. *Addressed via Addendum eliminating "East Central Design Guidelines" from the reference.*
2. The RFP states there is not much geotechnical information known. Has the city conducted any studies at this point? If not, do you have an idea of what types of soils we should expect find there? And are you aware of any flood plain challenges with the site?
 - a. *A soils report was located after the RFP was published and is attached. This soils report was conducted in 2013 and should be considered as a reference only. Any soil import / export taking place on the site and would not be considered in this report. The respondent is responsible for any soils conditions and testing throughout development regardless of any assumptions made based on information provided in this report.*
3. As our Sales Director looked at this site, she has concerns about being able to sell homes here because of how industrial it is. Is the city most interested in a higher price for the land or for-sale housing? We believe we could do single-family for-rent homes here and offer a competitive market price for the land. We are also interested in doing for sale homes but think the homes would need to be below market, which would impact the price for the land we would offer. Any thoughts are appreciated.
 - a. *As stated in the RFP, preference will be given to proposals that provide*

homeownership opportunities. The respondent will need to determine the balance of how much they can offer for the land in relation to how many for sale units they can offer.