



CITY OF TORRINGTON

Addendum # 1

THE CITY OF TORRINGTON HAS ISSUED ADDENDUM 1 PERTAINING TO QUESTIONS/ ANSWERS FOR THE REQUEST FOR DEVELOPER QUALIFICATIONS PER SPECIFICATIONS.

RFQ# RRA-011-042619 REQUEST FOR DEVELOPER QUALIFICATIONS

Bid opening: April 26, 2019 **Time:** 11:00 AM **Location:** City Hall, 140 Main St., Room 206, Torrington, CT

Submit signed addenda with bid.

The City of Torrington reserves the right to accept or reject any or all bids or any portion thereof, to waive technicalities, and to award the contract as will best serve the public interest.

Dated in Torrington: 4/17/19

Purchasing Agent _____
Pennie Zucco

Contact name _____ Phone: _____

Authorized Representative _____

Authorized Signature _____

Company name _____

Address _____

City, State, Zip _____

Fax _____ Email _____

Federal Tax Identification Number: (FEIN) _____

QUESTIONS/ANSWERS 4/17/19

Q-1) What type of mixed use is the City looking for?

A-1) The City is looking space on the first floor and housing on upper floors. The City is open to suggestions on the commercial uses, but would like to see uses that support the downtown and the Franklin Street Pedestrian plaza such as retail or restaurant use.

Q-2) What is the status of contaminants in the West of the site?

A-2) Assessment work has been completed - Phase 1, Phase 2 & Phase 3 are available by contacting the Mayor's office. Utilizing EPA revolving loan funds, a portion of the property has been remediated to industrial standard and the parking lot presently serves as a cap over that remediated section. After completing the first round of clean-up, the City was awarded additional DECD brownfield remediation grant funds to continue the remediation of the remainder of the property. There is currently approximately \$843,000 of that grant fund available for use on the property.

Q-3) Has the public been talking about this project?

A-3) There have been several public meetings through the BAR Grant that have included discussion of the redevelopment of this parcel.

Q-4) What are target limits on affordable housing/number of apartments/Incentive housing quantity?

A-4) The minimum density for a mixed use Incentive Zone Housing Project is 40 units per acre.

For an Incentive Zone Housing Project at least 20% of the dwelling units have to be affordable under CGS 8-13M TO 8-13X See Zoning Regulation Section 4.15.6 below:

4.15.6 Incentive Housing Restriction.

A. For an incentive housing development proposed by a private applicant at least 20 percent of the dwelling units will be rented or conveyed subject to an incentive housing restriction requiring that, for at least 30 years after the initial occupancy of the development, the dwelling units will be sold or rented at, or below, prices that will preserve the units as housing for which persons pay 30 percent or less of their annual income, where the income is less than or equal to 80 percent or less of the median income. In determining compliance with this paragraph, the Commission will utilize regulations or guidelines published by the Connecticut Office of Policy and Management, or any other successor agency designated in accordance with Connecticut General Statutes Sections 8-13m to 8-13x.

Q-5) How flexible are the parking requirements?

A-5) If the Incentive housing overlay zone is applied for the applicant will be able to propose the parking requirements they feel are adequate. Without the Incentive housing overlay zone the current regulations states that any use allowed by right, except residential, in the downtown District Zone is not required to have off-street parking. The residential parking requirement is 2 spaces per dwelling units with 2 or more bedrooms, 1.5 space for units with 1 bedroom and 1 space for efficiency units; however, a special exception permit can be issued to reduce the number of required parking spaces. The Planning and Zoning Commission has initiated a change to eliminate the requirement for off-street parking for all uses allowed in the downtown district; this public hearing is scheduled for June 12, 2019.

Q-6) Is parking in City lots available?

A-6) The City is in the process of amending our Ordinances to allow for overnight parking, by permit, in City lots.

Q-7) What will the required width of the trail on the Site be?

A-7) The minimum requirement is a 10' wide paved trail the city is willing to work with the developer on the best location of the trail within the property boundaries.

Q-8) Who would be responsible to build the Greenway?

A-8) The City expects that the construction of the Greenway would be part of the Site development

Q-9) Is this property in the flood zone?

A-9) The FEMA Flood mapping does show that the 100-year flood zone does cover this property. Due to the flood walls you will be able to demonstrate that the elevation of this property is out of the 100-year flood zone; therefore local Regulations will not apply. Depending on the funding, CT Department of Environment and Energy Protection (DEEP) may review this application, but again you will be able to demonstrate you are out of the 100-year flood zone based on elevation. The elevation is not listed for the 500-year flood on the flood plain mapping; however, DEEP is currently looking to see if the Army Corps of Engineers will certify the floodwall was designed for the 500-year storm without an elevation.

Q-10) Who is responsible for the maintenance of the Flood Wall?

A-10) The City of Torrington

Q-11) What is the schedule of the proposed Franklin Street Plaza?

A-11) This project is proposed to start in June of 2019 and be completed in the fall of 2019.

Q-12) What are Torrington's commercial development needs?

A-12) The City of Torrington needs newer, updated housing in downtown area as well as smaller niche retail and restaurants.

Q-13) Do we need to provide nine (9) copies of financial statements or would one copy suffice for the RFQ submission?

A-13) One (1) copy will suffice

Attached is the sign in sheet for the walk-thru held on Monday, April 8, 2019, 10:00 am at the Torrington City Hall.

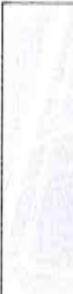
Riverfront Recapture Area

Pre-Proposal Conference

April 8, 2019

Name	Company	Address	Contact Name	Tele/Email
Charlie Adams Karmen Cheung	Pennrose, LLC	50 Milk St., 16 th Fl Boston, MA 02109	Karmen Cheung (Assoc. Developer)	617.294.6631 kcheung@pennrose.com
Geoffrey Fitzgerald	Bohler Engineering	16 Old Forge Rd, Suite A Rocky Hill, CT 06067	Geoff Fitzgerald	860.333.8900 gfitzgerald@bohlereng.com
NOT PRESENT → Valarie Ferro	good earth	PO Box 159 Avon, CT 06001	Val Ferro	860.559.4062 Val.ferro@goodearthadvisors.com
Paul Bailey	Paul B. Bailey Architect, LLC	110 Audubon St. New Haven, CT 06510	Cheryl Sacco	203.776.8888 cheryl@pbbarchitect.com
Ronald Penton	La Rosa Building	163 Research Parkway Meriden, CT 06450	Ronald Penton	203 235 1770 RPenton@LaRosaBB.com

[Handwritten signature]

**Ronald Penton**

LaRosa Building Group, LLC
Senior Project Manager

(203) 599-6166 (direct) Work

(203) 235-1770 Work

(203) 427-5039 Mobile

rpenton@larosabg.com

163 Research Parkway

Meriden, CT 06450

www.larosabg.com

**Karmen Cheung**

Pennrose Properties, LLC
Associate Developer

(617) 294-6631 Work

kcheung@pennrose.com

50 Milk Street, 16th Floor

Boston, MA 02109

www.pennrose.com