

Questions and Answers for the RFP for Brewerytown – 29th & Cecil B Moore – et Al

1. The 2806 lot currently has existing buildings that are two to three stories tall. To meet the neighborhood context criteria outlined in the RFP, what height should the new buildings adhere to?

The applicant should provide a brief explanation of their design and height selection, detailing how these elements integrate with the character and scale of the surrounding streetscape.

2. Based on discussions with general contractors who have recently built homes, the estimated cost per square foot is \$188. The average lot size is 1,152 square feet. If we propose a building footprint of 850 square feet and plan for a three-story structure, the estimated total size would be 2,500 square feet, resulting in an estimated construction cost of \$475,000 and a total development cost of \$595,000. Using a two-story model exceeds the sale price as well. Is this RFP feasible or is the department looking for innovative ways to develop?

The applicant should include a brief explanation of the design and height selection, specifically addressing how it meets the RFP requirement for a 3-bedroom, 2-bathroom attached rowhome with a maximum sale price of \$280,000.

3. Some odd-numbered lots are adjacent to three-story multi-unit condominiums. Does this RFP permit the development of duplexes or for-sale condo units?

This RFP is focused on developing 3-bedroom, 2-bathroom homeownership units that align with the existing Single-Family RSA-5 zoning regulations.