

**Request for Qualifications and Proposals:  
North Park Place Redevelopment**

**ADDENDUM #1 : QUESTIONS/ANSWERS**

- LEED Silver Certification or equivalent, shall be incorporated as part of any development within the Redevelopment Plan Area. What certifications would be acceptable equivalents?

**Standard practice in Morristown is to require redevelopers to demonstrate with a proposed LEED score card that the Project as proposed could achieve the minimum requirements for LEED Silver Certification. Developers are encouraged to seek actual certification from LEED, but same is not required by the Town.**

- Regarding the maximum floor area ratio of 4.0. Does the Total Building Floor Area of the 10 N Park Place Existing Building (Lot 3.02, Lot 3.05) get included in the FAR with new proposed buildings?

**Both existing and proposed structures shall be subject to the maximum FAR standard contained in the redevelopment plan.**

- Will this building (10 North Park Place) be required to be improved to meet a LEED Silver certificate?

**LEED certification would only be required for new construction.**

- Will private loading with vehicular access be required to be maintained at the rear of existing buildings of Lot 14 and Lot 12? Truck Access?

**It should be assumed that any existing rear access to off-site parcels should be maintained.**

- Regarding creation of a public pedestrian connection between North Park Place and the public parking structure (Dalton Garage) at 24 Cattano Ave:

- Is there a minimum width for pedestrian corridor(s)?

- **The Town has not established minimum dimensions for the pedestrian corridor. It will be evaluated for quality and comfort of the public. It is encouraged that the space be generous with regard to width and height.**

- Per item 4.7 on the North Park Place Redevelopment, there are potential pedestrian access routes exhibited that connect to Dalton Garage from the sidewalks along North Park Place at two locations. Is a pedestrian corridor required connecting Washington Street in the vicinity of the Lots 10-11?

- **The RDP does not require pedestrian connection between the Dalton Garage and Washington Street. Only connection to North Park Place is**

**required. That said, a pedestrian connection to Washington Street would be welcomed.**

- Are any retail, office, or commercial tenants currently in occupancy? If so, are there any relocation requirements associated with our response to the RFQ/P?

**Applicant is responsible for determining existing occupancy and relocation requirements with existing tenants, if any. Morristown will be subject to any state statutes governing relocation assistance within redevelopment areas.**

- In order to support the economic feasibility of the project, is the Town amenable to a structure for Payments in Lieu of Taxes?

**This location is eligible for Long Term Tax Exemption based upon designation as a redevelopment area. Selected developer will be permitted to apply for tax exemption, which will be evaluated on a case-by-case basis. Tax exemptions will only be granted subject to the recommendation of the Administration and approval by the Governing Body.**

- Is the Town open to a higher percentage of Affordable housing units than the 15% mentioned in the RFP/Q?

**The Town will consider any proposal that is consistent with the Redevelopment Plan. The Plan does not reflect a maximum affordable housing percentage.**

- Are there any existing floorplans, building schematics, property conditions assessments, or other contextual documents available for review, detailing the historic building at 10 N Park Place?

**All information regarding existing conditions can be found in the preliminary investigations conducted for Washington Street and 10 North Park Place. Please see here:**

 [North Park Place Preliminary Investigation](#)

[Washington Street Preliminary Investigation](#)

- Considering the substantial commercial uses and pedestrian thoroughway providing access from N Park Place, may the project engage the Morristown Parking Authority with respect to the garage at 24 Cattano Avenue, in order to facilitate parking requirements at the project?

**The Morristown Parking Authority is an independent entity. The Town does not have the authority to direct the MPAs discussions with interested parties.**