



Questions and Responses for the Sugar Hill Arts District RFP

October 10, 2016

1. Why is the structured parking garage required? With a requirement of 260 vehicles spaces, are you requesting more spaces than required for the proposed development?

The City of Detroit received approval from HUD to use Section 108 funds to specifically develop a parking structure at this particular location. The City has determined through various market studies that parking access is limited in the Midtown area and the new public parking available at this parking structure would provide relief for that.

Per the RFP, the City is requesting 60 parking spaces for the residential site and 52 parking spaces for parking support for neighborhood uses including the N'Namdi Center for Contemporary Art and the 71 Garfield Apartments. This will leave approximately 148 spaces for the general public and the retail/commercial space requested for the site. The ultimate number of parking spaces other than the 52 parking spaces reserved for neighborhood uses may be modified slightly if justification is provided in the RFP response.

2. Is it possible to get more information on the Sugar Hill RFP? What is required in the submission?

The RFP was released September 14th, 2016 and can be accessed at the following site:
<http://www.detroitmi.gov/sugar-hill>.

All submission requirements are incorporated in the RFP and can be found in Section VI.

3. What is the life time of the TIF?

The Garfield Area Brownfield Plan was approved in 2006 and that was the first year of the TIF district. State law states that Brownfield TIF districts can exist for 30 years or until all eligible costs are reimbursed. So the maximum amount of time the Garfield Area Brownfield TIF district can exist is until 2035, or until the developer is fully reimbursed for their eligible costs, whichever comes first.