



ADDENDUM # 1

Request for Statement of Interest # 2019-46

DEVELOPMENT OF AFFORDABLE / WORKFORCE HOUSING

This addendum is being issued to provide supplemental information on the RSI. All contents of this addendum shall be incorporated into the solicitation documents.

1. **Question.** Do all the other properties have access to all the utilities?
Answer. 184 Bluffton Road and 115 Bluffton Road have utility access. Willow Run does not.
2. **Question.** What kind of amenities are required?
Answer. See UDO Section 5.6.4 (Open Space Requirement-Residential Development) for minimum requirements.
3. **Question.** Will there be trash pickup?
Answer. Yes, for houses and townhouses. No for apartments.
4. **Question.** Will there be USPS mail delivery?
Answer. Yes, but it may be centralized mailboxes. Developer will work with USPS.
5. **Question.** Road, sidewalks, parking, off-street parking take up lots of space. Is interconnectivity required (two ways in, two ways out)?
Answer. See UDO Section 5.9 (Transportation Network and Design) for requirements.
6. **Question.** Of the larger parcels, is it all buildable?
Answer. See attached surveys.
7. **Question.** Would the Town or county be able to put a street in at Willow Run?
Answer. This request could be discussed during future partnership and negotiation conversations.
8. **Question.** Is the Willow Run tract in the Town of Bluffton or Beaufort?
Answer. It is in the Town in the Buckwalter Planned Unit Development
9. **Question.** Are CDGB funds or similar available?
Answer. The Town has not applied for any grants.

10. **Question.** How is access being provided or proposed to be provided to the Willow Run tract?
Answer. Currently, the contemplated access is via a 50' access easement across the property owned by Indian Hill Associates, LLC (Willow Run) as detailed in the attached Easement Agreement and shown on the attached Plat.
11. **Question.** Is the Town looking for strictly Statement of Interests from applicants and then the town will release an RFP later for specific properties? Or, is the Town looking for applicants to propose development plans for specific properties they are interested now – as part of their response to the Statement of Interest? I ask this because under Section 4, Point D in the Statement of Interest, it says “The Town may use information received to develop a Request for Proposal (RFP).”
Answer. Please respond to the Statement of Interest as written. Any further steps will be publicly posted.
12. **Question.** If a developer or builder turn in a more detailed submission on or before the deadline of July 18, 2019 that is more suitable as a response to a Request for Proposal, will the Town be more willing to work with that organization?
Answer. RSI submissions shall not be scored and no award of any agreement or other commitment will be made based on the results of this process. Those respondents identified as best meeting these criteria may be invited to participate in a future Request for Proposals (RFP) process or direct negotiations.
13. **Question.** Will the sewer line projected for 1095 May River Road be completed by January 1, 2020?
Answer. It is scheduled to be completed in February 2020.
14. **Question.** Is the Town in the process of completing a Phase II Environmental on 115 Bluffton Road? Will this study can be available prior to July 18?
Answer. The Town has ordered a Limited Phase II Environmental for the site and the report is imminent. The Town will post it when it becomes available.

Attachments:

1. [hyperlink to documents for 115 Bluffton Road](#)
2. [hyperlink to documents for 184 Bluffton Road](#)
3. [hyperlink to documents to 1095 May River Road](#)
4. [hyperlink to documents for Willow Run](#)
5. Attendance sheet from meeting at Town Hall attached separately
6. 2019 Beaufort County AMI table attached separately