

RFQ Pre-Proposal Conference

June 4, 2013

Questions and Answers

What are the requirements of the RFQ?

City: The City and DART are looking for the best development team. The RFQ has been simplified to basically require resumes and a development vision statement. It is our hope that we can choose a firm that is the best fit.

• I understand that the City conducted area wide market study, is the land use in accord shown in the PowerPoint with the study's recommendations?

City: In 2008, the City conducted a market study for a Project Raiford which is 1-mile east of Trinity Mills Station. That market study and DART's market analysis does show demand for all the product envisioned by the City Council. Each report is available on the RFQ website.

 How do you see the site competing with the Downtown station? The downtown master plan shows multi-family and office.

City: Trinity Mills needs to be a new place not a new downtown. We already have an authentic downtown complete with a square and gazebo. Trinity Mills needs to be a more modern place. Also, Trinity Mills does not have the same land assemblage hurdles as downtown. So while downtown will develop organically over a longer period of time, we believe development at Trinity Mills can be more dynamic and fast paced.

• Is the RFQ for the development team only or will the whole team be involved, such as architects and engineers?

City: A successful team will be lead by a developer. We expect the developer to include other firms (i.e. architects) in their RFQ so we can get an overall picture of the development team. In addition, the other firms will not be required by the City to be exclusive. We are looking for the right team that can deliver a quality development.

Asked for clarification of the next three years of IH-35E project.

City: The City has learned that the Dickerson project is in the contract that is scheduled to be completed by late 2016. That being said, it is a design-build project and we have not been given a precise schedule on when Dickerson would be constructed. We think it's a safe assumption that Dickerson will begin construction sometime next year and last approximately 18 months.

• I understand desire for a new hotel, but can Carrollton support two hotels, would like to see the report supporting it available.

City: In 2008, the City conducted a market study for a Project Raiford which is 1-mile east of Trinity Mills Station. That market study has a special section by Hunden Strategic Partners who analyzed the hotel demand. The report, available on the RFQ website, concludes that Carrollton can support at least two hotels.

Will the parking lot next to the platform stay indefinitely?

DART: Yes, although nothing preludes it from being developed, currently only the property highlighted in the RFQ is being offered.

How many people are using the Trinity Mills station?

DART: In 2012, the average daily ridership was 1,566. DART's former commuter bus parking lot is 10.2 acres.

What is the size of the parking lot?

DART: The current lot for the station has 494 spaces.

When do you development starting?

City: We think that we will have a developer selected and under contract by the end of the year.

Could affordable housing be included?

City: Yes, affordable housing may be included. In fact, any use of TIRZ funding will have a Dallas County affordable housing requirement.