



PURCHASING

June 3, 2026

MEMO TO: Prospective Bidders
FROM: Kimberly Toon, Purchasing Manager
SUBJECT: **Addendum #3:** Mixed-Use Development Of City-Owned Land — Blount & Gillespie Site
DUE DATE AND TIME: **JULY 1, 2026; 3:00 p.m.**

A. The Bid Documents are hereby modified by this Addendum #3 dated June 3, 2026. To include the following:

- a. Q&A
- b. Site Concepts (Attached)

1. **Question:** Can you please send me plans and any requirements to submit a proposal? The bid would be specifically for any in-unit or common area technology (fire systems, cameras, access control, smart technology- smart locks, smart thermostats, etc.).

Answer: The City is not currently bidding separate scopes of work, such as technology systems, fire systems, cameras, smart technology, access control, or related infrastructure independently. Firms specializing in these services are encouraged to coordinate directly with development teams that may ultimately respond to the RFQ.

2. **Question:** Does the City have a desire for a homeownership component to the overall site?

Answer: The City is open to a variety of housing approaches, including potential homeownership opportunities, provided the development approach aligns with the overall redevelopment vision and project feasibility.

3. **Question:** Does the City have a preference for senior or family housing?

Answer: Currently, we don't have a preference exclusively for senior or family housing and welcome development approaches that support long-term neighborhood vitality, which may include mixed-income and mixed-demographic concepts.

4. **Question:** To clarify, the developer is not responsible for any renovations to the E.E. Smith house, just connecting it to the remainder of the new site, correct?

Answer: Correct

5. **Question:** Does the City have a goal for the total number of residential units?

Answer: There is no fixed residential unit target however, respondents are encouraged to define densities and phasing strategies in their development approach support long-term market sustainability and overall project feasibility.

6. **Question:** Does the City have a goal for the total acreage of the public open space?

Answer: The City has not established a specific acreage requirement for public open space. However, development approaches that incorporate meaningful public realm activation, greenspace, pedestrian connectivity, and community gathering areas are encouraged.

7. **Question:** Has the City completed a Phase I or any other environmental studies on the site?

Answer: The City conducted a Phase 1 Environmental Assessment in 2020, which found no on-site Recognized Environmental Conditions (RECs). The Phase 1 and additional site diligence will be provided to the respondents invited to participate in the Request for Proposals (RFP) process.

8. **Question:** After rezoning, what is the expected maximum building height (or stories)?

Answer: The approved zoning for the site is Conditional Mixed-Use (MU-CZ). The conditions allow for building heights up to 75 feet, lot coverage up to 75%, and no parking minimums.

9. **Question:** Does the city have a small, local or workforce development goal for the project?

Answer: The City strongly encourages workforce development, local participation, HUB and City Small Disadvantage Business Enterprise (SDBE) program, engagement, and community economic impact considerations as part of the development approach.

10. **Question:** Beyond the site itself, are there planned public infrastructure improvements intended to strengthen pedestrian connectivity between the Blount & Gillespie site and the downtown core, particularly along Gillespie Street and surrounding corridors?

Answer: The City continues to prioritize improved walkability, streetscape enhancements, and corridor activation along Gillespie Street and adjacent connections as part of broader downtown revitalization efforts. Respondents are encouraged to consider pedestrian-oriented design and connectivity improvements within their development approach.

11. **Question:** Beyond the potential use of a TIG, are there additional public infrastructure investments, site preparation activities, or funding commitments currently planned or being evaluated by the City to support long-term redevelopment success within the project area?

Answer: The City continues to evaluate opportunities related to infrastructure investment, site readiness, public improvements, and other redevelopment-supportive activities that could enhance the long-term viability of the project area. The City also recognizes that redevelopment feasibility may require public-private partnership tools.

Because this is an RFQ, respondents should not submit a detailed financing proposal or specific request for City funding or incentives at this stage. Respondents should instead describe their experience using development finance tools on comparable projects.

The City is willing to work with the selected respondent, at the appropriate stage, to evaluate and navigate any relevant request for City involvement. Any future City participation would be subject to applicable law, funding availability, demonstrated need, required approvals, and negotiation of appropriate agreements.

12. **Question:** Are there additional public or private redevelopment initiatives currently planned, under consideration, or anticipated in the surrounding corridor that the City believes will further strengthen long-term connectivity and activation around the Blount & Gillespie site?

Answer: The City is aware of activity in the surrounding downtown and southern gateway corridors, including nearby housing investments, corridor revitalization strategies, Fayetteville State University, and the Russell-Person Street / Blount Creek bridges and stream improvements project. These items are provided as general context only.

Because this is an RFQ, respondents should not submit a project proposal based on assumed future City commitments beyond the Blount and Gillespie site. Respondents should instead describe their experience working in areas where surrounding public

and private investments, institutional anchors, infrastructure improvements, or corridor revitalization efforts helped shape redevelopment strategy.

The City is willing to work with the selected respondent, at the appropriate stage, to evaluate how surrounding public and private initiatives may relate to project feasibility and to navigate any relevant request for City involvement. Any future City participation would be subject to applicable law, funding availability, demonstrated need, required approvals, and negotiation of appropriate agreements.

13. **Question:** Question: Is the City primarily envisioning neighborhood-serving retail and amenity uses at the ground-floor level, or is there openness to alternative activation strategies such as community-oriented, wellness, educational, cultural, or flex commercial uses?

Answer: Fayetteville welcomes creative development approaches that incorporate community-oriented, cultural, educational, wellness, entrepreneurial, flex commercial, or mixed-use concepts that contribute to long-term vibrancy, placemaking, and neighborhood activation.

14. **Question:** Is the City open to phased implementation strategies if market absorption, financing conditions, or infrastructure timing warrant a multi-phase development approach?

Answer: Respondents may propose phased development strategies in the development approach where appropriate, particularly if such approaches strengthen long-term project feasibility and market sustainability.

15. **Question:** Are there planned transit, streetscape, or multimodal improvements associated with the project area that may not yet be visible on-site today?

Answer: Some improvements may still be conceptual or dependent upon future funding allocations, respondents are encouraged to consider and speak to their experience prioritizing multimodal integration, pedestrian safety, and public realm enhancements within their redevelopment vision while looking for connectivity.

16. **Question:** Does the City envision a preferred long-term programming or operational strategy for the E.E. Smith House, or is the development team expected to propose adaptive community-oriented uses as part of the redevelopment vision?

Answer: The City is not asking respondents to submit a renovation, operation, or programming proposal for the E.E. Smith House as part of this RFQ. The E.E. Smith House is recognized as an important historic and cultural asset and shall remain under the management of the Parks and Recreation Department unless otherwise determined through a separate City process.

At this qualifications stage, respondents should describe their relevant experience

with projects that incorporated, connected to, respected, or complemented historic, cultural, civic, or community assets located within or near a larger redevelopment area. Respondents may provide examples of how prior projects used site design, public realm improvements, pedestrian connections, open space, interpretive elements, programming partnerships, placemaking strategies, or compatible adjacent development to honor and integrate similar assets. Any future coordination involving the E.E. Smith House would require further discussion with the City and the Parks and Recreation Department. Respondents are encouraged to incorporate community-oriented programming concepts in their development approach that honor the site's historical importance and contribute to broader cultural and neighborhood activation goals through design and activation of the space around the E.E. Smith House.

17. **Question:** Will the pre-conference slides be made available?

Answer: Yes. The City anticipates making the pre-conference presentation materials available to respondents as part of the RFQ information-sharing process on the city website.

18. **Question:** Are the alternative concept renderings that were shown to City Council available for review?

Answer: Yes; the concepts were presented to City Council during the January 5th, 2026 Work Session. The concepts have also been attached to this document. The concepts are intended to provide ideas for how the site can develop, but respondents are welcome to propose alternative development approaches as desired.

19. **Question:** Is the development intended to be connected to downtown Fayetteville and what physical connections exist?

Answer: Yes; the site is intended to increase connectivity to downtown, is about a half-mile from Hay Street, with existing sidewalk and transit access. Respondents should describe their experience with comparable downtown-adjacent or transit-connected developments, including pedestrian access, public realm design, corridor activation, and neighborhood connectivity.

20. **Question:** Ask if we could provide additional insights into the surrounding neighborhood and future development is the development meant to be connected to downtown Fayetteville.

Answer: The area is surrounded by low-density housing, some vacant retail, some churches and a minimally used rail line. The site is a half mile walk from Downtown, with sidewalk and bus connections. Gillespie Street is one of the gateways to Downtown, and there is expected to be corresponding investment and development along the corridor. The City is interested in whether respondents have experience working in similar market conditions, including transitional corridors, downtown-adjacent sites, underutilized public land, neighborhood reinvestment areas, or

locations where redevelopment must respond to existing community character while improving long-term connectivity, activation, and market feasibility.

- B. The foregoing changes shall be incorporated in the Bid Documents, and a copy of the Addendum #3, signed by the Bidder, must accompany the Bid to indicate the Bidder's familiarity with the changes.

Bidder Acknowledgement:

Bidder Name (Print): _____

Bidder Signature: _____

Date of Signature: _____