

Addendum II
June 16, 2025

RE: Request for Proposals (RFP) issued by the City of Camden Redevelopment Agency (“CRA”) Entitled: “the North Camden Linden Street Gateway Development Project, Tax Block 90 and Block 105”

Site & Zoning

1. What is the current zoning designation for Blocks 90 and 105?

Response: The current zoning designation for Blocks 90 and 105 is R2-Residential.

Please refer to the following regarding current zoning designation for Blocks 90 & 105.

- a. City of Camden Zoning Ordinance
 - b. City of Camden Zoning Map
 - c. Contact the City of Camden Planning & Development, Zoning Board of Adjustment Phone: 856-757-7214
 - d. City of Camden Code, Chapter 870 Zoning and Land Use, Article V
2. Are any zoning variances anticipated or encouraged by the CRA to support higher density, building height, or mixed-use concepts?

Response: While no variances are currently anticipated, proposals that seek thoughtful variances to support higher density, increased building height, or mixed-use development are encouraged.

3. Are there known environmental, geotechnical, or flooding issues on the site?

Response: The CRA has no records or existing reports or studies indicating environmental, geotechnical, or flooding concerns within the project area and is subject to the respondent and its professionals’ due diligence.

Please refer to FEMA flood zone maps for official flood status.

4. Are there any utility easements, right-of-way constraints, or other limitations that might affect site layout?

Response: CRA has no records of any utility easements, right-of-way constraints, or other limitations that might affect site layout, and is subject to the respondent and its professionals’ due diligence.

Housing & Use Composition

5. Does the CRA have a preferred market-rate to affordable housing mix for this project?

Response: The CRA preference, for a market-rate to affordable housing mix, is a minimum of 20% of residential units to be affordable as defined by the New Jersey Fair Housing Act.

6. Is the inclusion of commercial, retail, or institutional space along Linden Street or within the project encouraged?

Response: Yes, the inclusion of commercial, retail, or institutional development uses are encouraged.

7. Is there a target population (i.e. families, students, seniors) or AMI income tiers the CRA envisions serving?

Response: The most competitive proposal will consider and maximize income tiers and populations.

Financial & Valuation Considerations

8. What is the CRA's expected or appraised value for the land, or guidance on a fair market offer?

Response: The current market value of the property is to be established by a FMV appraisal.

9. Will proposals that incorporate public subsidies (i.e. LIHTC, HOME, CDBG) be viewed favorably?

Response: The inclusion of public subsidies to strengthen financial feasibility will not be viewed negatively.

10. Are infrastructure costs (utilities, streetscape, sidewalks) the full responsibility of the developer, or will public funds be available to assist?

Response: Infrastructure costs are expected to be the full responsibility of the respondent/developer.

Timeline & Phasing

11. What is the expected timeline for permitting and CRA/City approvals after developer selection?

Response: Generally, CRA and/or City approvals are subject to a specific project timeline considered in the context of the development proposal and arrived at with the developer; a 180-day period after redeveloper designation may be reasonable.

12. Are there known infrastructure projects or off-site conditions that could delay development?

Response: Recently, the city completed infrastructure improvements along Linden Street from Admiral Wilson Blvd. to 7th Street. For further information contact the City of Camden Department of Planning & Development.

13. Would phased development (i.e. beginning with one block) be supported?

Response: Phased development approaches are acceptable and encouraged when considered in the context of a comprehensive project proposal.

Community Engagement

14. What level of community engagement is expected prior to or after submission, particularly with the North Camden Residents and Stakeholders Advisory Committee?

Response: There is no community engagement required of the redeveloper prior to the submission of the proposal. A minimum of three (3) meetings with the North Camden community after the selection of the redeveloper, is anticipated.

15. Can the CRA share any recent community feedback sessions or surveys relevant to this project?

Response: Please see links to the North Camden Neighborhood Plan and Plan Update dated March 2022 for most recent community sessions.

- a. North Camden Neighborhood Plan.
- b. North Camden Neighborhood Plan Update

Design & Construction Guidance

16. Are there specific architectural or urban design guidelines (materials, setbacks, colors, etc.) the CRA expects proposals to follow?

Response: The successful respondent and its professionals will be required to meet with the City of Camden's Department of Planning & Development for specific architectural or urban design guidelines. Also, refer to City Code – Design Standards for Subdivision and Site Plans.

17. Is structured or underground parking preferred given the limited acreage?

Response: The CRA is seeking the most creative and innovative parking solutions.

18. Should sustainable design (i.e. LEED certification, solar, EV charging) be incorporated, and will such features enhance proposal scoring?

Response: Sustainable design is expected and will be viewed positively.

Surrounding Parcels & Site Expansion

19. Are there any adjacent or nearby parcels (i.e. DOT lot in Block 105 and Respond in Block 90) that the CRA or City may assist in acquiring or making available to expand the development footprint? If so, can the developer include those in the proposed scope of work for a larger, phased or integrated project?

Response: In the context of the RFP, it is the responsibility of the developer to demonstrate the plan and feasibility for expanding the development footprint, including the acquisition of adjacent privately owned properties. CRA may assist in the acquisition of properties within public ownership.

All other terms and conditions of the solicitation remain as is.

Issued by:
Olivette Simpson
Executive Director
June 16, 2025