



Date Advertised: January 29, 2026

ADDENDUM NO. 1

SOLICITATION: Solicitation for Development Partner Proposals: 26-1220 Ting Park and/or Downtown Holly Springs

PURPOSE: To document and communicate a comprehensive list of all questions received and their answers.

INSTRUCTIONS: Respondents are required to acknowledge receipt and understanding of this addendum by submitting the signed copy with their solicitation response.

I. QUESTION SUBMISSIONS AND RESPONSES

- 1. Question: If known, what is the anticipated schedule for bidding and construction of this project?**

Answer: This is unknown at this time.

- 2. Question: As we craft our proposal it would be helpful to have a meeting to hear a bit more about the town's priorities for the project to ensure we are designing a plan that is in line with the town's vision. Would it be possible to have a scoping meeting or to get more info on the following?**

Answer: The Town will offer, upon request, a 30 min discussion with any interested partner to discuss the Town's vision for the properties included in the SDP.

To request a 30 min discussion with the Town, please email dsintake@hollyspringsnc.gov

- 3. Question: How does the town want to see connection to the park prioritized?**

Answer: Connections to both North Main Athletic Complex (Ting Park) and Mims Park are priorities for the Town. The type of connection is flexible and the Town is interested in creative solutions proposed by potential partners to strengthen those connections.

- 4. Question: If we focus on residential development, is there a type of buyer the town wants to prioritize? Example: does it want to prioritize affordable housing, age in place buyers, high end for tax base increase, conventional market rate apartments, etc, single family, high density townhomes?**

Question: What type of product would the town be most interested in seeing? Number of stories, first floor masters, affordable (small square footage), high end?

Answer: The Town supports a variety of housing product types available to a variety of incomes. The Town Council has not established any specific priorities related to housing product types or levels of affordability specifically for this SDP, however variety of housing product types is encouraged. For Mims Park, the Town Council is less interested in higher density product types, such as apartment dwellings, located within the Park property in order to maintain a more natural aesthetic for the park. It also can be noted that the chosen partner may work with the Town on revisions to their concept once selected and public input is gathered.

5. Question: What does the town want the area around Mims to look like in 10 years

Answer: The Downtown Area Plan provides guidance on the future of the Downtown around the Mims Park property. In the Plan, beginning on page 29, the Development Capacity Potential section illustrates how development could occur in the Downtown overall. Near Mims Park, the Town generally envision more mixed-use development with active commercial uses along N Main Street. While the Town Council has participated in a visioning workshop for both of these areas, the developed concepts are intended to set the example of how to move forward.

6. Question: Are there arch guidelines for this area we should be aware of?

Answer: The Unified Development Ordinance contains architectural standards for all new buildings in Chapter 8. The Downtown Area Plan also contains some recommendations for architectural design, beginning on page 81.

7. Question: What is most important to the town? Density, tax base, walkability, aesthetic, mixed use?

Answer: The Town Council has issued the SDP to help advance a variety of Town goals. As it relates to Downtown, density, tax base, walkability, aesthetic, and mixed-use are all goals discussed in the Downtown Area Plan or other Town documents and policies. Excellence in design and the implementation of the Downtown Area Plan are important. The SDP process is intended to allow the potential partner to propose how they believe their proposal can help the Town achieve these goals while identifying any potential trade-offs the Town may need to make to realize the Downtown vision. I

8. Question: In this public private partnership what type of role would the town be most interested in assisting with? Land, fee waivers, utilities, greenspace, road widening and sidewalks?

Answer: These projects are geared towards a Public Private Partnership approach and the Town does expect to be a financial contributor; however, as strong stewards of taxpayer funds, the Town Council has indicated that the desired primary means of Town participation would be through land basis cost and/or public infrastructure elements (streets, utilities, stormwater, etc) that enhance the Downtown area. The Town desires to limit public contributions to the extent possible but is willing to discuss partnerships that may require reimbursement grants or direct investment for public infrastructure, such as utilities, stormwater, or roadways. Proposals that request less public participation, beyond the land, may be seen as more favorable.

9. Question: Would the town be open to a project that includes other nearby parcels?

Answer: Yes, the Town is interested in proposals that are able to incorporate adjacent parcels into the project to maximize the Town's property to the greatest extent possible.

II. ACKNOWLEDGEMENT OF ADDENDUM

The undersigned acknowledges receipt and use of this Addendum in preparation of their response submission for the solicitation.

Signature: _____

Print Name: _____

Title: _____

Date: _____