

Addendum No. 1

Issue Date: 08/24/2026

Project Name: Leasing Opportunity for 91 Riverside Drive

Project Number: 298-FY27-HED-RFP-91RiversideDrLeasingOpp

TO: Prospective Applicants

This addendum forms a part of the **Request for Proposals** and modifies the original Project Number **298-FY27-HED-RFP-91RiversideDrLeasingOpp** only to the extent specifically noted below. Failure to acknowledge this addendum in the submittal may subject the submitter to being deemed non-responsive.

This Addendum is posted on the City procurement website at www.ashevillenc.gov/bids. This is *the official source* of this addendum. All addenda and attachments shall be published to the same location.

This Addendum consists of 2 pages in total.

This Addendum is to address Responses to Questions

Answers to Questions

1. **Question:** What are the insurance requirements for any lease on the property?

Response: In accordance with the City of Asheville's Project Commitments, exact insurance requirements will be determined by the City's Risk Management Division based on the specific activities, proposed use, and associated risk profile of the selected proposal. At a minimum, the City typically requires Commercial General Liability, Commercial Automobile Liability, and Workers' Compensation (if applicable). The tenant will be required to furnish a current certificate of insurance listing the City of Asheville as an Additional Insured. Limits and requirements may increase depending on whether the project involves construction activities, environmental hazards, or other special risks.

2. **Question:** What requirements are set forth by the brownfields agreement?

Response: In accordance with the City of Asheville's Project Commitments, while the entire brownfields agreement (linked in the RFP) must be reviewed and strictly complied with, the "Land Use Restrictions" section specifies that the property may only be used for retail, hospitality, office, residential, park, playground, child care center, and school purposes. The agreement strictly prohibits basements and mining, regulates soil-disturbing activities, and requires the owner to submit an annual notarized Land Use Restrictions Update (LURU) every January. Furthermore, the RFP explicitly states that all physical interventions must minimize or eliminate subsurface soil excavation to prevent the migration of historical

contaminants, requiring the use of above-ground green stormwater infrastructure.

3. Question: Outside of City of Asheville permitting requirements, are there other City of Asheville approvals that may be needed for any aspect of property management, improvements, or activation over the lease term?

Response: The approval process may vary depending on the proposed use of the selected proposal, and details may be refined during the lease agreement or project development steps of this project. Any proposed enclosed habitable space must be elevated to 1,984 feet, and all uses must comply with the specific permitting and documentation requirements set forth in 7-12-1 of the City Ordinances. Additionally, the final lease agreement itself will require a City Council vote for approval.

4. Question: If the City does envision any review or approval, what types of things would be subject to that, and what type of process would need to take place?

Response: The City will review proposals to ensure compliance with floodplain requirements, City stormwater management standards, and the active Brownfields Agreement. The City will also review the tenant's proposal for awareness of the structural considerations of the smokestack.

5. Question: Is there an example of a similar lease that could be reviewed to better understand the potential constraints?

Response: The following leases are for illustrative purposes only. It is expected that the City of Asheville and the firm(s) will work collaboratively to negotiate a suitable lease that aligns with the goals of the RFP process and complies with all applicable legal standards.

- [Non-profit example lease](#)
- [For-profit example ground lease](#)

For additional context on constraints, standard municipal leases are capped at a maximum of 10 years, while non-profits performing a public purpose may be eligible for a lease of up to 15 years.

I understand that failure to acknowledge any addenda may cause this bid/proposal to be deemed non-responsive.

Authorized Signature

Company

Date

- End -