

Trinity Mills Transit Center District RFQ  
Questions and Answers – 3/14/2017

**Question:** In the event of a buyer being chosen, who will be in charge; to wit, City or DART? Or will both have to sign off on everything?

**Answer:** The City and DART are developing their site jointly, so both parties will need to agree on the final developer. There are a series of meetings set between the City and DART to review and discuss the RFQ responses – and since we share the same vision, we're confident we'll be able to agree on the selected developer.

**Question:** Pertaining to density/mix of uses for the site, it appears that density restrictions arise from the height minimum/maximum. Are there any guidelines – i.e., FAR? Unit count?

**Answer:** The Trinity Mills site is currently zoned "Transit Center District," which is Article XX of the Comprehensive Zoning Ordinance: <http://www.cityofcarrollton.com/home/showdocument?id=528>. In preparation for the development of the Trinity Mills site, the zoning ordinance is being updated to give Trinity Mills its own regulations. However, staff has decided to leave the zoning open – meaning, we will be looking to the Master Developer to tell us what zoning regulations need to be put in place to achieve their vision. So to answer the question about density restrictions, there really isn't an answer. The centerpiece of the site should be the "high-rise marquis office building/brand-name hotel" noted in the RFQ – and we expect a fair amount of multi-family housing. There should be a comparable amount of retail space to compliment the centerpiece and the residents that will call Trinity Mills home.