

SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF SAN LEANDRO
AND THE CITY OF SAN LEANDRO

REQUEST FOR PROPOSALS

FOR PURCHASE AND DEVELOPMENT OF THE

TOWN HALL SQUARE SITE

prime corner location in Downtown San Leandro



ISSUE DATE: November 28, 2016

Pre-Proposal Meeting: December 13, 2017, 4:00 pm

RESPONSE DATE: February 28, 2017



OFFICE OF BUSINESS DEVELOPMENT
CITY OF SAN LEANDRO



SITE LAYOUT



Legend

Dan Niemi Wy / E 14th St / Davis St Parcel Ownership

- 1 San Leandro RDA – 5,590 sf
- 2 City of San Leandro – 9,704 sf
- 3 San Leandro RDA – 8,175 sf
- 4 Union Bank of California – 11,079 sf
- 5-7 San Leandro RDA – 5,728 sf
- 8 PSK Development, LLC - 12,500 sf
- 9 Chevron USA Inc. – 13,200 sf

Section 1. Overview:

The Successor Agency to the Redevelopment Agency of the City of San Leandro (“Successor Agency”) and the City of San Leandro (“City”) propose to sell the following parcels of approximately 29,669 total square feet (0.68 acre) for development (“Site”): (note all sizes are approximate and subject to verification)

- Parcel 1:** Address: 290 Davis St. (APN: 075-0001-010-02)
Lot Size: 5,590 square feet (0.13 acre)
Building Size: N/A, parking lot
- Parcel 2:** Address: 262 Davis St. (APN: 075-0001-009-02)
Lot Size: 9,704 square feet (0.22 acre)
Building Size: N/A, parking lot
- Parcel 3:** Address: 250 Davis St. (APN: 075-0001-008-02)
Lot Size: 8,175 square feet (0.19 acre)
Building Size: N/A, parking lot
- Parcel 5:** Address: 222 Davis St. (APN: 075-0001-006-00)
Lot Size: 2,455 square feet (0.056 acre)
Building Size: 5,728 square feet (located on Parcels 5, 6, and 7)
- Parcel 6:** Address: 212 Davis St. (APN: 075-0001-005-00)
Lot Size: 1,245 square feet (0.029 acre)
Building Size: 5,728 square feet (located on Parcels 5, 6, and 7)
- Parcel 7:** Address: 1199 E 14th St. (APN: 075-0001-004-00)
Lot Size: 2,500 square feet (0.057 acre)
Building Size: 5,728 square feet (located on Parcels 5, 6, and 7)

Developers are also encouraged to explore the adjacent privately-owned parcels, including:

- Parcel 4:** Ownership: Union Bank of California
Address: 234 Davis St. (APN: 075-0001-007-02)
Lot Size: 11,079 square feet (0.25 acre)
Building: N/A, parking lot
- Parcel 8:** Ownership: PSK Development LLC
Address: 1145 E 14th. (APN: 075-0001-003-00)
Lot Size: 12,500 square feet (0.29 acre)
Building: Union Bank primary tenant, 13,052 square feet
- Parcel 9:** Ownership: Chevron USA Inc.
Address: 1117 E 14th St. (APN: 075-0001-002-00)
Lot Size: 13,200 square feet (0.30 acre)
Building: Chevron Gas Station, 1,175 square feet

The City's former Redevelopment Agency ("RDA") acquired five of the parcels as part of an effort to assemble the entirety of the triangular block bounded by East 14th Street, Davis Street and Hays Street (now known as Dan Niemi Way). The six parcels for sale comprise just over half an acre (0.68 acre). Including the privately-owned parcels, the entire Town Hall Square site is approximately 1.5 acres.

Section 2: Development Vision

The City and Successor Agency's objective is to create a significant development at the Site, which reflects the importance of its central location in Downtown San Leandro. Overall, the City and Successor Agency would like to see a dense urban development that includes a mix of land uses. The building design should create a sense of arrival to Downtown San Leandro, which highlights the corner as a multi-modal entryway. Along East 14th Street, retail uses are required at the ground level, with destination/specialty businesses. Permitted uses on upper floors include multi-family residential and office. Creative office, business incubators, art space or other community or innovation-oriented uses are also encouraged.

Town Hall Square is a unique development opportunity in the heart of Downtown San Leandro, located at the northwest corner of 'main and main', East 14th and Davis Streets. Identified in 2007 as a priority opportunity site under the City's Transit Oriented Development Strategy, the project has the potential to build upon recent higher density development in Downtown to positively impact the greater area.

Downtown projects underway include the San Leandro Tech Campus, located adjacent to the San Leandro BART station, which will include up to 500,000 square feet of office and commercial space, a 780 space parking garage, and the 55 foot-tall *Truth is Beauty* statue. OSISOFT occupies the first 132,000 square foot building of the Tech Campus and the developer is seeking tenants for two additional 130,000 square foot buildings. Across the street from the BART station, the Marea Alta residential development is also underway, and will include 115 family rental housing units, 85 affordable senior housing units, over 400 parking spaces (including BART parking), retail and community facilities. A mixed-use development is also being planned for the 1.5 acre site directly across from Town Hall Square, which will include over 100 market rate housing units, ground floor retail, and parking.

The Site is also across the street from the newly constructed Downtown Parking Garage. In 2013, the City completed a LEED certified, four-story parking garage and ground floor office space, providing 400 spaces of public parking for downtown employees and business patrons at East 14th St. and Callan Ave.

The proposed project should incorporate access to the San Leandro Creek and help to advance the City's plans to create a San Leandro Creek Trail. Improvements to the local circulation network and integration of multimodal forms of transportation may be considered, including changes to adjacent Dan Niemi Way.

Section 3: Development Regulations

General Plan Designation:	Downtown Mixed Use
Zoning:	DA-1(S) – Downtown Area 1, SP-3 Special Policy Overlay
Uses:	Ground-level retail required along East 14 th Street, multi-family residential, office, and other business uses permitted above
Density:	35 – 100 units/acre; maximum 3.5 Floor Area Ratio (FAR) 20% density bonus when average unit size is 750 square feet or less

Height:	75 foot height limit
Setbacks:	East 14 th St: 7 feet on property, to create 15 foot pedestrian zone
Lot Coverage:	Up to 100%

Zoning requirements noted above include recent changes to the City’s Zoning Code. For more information, visit <http://www.sanleandro.org/depts/cd/pzu2016.asp> or <http://www.qcode.us/codes/sanleandro-zoning/>, click on ‘Code Alerts’ for full Zoning Code text changes.

Design Guidelines: The City’s Downtown Design Guidelines provide suggestions for the treatment of various architectural elements of the project, including building façades, corners/entrances, materials, and lighting. View the full Design Guidelines at <http://www.sanleandro.org/civicax/filebank/blobdload.aspx?blobid=16501>

Section 4: Parking Regulations*

Residential:	1.5 spaces/unit 0.25 to 0.50 spaces/unit may be unbundled/flex parking
Commercial:	2.0 spaces/1,000 square feet Retail with less than 5,000 square feet exempt
Office:	2.0 spaces/1,000 square feet
Transit:	The Site is four blocks (approximately 0.4 mile) from the Downtown San Leandro BART station. The site is served by 4 AC Transit bus routes and a bus rapid transit (BRT) stop is will be constructed in late 2017 immediately adjacent to this Site at the intersection of Davis St. and Dan Niemi Wy.

*Shared parking arrangements, parking structures and parking lift systems, subject to review and approval of the City are encouraged. Utilization of the nearby Downtown Parking Garage for additional tenant and employee parking is also encouraged.

Section 5: Environmental Review

An Environmental Impact Report (EIR), certified in conjunction with the adoption of the 2007 Transit Oriented Development Strategy, contained an assessment of the environmental impacts related to development throughout the study area including the Town Hall Square area. The EIR provided clearance for an additional 3,431 residential units, 121,000 square feet of retail, and 718,000 square feet of office development in Downtown San Leandro. The need for additional environmental review will be determined as part of the entitlement process as plans for the Site are further developed by a selected developer.

Section 6: Submittal Requirements

Responses should be mailed or delivered to:

John Elder
Jones Lang LaSalle
1331 North California Blvd, Suite 350
Walnut Creek, CA 94596
925-944-2140
John.elder@am.jll.com
Or
Larry Bell
925-202-1660
larry_bell_staubach@yahoo.com

All submissions should include two hard copies mailed and one PDF e-mailed to the above address. Submissions must be received no later than 5:00 PM on February 28, 2017. Any submission that is not properly marked, addressed or delivered to the submission place, in the required form, by the required submission date and time will be ineligible for consideration.

Once received, submissions will not be returned. Formal communication, such as requests for clarification and/or information concerning this solicitation must be submitted in writing to the mailing address or e-mailed to larry_bell_staubach@yahoo.com.

All submissions should include all of the following:

A. Purchase Price

It is requested that proposals treat all of the City and Successor Agency-owned parcels as one unified project with one proposed purchase price. After the selection of a proposal, and prior to execution of a Purchase and Sale Agreement, the developer will be informed how to allocate the purchase price between the parcels and independent transactions will be conducted.

B. Development Team Qualifications

1. Name, address and contact information of firm or individual responding to the RFP.
2. Firm Overview – Provide a brief description of the organization, history, leadership team and number of employees.
3. Experience – Provide a list of projects (past and current) detailing relevant development experience, particularly in urban environments and transit-oriented developments.
4. References – Provide names and contact information for people who can speak to the credibility and experience of the development team.
5. Financial Viability – Provide a statement and other relevant information to demonstrate the organization's capability to accomplish the proposed project. An audited financial statement should be included.

C. Project Proposal

1. **Project Description:** Provide a description of the proposed project, including a conceptual site plan/design for the site and preliminary building elevations.
2. **Project Rationale & Strategy:** Provide information supporting the feasibility and marketability of the proposed project.

3. **Adjacent Parcels:** Describe an achievable strategy for including the adjacent parcels within the Town Hall Square block development. Indicate contingency plans should some or all of the adjacent properties not be included.
4. **Sustainable Design:** Describe how the project will incorporate sustainable building and site design that reduces energy use in buildings, transportation emissions, and waste and meets requirements of the 2016 California Green Building Standard Code (CALGreen).
5. **Development Team:** Provide the qualifications of all team members anticipated to participate in the project.
6. **Project Timeline:** Provide an estimate of the project timeline from pre-development through construction.

Section 7: Selection Criteria

Proposals will be evaluated based on the quality of development team and its experience, including:

1. Proposed vision and design that works towards the goals and policies of the City
2. Demonstrated success completing transit-oriented developments
3. Experience working with communities on high profile development projects
4. Proposed Price
5. Financial ability to fund development
6. Incorporation of Sustainable Design

Successor Agency and City staff will recommend that strong preference be given to developers with an achievable plan to include as many of the adjacent properties as possible, thus taking maximum advantage of one of the most significant opportunity sites in Downtown San Leandro.

Section 8: Reservation of Rights

The Successor Agency and City reserve and may modify the selection process or exercise the right to request one or more of the developers to provide additional material, clarification, confirmation or modification of any information in the submission, and can supplement, amend, substitute, cancel, or otherwise modify this Request for Proposal any time prior to the selection of one or more developers.

The Successor Agency and City of San Leandro reserve the right to determine the appropriateness and merit of all submissions. Issuance of this Request for Proposals does not obligate the Successor Agency or City to enter into negotiations of agreements with any responding party. The Successor Agency and City further reserve the right to reject all proposals and the right not to sell or develop the Site.

All documents, conversations, correspondence, etc. between the Successor Agency, City and developers constitute public information subject to the laws and regulations that govern the City, unless specifically identified otherwise.

The Successor Agency and City make no representations about the conditions of the Site, including buildings, utilities, soils or other surface or subsurface conditions. The respondent must make its own conclusions concerning such conditions. The Site will be sold “as-is”. The selected buyer will be responsible for all aspects of development, including obtaining all City approvals as necessary and approvals from other agencies as required.

Section 9: RFP Timeline

<u>ACTIVITY</u>	<u>DATE</u>
RFP Available for Distribution	November 28, 2016
Pre-proposal meeting	December 13, 2016 at 4:00 pm
Deadline for Receipt of Proposals	February 28, 2017
Oral Interviews (if necessary)	15 days
Final Selection/Recommendation	15 days
Purchase & Sale Agreement (PSA) Negotiations	30-60 days
City Council & Oversight Board Approve PSA	30 days
Due Diligence Period	90 days
Entitlements & Close Escrow	12-24 months

Pre-Proposal Meeting – A meeting to provide more information on the Site and the City’s policies and goals for development will be held on Tuesday, December 13, 2016 at 4:00 pm at the City of San Leandro, Sister Cities Gallery, 835 East 14th Street, San Leandro.

Section 10: Relevant Documents

1. Successor Agency Long Range Property Management Plan (LRPMP) - <https://www.sanleandro.org/civicax/filebank/blobdload.aspx?BlobID=24344>
2. San Leandro Zoning Code - <http://www.qcode.us/codes/sanleandro-zoning/>
3. San Leandro General Plan - <http://www.sanleandro2035.org/documents/>
4. San Leandro Downtown Transit Oriented Development Strategy – <https://www.sanleandro.org/depts/cd/plan/polplanstudiesceqa/downtownplan/todoview.asp>
5. San Leandro Downtown Design Guidelines - <http://www.sanleandro.org/civicax/filebank/blobdload.aspx?blobid=16501>
6. San Leandro Green Building Programs - <https://www.sanleandro.org/depts/cd/bldg/bldggreen.asp>