

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

# REQUEST FOR PROPOSALS

FOR PURCHASE AND DEVELOPMENT OF

## MIXED USE SITE, PARROTT & WASHINGTON DOWNTOWN SAN LEANDRO



ISSUE DATE: November 28, 2016

RESPONSE DATE: February 28, 2017



OFFICE OF BUSINESS DEVELOPMENT  
CITY OF SAN LEANDRO



## **Section 1. Overview:**

The Successor Agency to the Redevelopment Agency of the City of San Leandro (“Successor Agency”) proposes sell the following parcels for development (“Site”): (note all sizes are approximate and subject to verification)

### **Parcel 1:**

Address: 1595 Washington Ave. (APN: 075-0005-011-01)  
Lot Size: 10,875 square feet (0.25 acre)  
Building Size: N/A, parking lot

### **Parcel 2:**

Address: 268 Parrott St. (APN: 075-0005-012-00)  
Lot Size: 7,500 square feet (0.17 acre)  
Building Size: N/A, vacant land

The properties at 268 Parrott Street and 1595 Washington Ave. jointly comprise a 0.42 acre development site.

## **Section 2: Development Vision**

This is a valuable infill development opportunity centrally located in Downtown San Leandro. The Site was identified as a strategic development opportunity in the City’s 2007 Transit Development Strategy. Additionally, the Redevelopment Agency’s 2010-2014 Implementation Plan includes a goal to redevelop this site to “provide mixed-use retail and multi-family residential consistent with the TOD Strategy.”

The project has the potential to build upon additional new development in Downtown to positively impact the greater area. Current 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* art piece. OSIssoft 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 at East 14<sup>th</sup> St. and Callan Ave., which will include over 100 market rate housing units, ground floor retail, and parking.

The Site is within walking distance of a number of retail stores, personal services, restaurants, and offices, including Safeway, CVS, Peet’s Coffee, Habit Burger, Chipotle, as well as a number of unique restaurants and bars, including The Cooler tap room and soon-to-open Sons of Liberty Alehouse. The site is also across the street from the lively Downtown Farmer’s Market, which is held weekly April through October.

### **Section 3: Development Regulations**

General Plan Designation:	Downtown Mixed Use
Zoning:	DA-1 – Downtown Area 1
Uses:	Mixed-use residential, with ground floor restaurant uses along Washington Ave. encouraged
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:	Front, side, corner side: 0 feet Rear: Consistent with prevailing condition on block
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 from the San Leandro BART station. Three AC Transit bus routes travel within a block of the Site, with three more within several blocks.

### **Section 5: Environmental Review**

An Environmental Impact Report, 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 properties at Washington/Parrott. 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 property 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 both properties are treated as one unified site with one proposed purchase price. After the selection of a winning proposal, and prior to execution of a Purchase and Sale Agreement, the developer will be informed how to allocate the purchase price between the two 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. **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).
4. **Development Team:** Provide the qualifications of all team members anticipated to participate in the project.
5. **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

**Section 8: Reservation of Rights**

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

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

The Successor Agency makes 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
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	180 days

## **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 Green Building Programs - <https://www.sanleandro.org/depts/cd/bldg/bldggreen.asp>