

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

REQUEST FOR PROPOSALS

FOR PURCHASE AND DEVELOPMENT OF

OLD FIRE STATION #11

MARINA BOULEVARD



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 to sell the following parcel for development (“Site”): (note all sizes are approximate and subject to verification)

Address: 2101 Marina Blvd. (APN: 079A-0568-005-00)

Lot Size: 15,536 square feet (0.36 acre)

Building Size: 4,049 square feet

In 2003, San Leandro Fire Station #11 was relocated from 2101 Marina Boulevard to a new location along Williams Street. The building was used as a fire house from the 1950s until the early 2000s. The parcel at 2101 Marina Boulevard is a 0.35 acre property located in a district that includes commercial, industrial, and residential uses. The parcel was conveyed from the City of San Leandro to the former Redevelopment Agency in 2003 for the purposes of carrying out the Redevelopment Plan of the West San Leandro-MacArthur Boulevard Redevelopment Project Area. The Site contains a one-story, 4,049 square foot concrete-block building and includes space for approximately 30 off-street parking spaces in a rear fenced and paved yard.

Section 2: Development Vision

The requested development proposal is to be consistent with the property’s zoning category of CN(S), which permits retail sales and services, full-service restaurants, offices and business/professional/building services.

Development of this Site has the potential to capitalize upon a number of exciting changes coming to the Marina Boulevard corridor. Major reconstruction and improvement to the Marina Boulevard interchange at I-880 has recently been completed, bringing improved circulation and aesthetic improvements. The City has also begun the design phase of a Marina Boulevard streetscape project, which will bring improvements to landscaping and bike/pedestrian areas along the corridor.

A number of large sites are also available for sale or planned for development in the area. A new Class A industrial development is proposed at the 13-acre Georgia Pacific site at 2000 Marina, which will provide much needed flex industrial space and employment to the area that can serve advanced manufacturing and research & development businesses. Twenty-five acres of land is also available for regional retail just to the west of the Marina/880 interchange, north of the new Kaiser hospital.

Additionally, the Monarch Bay Shoreline Development Project will be underway down the street at the San Leandro Marina within the next several years. The City is working on a proposed 75 acre master plan to include approximately 350 housing units, a 200 room hotel with conference center, 150,000 square feet of offices, three restaurants and enhanced recreational amenities. You can learn more about the Shoreline project at <https://www.sanleandro.org/depts/cd/shoreline/>. With all of these changes, the area is truly in a time of transition.

Section 3: Development Regulations

General Plan Designation: Neighborhood Commercial

Zoning: CN(S) – Commercial Neighborhood, Special Policy Overlay

Uses:	Neighborhood-serving commercial uses, including retail sales and services, full-service restaurants, offices and business/professional/building services	
Density:	0.3 Floor Area Ratio (FAR)	
Height:	Maximum 30 feet tall	
Setbacks:	Front, corner side:	10 feet, including 10 feet of landscaping
	Side, rear:	0 feet
Lot Coverage:	Up to 50%	

Section 4: Parking

Retail Sales:	1.0 space/200 square feet for first 5,000 square feet 1.0 space/250 square feet for square feet greater than 5,000	
Retail Services:	1.0 space/300 square feet	
Restaurant:	1.0 space/100 square feet for first 4,000 square feet 1.0 space/50 square feet for seating area greater than 4,000 square feet	
Office:	1.0 space/300 square feet	
Transit:	One AC Transit bus route travels within a block of the site.	

Section 5: Environmental Review

The requirement for 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

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 individual or organization, history, leadership team and number of employees.
3. Experience – Provide a list of projects (past and current) detailing relevant development experience.
4. References – Provide names and contact information for people who can speak to the credibility and experience of the individual or development team.
5. Financial Viability – Provide a statement and other relevant information to demonstrate the individual or organization’s capability to accomplish the proposed project.

C. Project Proposal

1. **Project Description:** Provide a description of the proposed project, which may include 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), as applicable.
4. **Development Team:** Provide the qualifications of all individuals or 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. Proposed Price
3. Financial ability to fund development
4. 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 A 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
Final Selection/Recommendation	30 days
Purchase & Sale Agreement (PSA) Negotiations	30 - 60 days
City Council & Oversight Board Approve PSA	30 days
Due Diligence & Close Escrow	90 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.sanleandro.org/depts/cd/plan/zonemap.asp>
3. San Leandro General Plan - <http://www.sanleandro2035.org/documents/>
4. San Leandro Green Building Programs - <https://www.sanleandro.org/depts/cd/bldg/bldggreen/default.asp>