

VENTURA AND SEVENTH MIXED USE/MIXED INCOME DEVELOPMENT

3.40 ACRES

The Redevelopment Agency (RDA) of the
City of Fresno

and

The City of Fresno
Planning and Development Department
Housing and Community Development Division

February 3, 2010



Redevelopment Agency
of the City of Fresno



SUMMARY

OPPORTUNITY:	Mixed-use development: residential (3.11 acres) and commercial (.29 acres). Potential .56 acre residential acquisition.
LOCATION:	Southeast Fresno on Ventura and Seventh Streets.
QUALIFICATIONS:	Experience with mixed-use, mixed-income developments through public-private partnerships.
SELECTION PROCESS:	1. Qualifications Submittal 2. Evaluation of Submittals—"Short List" 3. Request for Proposals 4. Evaluation of Proposals 5. Selection of a Development Firm 6. Enter into an exclusive negotiation agreement with the City/RDA 7. Disposition and Development agreement negotiated with the City/RDA
QUALIFICATIONS DUE:	March 4, 2010
REDEVELOPMENT QUESTIONS:	Lupe Perez Fresno Redevelopment Agency 2344 Tulare Street, Suite 200 Fresno, CA 93721-3622 Office (559) 621-7612 lupe.perez@fresno.gov Debra Barletta Fresno Redevelopment Agency 2344 Tulare Street, Suite 200 Fresno, CA 93721-3622 Office (559) 621-7624 debra.barletta@fresno.gov
HOUSING/PLANNING QUESTIONS:	John Robertson, Management Analyst III Planning and Development Department Housing and Community Development Division 2600 Fresno Street, Room 3070 Fresno, CA 93721-3622 Office (559) 621-8300

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DEVELOPMENT OPPORTUNITY

The City of Fresno and the Redevelopment Agency of the City of Fresno (the “Agency”) are pleased to present this unique residential mixed use development offering in southeast Fresno. It is envisioned that the Ventura and Seventh development project will support between 50-90 units of high-density senior, family, workforce affordable, or market rate housing units. Additionally, the commercial street frontage portion of the site will enhance the appearance of Ventura Street by providing attractive commercial properties that serve the surrounding neighborhoods.

The site of the future project is located on approximately 3.40 acres of land that lies on prime arterial roadway and is between two established residential and commercial neighborhoods.

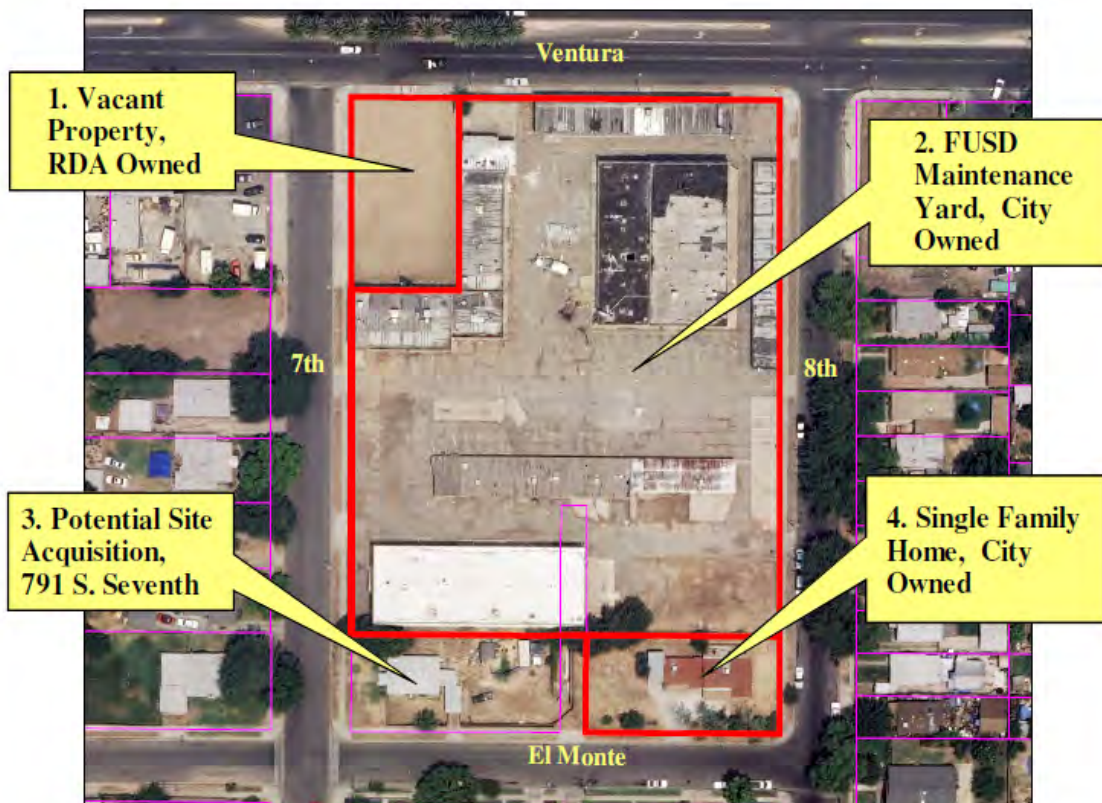
Ventura and Seventh is to become an exemplary model for the creative use of a mixed residential and commercial development in southeast Fresno and should therefore be developed in a manner that utilizes the site's full potential. In addition, the Ventura/Kings Canyon corridor has been identified by the City as a route for Bus Rapid Transit (BRT), a vital element in the region's transportation infrastructure connecting downtown to the outlying parts of the city. The project should provide for a well organized and intelligent design that complements the existing urban fabric and encourages local residents to patronize the commercial properties.

The City of Fresno and the Redevelopment Agency are very excited about this much anticipated development project and invite professional development firms with extensive experience to submit qualifications for consideration.

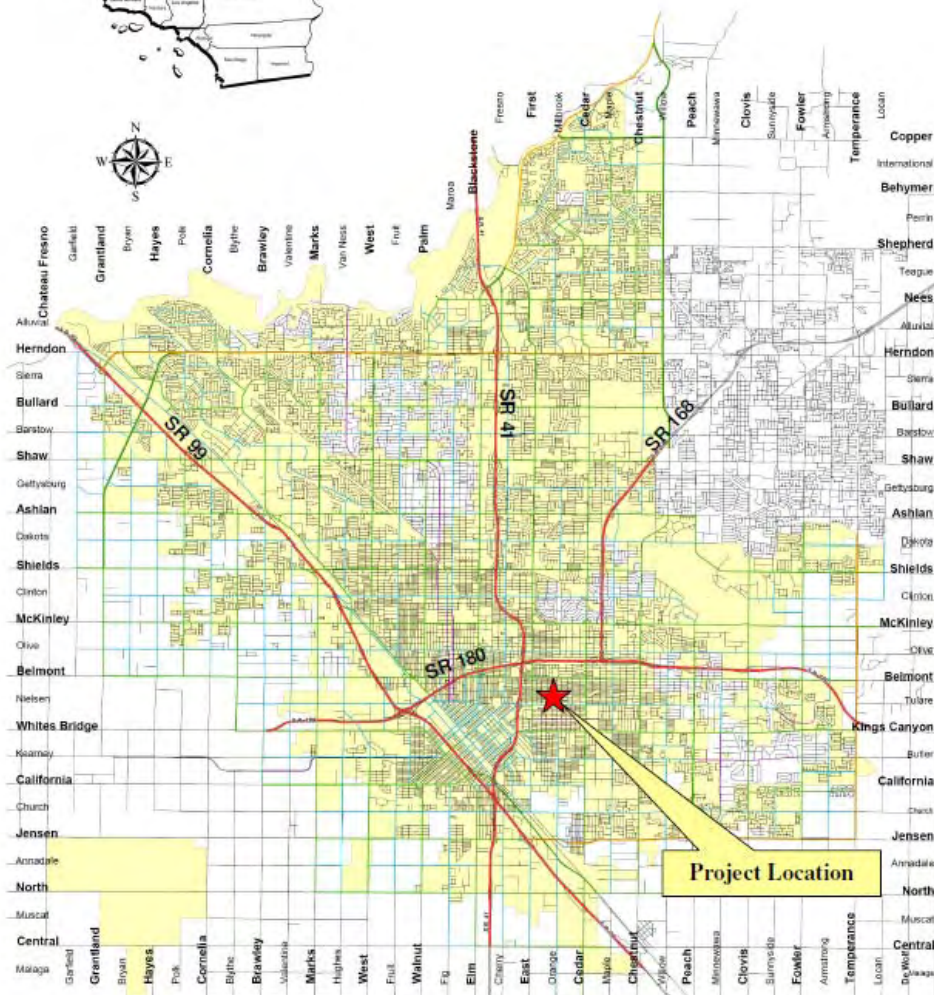
THE SITE

The City of Fresno has fee title ownership of the former Fresno Unified School District Maintenance Yard. The Redevelopment Agency has fee title ownership of the commercial property located on the northwest corner of the parcel. The City has acquired one home and is in negotiations with the owner of the other single family home located south of the maintenance yard.

1. Commercial Property: (.29 acres) owned by the Redevelopment Agency.
2. FUSD Maintenance Yard: (2.85 acres) owned by the City of Fresno
3. Single Family Home: 791 S. Seventh Street (.28 acres)
4. Single Family Home: 3745 E. El Monte Way (.26 acres), the City of Fresno owns this site.



PROJECT LOCATION



NEIGHBORHOOD

The Project site is located in the southeast area of the City of Fresno. The area surrounding the project site is zoned C-6 (heavily commercial) and R-1(Single-family residential). The properties adjacent to the site are single-family occupied homes. Within close proximity to the site there are a number of small businesses and shops including Ventura Market, Fiesta Foods Supermarket, and amenities such as parks, schools, and small retail establishments.

There is diversity in population with a wide range of incomes, family sizes, and ethnicities, with the majority of the population being Hispanic. The project site is surrounded by mostly older Fresno neighborhoods where most homes are Craftsman Bungalows from the early 1900s. The Roosevelt Community Plan, part of the City's General Plan, provides for the denser areas to be mixed with high quality affordable and market rate housing.

The Project site is located along Ventura Street (Kings Canyon Ave) former Highway 180 which links Fresno to the Kings Canyon National Park (a one hour drive to the east).



SCOPE OF WORK

The work to be performed by the selected development firm may include, but is not limited to, the following:

- Submit a high quality development proposal
- Negotiate a disposition and development agreement with the Agency and City
- Prepare the design plans and specifications
- Obtain all necessary entitlements
- Comply with all applicable environmental mitigation measures
- Work in collaboration with the City and Agency on all aspects of the development, including the design, financing, and construction
- Invite and encourage community and neighborhood participation
- Secure financing for the project
- Purchase the site from the City and Agency
- Demolish existing buildings on the project site
- Construct the highest quality and aesthetically pleasing residential/commercial development
- Perform work within budget and timeframe provided
- Submit invoices and requests for reimbursement for work completed in a timely manner
- Provide a long-term maintenance plan for the project

PLANNING AND ENVIRONMENTAL REVIEW TO DATE

Existing Zoning and Planned Use – Currently the commercial property owned by the RDA, which consists of a former nightclub and a liquor store, is zoned C-6 (heavy commercial). The former Fresno Unified School District maintenance yard is currently split zoning with a planned use as a public facility. The underlying zoning for the FUSD site is mixed C-6 and R-1 (medium density). The proposed Ventura and Seventh project may need to be re-zoned. Underlying zoning is the presumed appropriate land use designation. Both the single family homes located to the south of the project are zoned for R-1 medium density.

Southeast Fresno Revitalization Redevelopment Plan – The concept of the Redevelopment Plan focuses on blighted and underutilized area that has been identified in the Plan for industrial, commercial, and residential uses. The Redevelopment Project Area was adopted with priorities on the retention and expansion of new and existing businesses and housing in order to reduce blight, improve the area's attractiveness, and increase the availability of jobs in inner city neighborhoods. Included in the Southeast Fresno Revitalization Redevelopment Plan are the Ventura/Kings Canyon Reconstruction and Beautification Process, the Kings Canyon Commercial and Mixed-Use Neighborhood, the Seventh and Ventura Mixed-Use Housing Project, and the California and Orange Housing development. To view the Ventura/Kings Canyon Commercial Design Guidelines go to www.fresnorda.com

The Agency-owned commercial site at Ventura and Seventh is in the Southeast Redevelopment Plan area. The remainder of the project site is not in the Southeast Redevelopment Plan area.

Roosevelt Community Plan – The Roosevelt Community plan is characterized by highly diversified residential neighborhoods and older strip commercial corridors. The eastern portion of the planning area is dominated by a low density residential development pattern. In contrast, in the northwestern areas of the community residential densities are much higher, with existing single family homes, located in smaller, more conventional lots.

Studies conducted are as follows:

FUSD Maintenance Yard

- a. National Environmental Policy Act (related to the City Acquisitions)
- b. California Environmental Quality Act (related to the City Acquisitions)
- c. A Phase I Site Assessment
- d. Phase II Limited Site Assessment; Geophysical Investigation
- e. Addendum of supplemental Research for HUD noise assessment
- f. Historic Property Survey

Commercial Property (Former Nightclub and Liquor Store)

- a. California Environmental Quality Act (related to the RDA Acquisition)
- b. Phase I Site Assessment
- c. Historical Property Survey

Single Family Homes: (791 S Seventh Street; 3745 E. El Monte Way)

- a. Phase I Site Assessments
- b. NEPA and CEQA studies (related to the City Acquisitions)
- c. Historical Property Survey

The National Environmental Policy Act (NEPA): determined that a 90 unit project will not result in a significant impact on the quality of the human environment. Any potential environmental impacts are minimal, and will be reduced to a level of insignificance by a combination of normal construction and zoning requirements, and by the recommended mitigation measures.

The California Environmental Quality Act (CEQA): A Mitigated Negative Declaration was adopted by the Fresno City Council for a conceptual 90-unit project on June 26, 2007 and posted with the Fresno County Clerk on April 27, 2007. The Initial Study identifies potentially significant effects for a 90-unit project, but simple revisions in the project plans or proposals would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and there is no substantial evidence, in light of the whole record, that the project as revised may have a significant effect on the environment.

Significant Mitigation Measures include the following:

- An asbestos survey will be required prior to demolition or rehabilitation on existing structures.
- Based upon the findings of the HUD Noise Assessment of the exposure to potentially elevated exterior noise levels at the proposed residential development, it is required that the project developer adhere to such project design and construction to ensure that interior and exterior noise exposure at the residential development is maintained at acceptable levels as required by the HUD Noise Guidelines as the time of project development and for noise levels projected ten years into the future.

A Phase II Limited Site Assessment was conducted on the former Maintenance Yard based on the Phase I findings and resulted in the following:

- There does not appear to be a significant threat to the future residential construction project within the areas sampled in the vicinity of the former 500-gallon leaking underground storage tank (LUST). There is no recommendation for further investigation of the former 500-gallon LUST at the subject site. These recommendations have been forwarded to the Fresno County Department of

Community Health, Environmental Health Systems (FCEHS) for review and concurrence with a request for closure related to the proposed future residential redevelopment of the subject site.

- Soil in the vicinity of the five Areas of Contamination (AOCs) investigated is not significantly impacted with petroleum hydrocarbon constituents (PCHs) and does not appear to represent a significant threat to future development.
- Research indicates that of the six known USTs that were formerly located on the subject site, all six have been removed and received regulatory closure.

An addendum of additional research to both the NEPA and CEQA studies may be necessary if the proposed project exceeds the existing studies scope of work and project description.

Historic Preservation

Pursuant to the National Historic Preservation Act, the City of Fresno has prepared a Historic Property Survey for the proposed project. The project footprint includes seven buildings constructed in 1936 through 1951 for the Fresno Unified School District. The two single family residences south of this parcel are also included within the proposed project footprint. These nine buildings, along with the twenty additional post-1960 single family residences and commercial buildings surrounding the project area were included within the Project's Area of Potential Effects (APE). All buildings within the APE were evaluated and found ineligible for the National Register of Historic Places and the California Register of Historic Resources. At a noticed public hearing on October 23, 2006, the City's Historic Preservations Commission concurred with these findings with the exception of the WPA funded Fresno City Schools Warehouse and Maintenance Building, designed by Ernest J. Krump Jr. for Allied Architects in 1935. The building was found eligible for the Local Register of Historic Places but has not been adopted by the City Council. The most competitive proposals may include adaptive reuse of this potential historical building.

Universal Design

On October 30, 2007 the City Council of the City of Fresno adopted an affordable housing policy requiring all future new construction of affordable housing developments that receive City or Redevelopment Agency funding to include five basic features of Universal Design: No step accessible entryway, all doorways and passageways at least 34 inches wide, one downstairs "flex room" and accessible bathroom with reinforcements for grab bars, six square feet of accessible kitchen counter space, and hallways at least 42 inches wide. The policy will apply to all new construction utilizing City or Redevelopment funds, approved by Council on January 1, 2008 and thereafter.

SUBMISSION REQUIREMENTS

- Statement of interest in development of the Ventura and Seventh project including highlights of the proposal's qualifications, examples of recent mixed-use mixed income projects, and key contact information.
- Narrative description of the long-term vision and concept for the site including the residential housing and commercial aspects.
- Developer's resume, including mixed-use experience.
- Project team members' resumes; please include resumes of all relevant team members who will be working on the project.
- Samples of previous projects including photographs, location, references and description of similar mixed-use projects developed in recent years.
- Proposed purchase price of the project site.
- Other key proposed items related to the development of the project site.
- Preliminary budget, including sources and uses of funds, total project cost, cost per dwelling unit and cost per square foot.
- Development schedule (proposed) and list of concurrent projects.
- Cover letter signed by a principal of the firm. Include the name and the title of the person authorized to make legal binding commitments on behalf of the firm.

Submit one (1) bound original and five (5) copies of the proposal along with a cover letter in a sealed envelope labeled "Ventura and Seventh" in the lower left-hand corner. Proposals may be sent via U.S. mail, Federal Express, or may be hand-delivered to:

Lupe Perez
Fresno Redevelopment Agency
2344 Tulare Street Suite, Suite 200
Fresno, CA 93721-3622
Office (559) 621-7612
lupe.perez@fresno.gov

CLOSING DATE – March 4, 2010, 5:00 p.m. PST

For any questions regarding the project prior to submission deadline contact Lupe Perez at the number above.

Question and Answer meeting Date: February 18, 2010 available by appointment from 8am-5pm.

Fresno Redevelopment Agency
2344 Tulare Street, Suite 200
Fresno, CA 93721-3622
Office (559) 621-7600

REVIEW AND SELECTION PROCESS

Proposal submittals in response to this Request for Qualifications (RFQ) will be evaluated by the Agency and City, including staff representing the Planning and Development Department, Housing and Community Development Division, the Redevelopment Agency, consultants, and representatives from stakeholder groups in the Roosevelt Community Plan area.

Each submittal must be received by the close date and time and will be reviewed and evaluated based on all the established criteria outlined in the submission requirements on page 12. Based on the evaluations, the City may: a) invite a short list of development teams to submit a formal development proposal to the City, b) enter into exclusive negotiations with a development team, or c) reject all responses to this RFP.

The evaluation team, may at its discretion, interview development teams, contact references, investigate previous projects and current commitments, and conduct any other type of inquiry and investigation necessary to determine the most qualified development team.

Final selection will be made by a team consisting of the Redevelopment Agency, the City Housing and Community Development Division, and others as deemed appropriate by the Agency and City.

NOTIFICATION DATE -Development firms submitting qualifications will be notified by mail of their status on or about March 29, 2010.

TERMS AND CONDITIONS

The City of Fresno and the Redevelopment Agency reserve the right to:

1. Reject any and all responses, and to waive minor irregularities in any RFQ proposal submitted for consideration
2. Request clarification of the information submitted, and request additional information from any consultant submitting response to the RFQ
3. Reject any proposal that does not address the scope of work items contained in this RFQ.

A contract resulting from acceptance of a proposal by the City and the Redevelopment Agency will be in a form developed by the City, and will include the scope of work items and selection criteria in this RFQ.

The City and Redevelopment Agency shall not be responsible for any costs incurred by any firm in preparing, submitting or presenting its response to the RFQ. All responses to the RFQ received by the City and the Agency for consideration will not be returned.

The City encourages minority-and women-owned firms to submit qualifications consistent with the City's policy to ensure that minority-and women-owned firms are afforded the maximum practicable opportunity to compete for and obtain public contracts for services.

DOCUMENTS FOR REVIEW

The documents listed below can be viewed upon request free of charge. A copy of each document can be purchased for a \$10 reproduction and shipping cost.

- City of Fresno General Plan 2025
- Housing Element of the General Plan
- Roosevelt Community Plan
- NEPA Environmental Review
- CEQA Environmental Review
- Phase I Environmental Assessment (all sites)
- Phase II Limited Study (FUSD Yard)
- Addendum to NEPA study (FUSD Yard)
- Historic Preservation Study
- Noise Study
- Draft Consultant Services Contract
- Southeast Fresno Revitalization Plan
- Universal Design Overview

Document requests can be made to:

City of Fresno

Planning and Development Department

Housing and Community Development Division

2600 Fresno Street, Room 3070

Fresno, CA 93721-3605

Telephone: 559.621.8300

Fax: 559.457.1413

Attention: John Robertson