

SUISUN CITY REDEVELOPMENT AGENCY
Northwest Corner of
Highway 12/Marina Boulevard
Development Site

Request For Qualifications/Proposals
Submittals Due July 30, 2010
4:00 p.m. (PDT)

Request for Qualifications/Proposals
Northwest Corner of Highway 12 & Marina Boulevard
Suisun City Redevelopment Agency

SUMMARY OF OFFERING

Site Description:	Northwest Corner of Highway 12 & Marina Boulevard Approximately 30 Acres
Development Objective:	High quality development that creates a seamless transition between existing development east of the subject property southwest toward the Waterfront District.
Entitlements:	Site is zoned CS (Commercial Service) General Plan designation is PD (Planned Development)
Requested Developer Services:	Acquire site from Redevelopment Agency Plan, design, finance, construct development
Developer Selection Process:	Submission of proposals Developer interviews Recommendation for selection to Agency Board
Exclusive Negotiation:	Exclusive Negotiation Agreement (ENA), leading to a Disposition and Development Agreement (DDA)
Proposals Due:	Friday, July 30, 2010 by 4 p.m. (PDT) Suisun City Hall, 701 Civic Center Boulevard, Suisun City, CA 94585
Agency Contact:	Jason Garben, Economic Development Director, email at jgarben@suisun.com and by phone at (707) 421-7347.

Suisun City Overview

The City of Suisun City is a well-educated, family-oriented community of 28,000 residents located halfway between San Francisco and Sacramento. Positioned at the junction of Interstate 80 and State Route 12 and straddling the robust Capitol Corridor commuter rail service, Suisun City is an easy drive or train trip to every job center in one of Northern California's most important mega-regions. The City boasts a wide range of new and historic neighborhoods interlaced with community parks, schools and vital public assets, including a new joint-use library, community center, senior center, sports complex and marina. The City also has an expanding network of recreational trails connecting every neighborhood with the Waterfront District and the expansive Suisun Marsh, a protected wildlife area that forms the City's southern border.



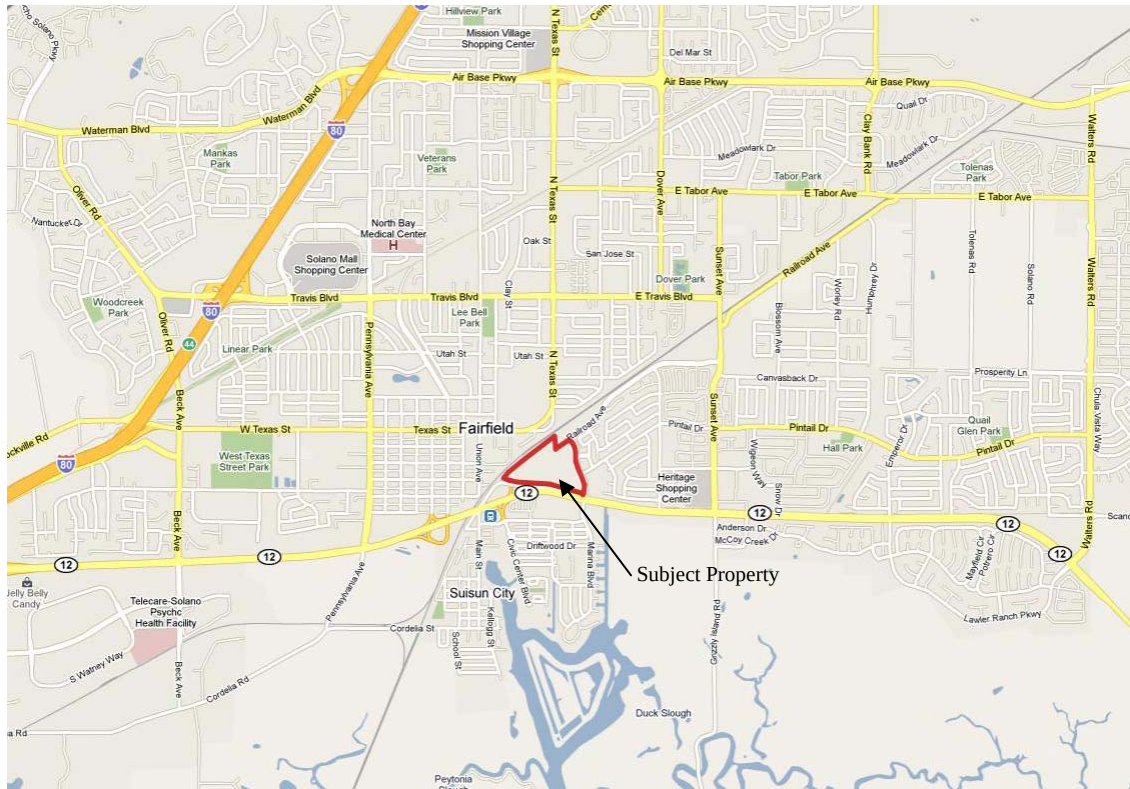
Building a diverse and sustainable local economy is the City's top priority. In just two decades, Suisun City replaced debilitating blight and crime at its historic core with a vibrant pedestrian-oriented dining and entertainment destination. Today, the Waterfront District supports the region's most diverse collection of independent restaurants and a growing entertainment sector. At the same time, the City is developing property at its geographic center with businesses that provide the goods and services our residents need and deserve.

Suisun City takes a long-term view of the economy with the outlook that we are truly building a sustainable engine to drive our community forward for decades to come. Quality projects and careful implementation of once-in-a-lifetime development opportunities that integrate into the community are key to the City's strategy to reverse significant sales tax leakage.

The Opportunity

The Suisun City Redevelopment Agency ("Agency") is seeking an innovative, experienced and financially capable developer to help achieve the community's redevelopment goals for the property located at the northwest corner of Highway 12 and Marina Boulevard. The Agency is offering experienced developers the opportunity to implement a financially feasible program of development for the site that aligns with the goals and objectives of the Agency. This development presents a unique opportunity to take advantage of the significant strides Suisun City has made as an excellent place to live, work, visit, and play.

Location Map



Between the Agency and the City of Suisun City (the “City”), there are approximately 34+ acres of vacant developable property generally located at the northwest corner of Highway 12 and Marina Boulevard. The acreage is divided among multiple parcels as outlined in the table below.

Northwest Corner of Highway 12/Marina Boulevard Property Summary		
APN	Acres (±)	Square Feet (±)
Agency Owned		
0032-230-370	14.56	634,234
0032-230-290	15.42	671,695
0032-230-280	1.06	46,174
Agency Owned Subtotal	31.04	1,352,102
City Owned		
0032-230-310	1.63	71,003
0030-292-030	1.50	65,340
City Owned Subtotal	3.13	136,343
Total	34.17	1,488,445

*Parcel Maps are provided in Attachment II

The Agency has the ability to facilitate control of the City-owned parcels to allow for a cohesive and contiguous development of the site. All properties are owned outright by the Agency and/or City. Parcel 0032-230-310 houses a functioning water tank, and is currently owned by the City of Suisun City. The Agency and City will work together with the selected developer to allow for the tank facilities to be relocated.

The property is surrounded by a variety of uses. Adjacent to the property to the east are a mix of uses dominated by single-family residential homes. To the north, the site is bordered by the Union Pacific rail line. To the south, a Class I bicycle path is located adjacent to the property with an off-ramp from westbound Highway 12 traffic and Highway 12 beyond the bike path. The Waterfront District is located south of Highway 12, which is accessed from the site location via the existing bicycle path and Main Street. The Suisun-Fairfield Train Station is located less than a ¼-mile from the site. Access to the train station from the site is excellent for pedestrians, bicyclists and motorists. The Suisun-Fairfield Train Station is Solano County's only stop on the Capitol Corridor commuter train line. The Capitol Corridor is an intercity passenger train system that operates rail service on a 170-mile rail corridor to 16 stations in eight Northern California counties: Placer, Sacramento, Yolo, Solano, Contra Costa, Alameda, San Francisco, and Santa Clara.

Railroad Avenue currently terminates at the northern portion of the site. Consideration should be given to extending Railroad Avenue to Main Street.

The property is currently zoned CS (Commercial Service) with a General Plan designation of PD (Planned Development). Any development project on the site will be subject to review under the California Environmental Quality Act (CEQA). The scope of environmental review will depend upon the nature of the proposed project. The City is currently in the process of updating the General Plan and Zoning Ordinance, so the selected developer will have the opportunity to utilize this process for a re-designation of land use, if necessary. The area is also within a FOCUS Priority Development Area, which may allow for a streamlined CEQA review of projects that meet certain criteria.

Available Reports and Property Information

The following Reports can be downloaded from the City's website at www.suisun.com:

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment
- Biological Survey
- Wetlands Delineation Assessment
- ALTA Survey

Agency Goals for the Project

The Agency's primary goals for the development of this property are:

- A development that will strengthen the economic vitality of the City as a whole
- A development that embraces the location of the site relative to the train station and the Waterfront District
- A development that provides a transition between existing development from the east to the Waterfront District
- A development should provide connectivity and linkage from the east to the Waterfront District in terms of pedestrian, bicycle, and vehicular flow
- The land planning and architectural treatment of the development should be visually appealing from Highway 12 and the rail line
- The land planning for the site should consider the site in its entirety, although a phased approach to development may be necessary.

Schedule

The deadline for written responses to this RFQ/P is 4 **p.m., Friday, July 30, 2010**. Responses must be received no later than this deadline, addressed to:

Mr. Jason Garben
Economic Development Director
Suisun City Redevelopment Agency
701 Civic Center Blvd.
Suisun City, CA 94585

Submittal Requirements

Seven sets of information requested below, (6 bound and one unbound for copying), should be submitted no later than the stated deadline. Please submit materials in keeping with the following format, identifying each item by letter and number.

1. Development Entity

- A. Describe the development entity and identify the members, with names, addresses and phone numbers of key representatives. Provide relevant qualifications and project-specific experience of the principals of each developer included on the team. Identify the person or persons with the authority to represent and make legally binding commitments on behalf of the respondents. Identify master developer and the contractual relationship among the developers on the team, if appropriate.
- B. Identify the known team members; e.g. architects, engineers, legal representatives, real estate brokers/marketing representatives and general contractor.

2. Respondent's Experience

Describe the respondents relevant project experience, including any public/private partnerships, and involvement in development projects with other Redevelopment Agencies in California. Provide up to three (3) examples that demonstrate successful solutions for projects that would be applicable to this project.

3. Conceptual Plan

Provide at least one (1) colored rendering of development concept(s) proposed for the project, along with a written description of the development program envisioned. The concept plan should be of sufficient detail as to permit those reviewing the plan to establish a sense of the scope, scale and economic impact of the project should it be built.

Selection Process

The Suisun City Redevelopment Agency will conduct the selection process. The Agency, at its sole discretion, reserves the right to accept or reject in whole or in part submittals received in response to this request, or to cancel in whole or in part this RFQ/P. All submittals will become the property of the Agency. Failure to provide any requested data within the specified submission period may cause the Agency, at its sole discretion, to reject the submittal or require that the data be submitted forthwith. The Agency reserves the right to modify, suspend, or terminate, at its sole discretion, any and all aspects of the RFQ/P process.

Interested developers should submit responses to this RFQ/P, delivered by the deadline indicated herein. A Review Committee most likely consisting of Agency Board members and Agency Staff will review the submittals. Submittals will be evaluated based on the criteria outlined below as well as individual meetings with respondents, as necessary. If necessary, based on the Review Committee's evaluations, a "short list" of developers will be prepared.

Those "short listed" developers/development teams may be asked to submit more detailed information with respect to the development of the Project. This information may include more detailed plans and elevations, a development pro-forma, in addition to financial capability of the development entity. The Agency reserves the right to request clarification or additional information from respondents and to request that respondents make presentations to the Review Committee, Agency Board, community groups or others.

In the final phase, it is anticipated that the Review Committee will recommend one developer or development team to the Agency. This selected developer will then enter into an Exclusive Negotiation Agreement ("ENA") with the Agency, that would allow for the necessary timeframe to determine specific details and business terms for the ultimate execution of a Disposition and Development Agreement between the Agency and selected developer.

Selection Criteria

In the RFQ/P process, emphasis will be placed on the qualifications and experience of the respondent and the creativity of their concept plan. Submittals will be evaluated based upon the following criteria:

1. Demonstrated experience of the respondent in the successful development of projects of the scale, use mix, complexity and quality being proposed by the respondent for Suisun City, including:
 - a. Developer's experience and capability in the delivery of projects of similar scale and scope.
 - b. Creativity in successfully integrating a variety of building product types and uses into an existing area, leading to economic revitalization.
2. The quality of the urban design and architectural aspects of the respondent's previous projects
3. Experience working with the public sector in public/private real estate development projects.

ATTACHMENTS TO RFQ

- I. Aerial Property View
- II. Assessors Parcel Maps

ATTACHMENT # 1
Aerial Property View



ATTACHMENT # 2

Assessors Parcel Maps

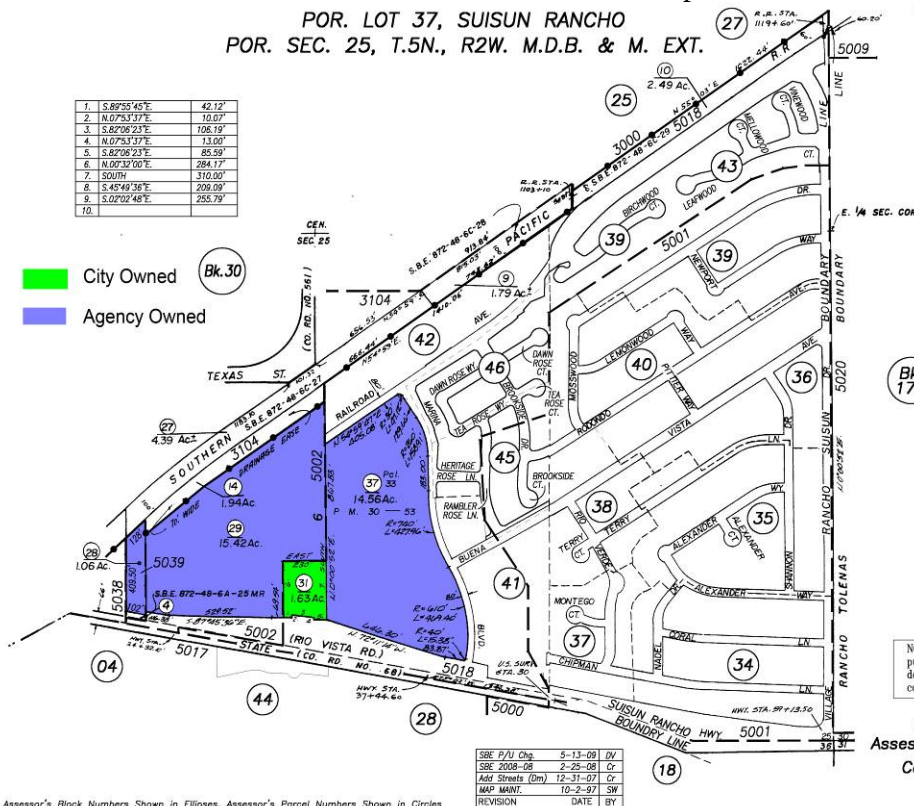
POR. LOT 37, SUISUN RANCHO
POR. SEC. 25, T.5N., R.2W. M.D.B. & M. EXT.

Tax Area Code 32-23

3104
5002
5018
5039

1. S.89°55'45"E.	42.12'
2. N.07°53'37"E.	10.07'
3. S.62°09'23"E.	108.19'
4. N.07°53'37"E.	13.00'
5. S.82°09'23"E.	85.59'
6. N.07°53'00"E.	284.17'
7. S.00°00'	310.00'
8. S.45°49'36"E.	206.09'
9. S.02°02'48"E.	255.79'
10.	

City Owned
Agency Owned



CITY OF SUISUN CITY
Assessor's Map Bk. 32 Pg. 23
County of Solano, Calif.

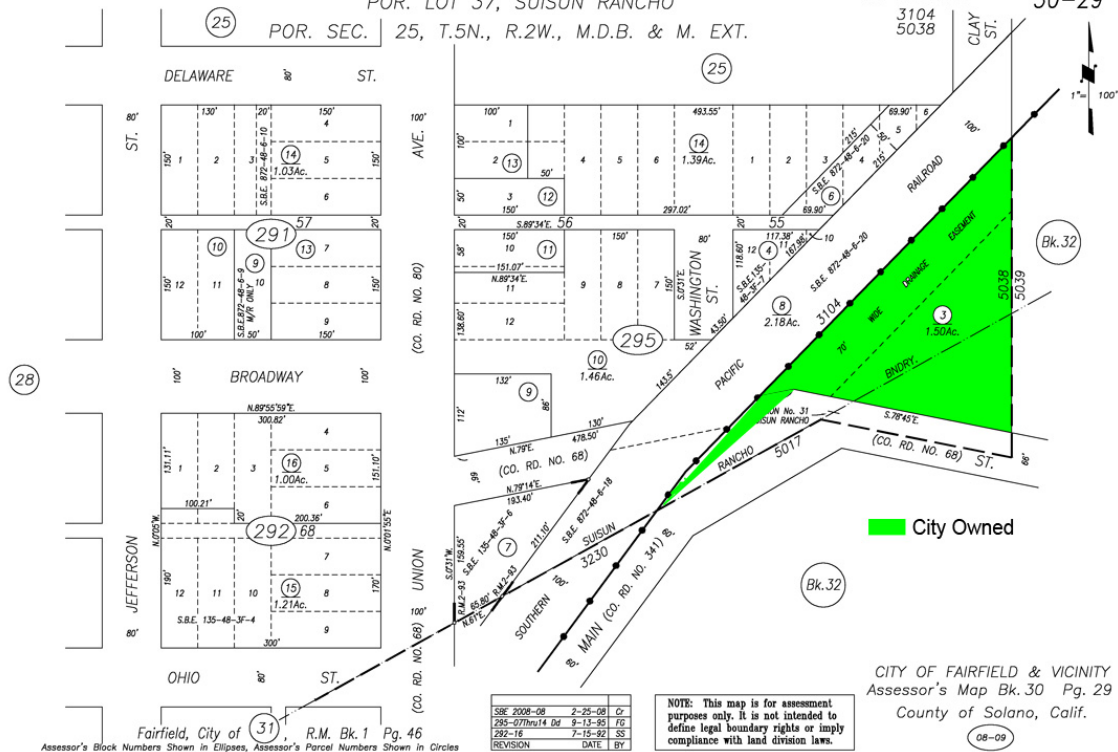
Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

POR. LOT 37, SUISUN RANCHO

POR. SEC. 25, T.5N., R.2W., M.D.B. & M. EXT.

Tax Area Code 30-29

3104
5038



CITY OF FAIRFIELD & VICINITY
Assessor's Map Bk. 30 Pg. 29
County of Solano, Calif.

Fairfield, City of, R.M. Bk. 1 Pg. 46