
**El Cerrito Redevelopment Agency
Residential Mixed Use Development Site**

***Request for Qualifications/Proposals
Submittals due June 21, 2010
4:00 pm (PST)***

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Request for Qualifications/Proposals
Residential Mixed Use Development Site
El Cerrito Redevelopment Agency

SUMMARY OF OFFERING

Site Description	• 10860 & 10848 San Pablo Avenue - between Manila Avenue and Schmidt Lane • Adjacent to City Hall • Approximately 40,000 square feet in size (0.92 acres)
Development Objective	• Development of a high quality, mixed use development including affordable senior residential apartments.
Entitlements	• Site is zoned Transit-Oriented Mixed Use • General Plan designation is Commercial Mixed Use
Requested Developer Services	• Acquire site from Redevelopment Agency • Plan, design, finance, construct and operate the mixed use complex
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	• Monday, June 21, 2010 by 4 P.M. (PST) at 2nd Floor, El Cerrito City Hall, 10890 San Pablo Avenue, El Cerrito, CA 94530
Agency Contact	• Hilde Myall, Housing Project Manager, email at hmyall@ci.el-cerrito.ca.us and by phone at 510-215-4358.

INVITATION

The El Cerrito Redevelopment Agency (Agency) is requesting proposals to develop a key site adjacent to El Cerrito's new City Hall. The site is located on San Pablo Avenue between Manila Avenue and Schmidt Lane and consists of two parcels owned in fee by the El Cerrito Redevelopment Agency. The site is currently occupied by vacant buildings. The site is also located in the El Cerrito Redevelopment Project Area.

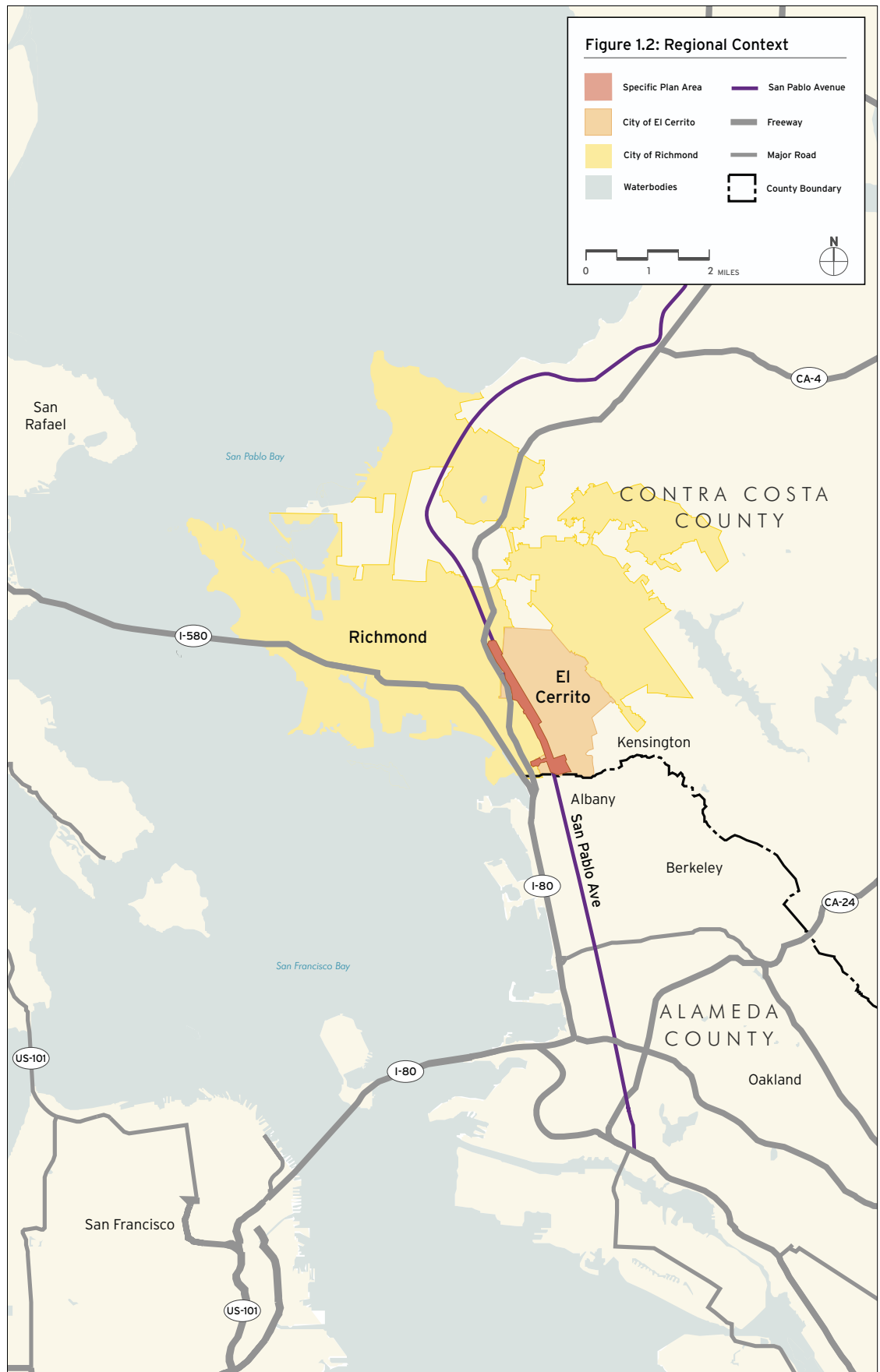
The Agency desires the development of a high quality, mixed use project comprised of commercial and residential uses. It is contemplated that the residential component will include affordable apartments for seniors with services, but the Agency will consider all viable concepts. For development concepts that propose to redevelop the site, the developer would be responsible for any demolition of the existing structures. Any selected project will be subject to environmental review under CEQA.

The following are the fundamental objectives of the Redevelopment Agency for development of the site:

- Given the high-visibility of the site and adjacency to City Hall, the project will incorporate high quality materials and design compatible with City Hall;
- The project will include residential units, either senior housing, or another viable concept;
- The project will maximize affordability by providing the maximum feasible number units affordable to very low and low income households;
- The selected Developer will maximize the use of non-Agency/City funding sources to develop the project; and

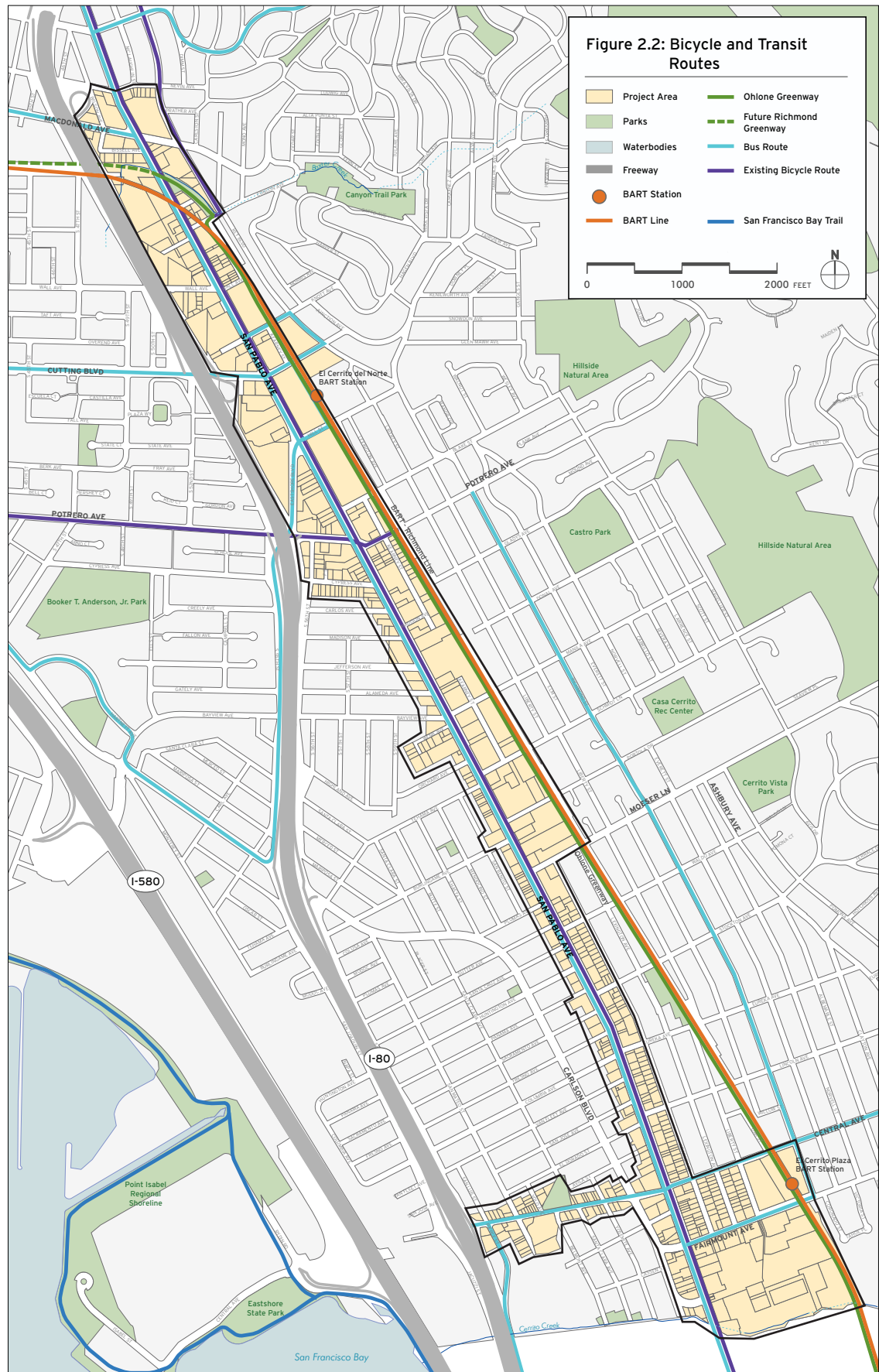
- The Agency's contribution will not exceed the contribution of the development site and potentially assistance for entitlements, but may be less depending upon the gap determined by Agency review of the development pro forma.

Within these parameters, the Agency encourages creative responses to this RFQ/P that meet the Agency's fundamental objectives outlined above.



This aerial map shows the project site, which consists of two adjacent parcels, Parcel A and Parcel B, located between Kearney Street and San Pablo Avenue. Parcel A is a large, rectangular lot with a light-colored roof, and Parcel B is a smaller, rectangular lot with a purple roof. The site is situated in an urban area with various surrounding features. To the north of the site is a large parking lot labeled 'DMV' and a building with a blue roof. To the east of the site is a large, multi-story building with a brown roof, labeled 'Village at Town Center'. To the south of the site is a large, multi-story building with a brown roof, labeled 'El Cerrito City Hall'. The site is bounded by Liberty Street to the west, Kearney Street to the north, San Pablo Avenue to the south, and Bayview Avenue to the east. Grandview Avenue is also visible to the east of the site. The map shows a mix of residential and commercial buildings, parking lots, and streets in the surrounding area.

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SITE

a. Description

The City of El Cerrito is a well-educated community of 24,000 residents located on the eastern shore of the San Francisco Bay, between Richmond and Berkeley. With two BART stations in the City, major bus lines and direct access to Interstate 80, residents, employers and businesses enjoy easy access to San Francisco and the entire Bay Area. Additionally, residents enjoy abundant park and open space recreational areas and facilities, including a City-operated Senior Center.

The City has a long-standing commitment to environmental sustainability and to providing a healthy, walkable, bikeable community and a transportation environment that supports the selection of non-motorized transportation options-such as biking and walking- and the use of public transportation. San Pablo Avenue is well served by buses, Bus Rapid Transit (BRT) lines, and BART. The City encourages developers and property owners to capitalize on these significant transit amenities.

The subject site is approximately 0.92 acres in size and is located on San Pablo Avenue between Manila Avenue and Schmidt Lane. The two parcels that comprise the site (APNs 503-010-003-5 and 503-010-014-2) are owned by the El Cerrito Redevelopment Agency. The Agency purchased the site with a combination of tax-exempt Tax Increment Bond proceeds and Low/Mod Housing Set-Aside Funds, therefore the project will have to include a component of affordable housing. One parcel is currently improved with a +-45,000 square foot concrete, steel, and wood building, while the second is improved with two wood-frame structures totaling approximately 2,000 sq. ft. All of the buildings are vacant. The selected Developer would be responsible for any demolition of these buildings. All utilities are available to the site.

The site is located in the City of El Cerrito Redevelopment Area. Among the goals listed in the Agency's Five Year Implementation Plan FY 2007/08 - FY 2011-12 are:

- Intensify and diversify the existing retail, service and entertainment area surrounding San Pablo Avenue;
- Pursue housing programs and affordable housing development through partnerships with non-profit and for-profit housing developers;
- Continue to implement the Agency's 15% inclusionary housing policy within the Project Area to generate needed low and moderate-income housing opportunities for El Cerrito residents; and
- Improve the transportation and economic development environment of San Pablo Avenue through streetscaping, safety enhancements, gateway features, signage, and transit stop enhancements

b. Environmental Conditions

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 project proposed. Time frames for environmental review can range from 3- 6 months for a negative declaration and 8-12 months for an environmental impact report. The City issues an RFP for an

environmental consultant and monitors the contract and the analysis. The applicant is required to pay the consultant's fee as well as a 30% administrative charge.

A Phase I report has been completed for the site which indicates that no toxic materials are present on the site. However, a Hazardous Building Material Survey indicates that the buildings on site do contain hazardous materials that require abatement when demolished. The Phase I report and Hazardous Building Material Survey are available for review (see Appendix 1).

An historical resources evaluation of the property and associated structures has been completed. The evaluation reviewed the potential historical relevance of the property and reached a preliminary conclusion that it is unlikely that the structures would satisfy CEQA standards for historic structures. Any determination regarding the potential historical nature of the property would be made during the environmental review process.

c. Entitlements

The subject property is zoned Transit Oriented Mixed Use (TOM) and the General Plan Designation is Commercial Mixed Use. While there are a range of permitted uses in the TOM, what the Agency is looking for is to activate the ground floor San Pablo Avenue frontage as much as possible. In most cases, an affordable housing development will require a Conditional Use Permit depending upon the density bonus and other concessions to development standards that are requested.

Residential uses, including affordable rental housing, are allowed in the TOM by right provided no housing is located on the first floor along San Pablo Avenue otherwise a conditional use permit is required. Up to 48 dwelling units per acre are permitted under the State Density Bonus and up to 70 dwelling units per acre for senior/disabled-serving residential use with services under the City Incentives Program. Of the proposed uses, most general retail is allowed by right. A social service use would require an administrative use permit. A conditional use permit may also be required for exceptions to certain development standards as well as pursuing projects through the City's Incentives Program or State Affordable Housing Density Bonus Program.

All new buildings will also require design review. A number of basic design requirements for circulation and parking and building design are located in Section 19.07.030 of the El Cerrito Municipal Code.

A typical application that requires a Conditional Use Permit, Design Review and Environmental Review is processed in the following order:

- 1) Conceptual Design Review with Design Review Board
- 2) Planning Commission public hearing
- 3) Design Review public hearing

The Conceptual Design Review process can happen prior to a project being determined complete. This conceptual review process is an opportunity for the Design Review Board to give their comments about all aspects of the project - including issues under the purview of the Planning Commission. Comments are relayed to the Planning Commission for their information.

The cumulative timeline for discretionary approvals is typically 60 to 90 days from application completion - however continued meetings and other appeals can extend that timeline. The timeline for the environmental review runs separately.

The subject property is also located within the San Pablo Avenue Specific Plan Area, which is subject to a planning process which is being completed in conjunction with the City of Richmond. The process is ongoing and the purpose is to coordinate planning along that thoroughfare between the two Cities. The TOM zoning will continue to govern any development in the area. The Draft San Pablo Avenue Specific Plan is available on the City's website.

Map 3: Parcel Map

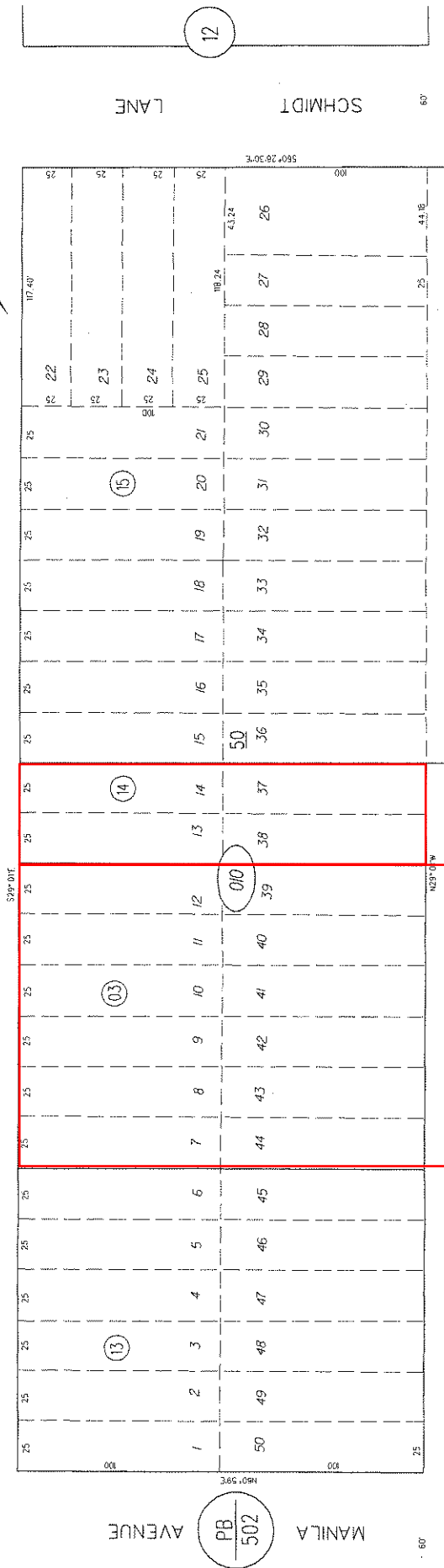
BLOCK 50 NORTH BERKELEY TERRACE

M.B. 1-26

02

KEARNEY

STREET



AVENUE

SAN PABLO

010 15 7/17/03

PB 508

ASSESSOR'S MAP
BOOK 503 PAGE 1
CONTRA COSTA COUNTY, CALIF

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

SUMMARY OF DEVELOPMENT OPPORTUNITY

Agency Goals

a. Overall Land Use Plan

The Agency desires the development of a high quality, mixed use complex that includes residential, commercial, and/or social service uses. In assessing the land uses for the site, the Agency has prepared a conceptual massing study in which it has been estimated that the project could potentially consist of a 15,000 sq. ft. Senior or Community Center or social services use on the ground floor and in the range of 50 studio and one-bedroom residential units above (see Appendix 2). These plans are included for reference only. Developers are encouraged to bring creative ideas for building concepts that satisfy the Agency's fundamental goals and would be optimal for the subject site.

b. Affordable Housing

As noted previously, the Redevelopment Agency purchased the subject site with a combination of tax-exempt bond proceeds and Low/Mod Housing Set-Aside Funds which will necessitate a component of affordable housing. The Agency is open to both the number of affordable units and levels of affordability provided that the project maximizes the number of units serving very low- and low-income persons. The preferred mix would consist of at least one-third very low-income Agency-restricted units and two-thirds low-income Agency-restricted units.

In considering the mix and type of affordable housing, developers may wish to note that the City of El Cerrito has Article 34 authority for up to 100 units of housing serving senior or disabled households. The City does not have Article 34 authority for other types of multifamily housing. In the case of multifamily developments that are not restricted to senior or disabled households, the City's practice has typically been to require no more than 49% of the units to be occupied by very low- and low-income households.

In order to minimize the need for financial assistance from the Agency, it is expected that the Developer will seek funding from federal, state, and county programs to the maximum extent possible.

c. Possible other Land Uses

The Agency will consider all viable ground floor uses, such as a medical clinic, services, or retail provided that the Developer has tenants for the space and the space contributes to the financial feasibility of the project. The Agency will also consider flex-space uses which allow for future conversion of ground floor space to commercial use.

If the non-residential use does not add to the economic viability of the project, the Agency will consider an entirely residential project.

d. Primary Expectations of the Developer

The Agency is looking to the selected Developer to:

1. Negotiate a Disposition & Development Agreement (DDA) with the Agency that will define the development program (including size of the non-residential component), a schedule of performance and land purchase price.
2. Secure remaining entitlements for the development of the site;
3. Demolish the existing improvements on site and prepare the site for development; and
4. Finance, construct, and operate the proposed project.

e. Role of the Agency

One of the Agency's goals for development of the site is to limit the amount of financial assistance needed for the project. However, the Agency realizes that development of the

project will likely require some level of financial assistance in order to render the project financially feasible. To help facilitate the desired development, the Agency has the ability to provide financial assistance as follows:

1. Write-down of all or a portion of the value of the site (maximum of \$3.9 million);
2. Financial assistance with cost of entitlements;

Any financial assistance provided by the Agency will be supported by a financial pro forma documenting the need for such assistance for financial feasibility of the project.

DEVELOPER SELECTION PROCESS

The Agency contemplates that the Developer selection will occur through this RFQ/P process, as follows:

1. Interested Developers will submit responses to this RFQ/P;
2. The Agency will evaluate complete proposals pursuant to the evaluation criteria. (see Developer Selection Criteria section below);
3. Following an initial review of the submitted proposals, the Agency may seek additional clarification information and will interview respondents.
4. The Agency intends to select a top-ranked Developer and a second-ranked Developer.
5. The top-ranked Developer will enter into an exclusive negotiation agreement (ENA) to negotiate a Disposition & Development Agreement (DDA) with the Agency. If, however, the Agency and the top-ranked Developer are not able to agree on the terms of a DDA within the term of the ENA, the Agency intends to initiate discussions with the second-ranked Developer.
6. If, in the Agency's discretion, it determines that no submittal response adequately meets the Agency's goals or objectives, the Agency may, at its sole election, reject all responses.

DEVELOPER SELECTION CRITERIA

1. Developer's track record of successfully developing similar mixed use projects on time and on budget, and successfully operating such projects;
2. Ability, experience, and track record of the proposed Developer to obtain the proposed financing for the development of the project;
3. Financial strength of the Developer;
4. The desirability of the conceptual land use plan, including the size and robustness of the mixed-use component;
5. The general physical, market, and financial feasibility of the proposed development program;
6. Proposed quality of the project as indicated by proposer's list of existing projects of similar quality;
7. The feasibility of the conceptual financing plan for the project;
8. The amount of Agency/City financial assistance being requested.

The Agency will look at how well the proposed project meets Agency goals in order of priority:

1. Feasibility of project & leveraging of Agency investment
2. Maximum number of very low and low income units
3. Senior-serving project
4. Presence and robustness of mixed-use component

SUBMITTAL REQUIREMENTS

Interested developers are asked to provide 10 hardcopies and one (1) electronic CD copy of the information requested below:

1. Cover Letter

Identify person who will be representing the Developer and the contact information for that person.

2. Development Entity

- a. Identify the entity with the legal authority to contract directly with the Agency, including all joint venture/ limited partners and their percentage ownership interest if applicable.
- b. Include resumes of key individuals and their roles.
- c. Identify person who has the legal authority to enter into a contractual agreement with the Agency on behalf of the Developer.

3. Financial Statements

In order to assess the financial soundness of the proposed Developer, the submittal is to include a copy of the most recent financial statement(s) of the Developer and each joint venture partner if applicable.

If the Applicant wishes financial information to remain confidential, please send the information in a separate package labeled “confidential” to:

Ms. Debbie Kern
Keyser Marston Associates, Inc.
55 Pacific Avenue Mall
San Francisco, CA 94111

The information will be kept confidential to the extent that it is permitted by law.

4. Experience

- a. Provide evidence of past project experience, particularly with developing and operating mixed use affordable housing projects. For up to five (5) projects, include a brief narrative description and photographs of the project, the developer’s role, the date the project was completed, the cost of the project, and sources of funds (including amounts) used to finance the project.
- b. For each of the projects identified above, provide a reference with the applicable city or redevelopment agency including the name and phone number.

5. Description of Proposed Project Concept

- a. Provide a written description of the proposed development concept, scale of development (stories, type of construction, size, use and proposed tenant of mixed-use component, occupancy restrictions, number and size of units, number of parking spaces, types of amenities, other ground floor space, etc.). Please include a description of the proposed property management arrangement and any proposed tenant services.
- b. Proposers may also submit alternative development concepts for the Agency’s consideration. If alternative concepts are proposed, please describe the rationale behind the concepts. Please describe the impact, if any, that the limit on the amount of available Agency/City funding has on your proposed development concept.
- c. Provide a graphic depiction of the proposed project consisting of a preliminary site plan and elevation. Overly detailed architectural

renderings or glossy materials are not requested or desired in response to this RFQ/P.

- d. Provide available market information in support of the proposed development concept.
- e. Provide a list of existing developments (and addresses) that represent the level of quality and design that is being proposed and represented in the preliminary cost estimates.

6. Financing Plan and Pro forma

The proposal should include a narrative description of the proposed method of financing the proposed project including all sources of debt and equity. If the proposal includes alternative development concepts, please provide financing plans and pro forma information for each alternative scope of development.

Given the competitive nature of many of the available federal and state funding programs, the narrative should describe the Developer's approach to alternative financing scenarios as a contingency to the preferred plan. Please address the availability of each funding source and the level of risk associated with securing the funding for the proposed project.

The proposal should also include a complete preliminary financial pro forma of the proposed project including:

- a. Development cost budget for each component of the project, identifying estimates of land acquisition and site preparation costs (if applicable), direct construction costs (for each component) and all indirect and financing costs;
- b. An estimate of project income and operating expenses for each land use

component, including rents for each unit type, vacancy rate, operating expenses, debt service, and all distributions of remaining cash flow. The table should clearly detail assumptions on rents for all unit types including utility allowance factors, and sources of other income.

If Agency assistance in excess of the value of the land is being requested, please provide a detailed discussion and financial assessment as to why the additional assistance is necessary in order for the project to be feasible

- c. A twenty-year operating projection including assumptions for out-year escalations.
- d. A complete sources and uses of funds table for both construction and permanent financing for each component of the project. The table should clearly indicate the amount of requested Agency financial assistance and the proposed repayment terms of such assistance.

7. Project Schedule

Provide a preliminary project schedule identifying the estimated date of achieving key milestones including (a) securing of all financing commitments, (b) acquisition of site from Agency, (c) start of construction, (d) complete construction, and (e) stabilization of residential and commercial operations.

8. Agency Contact

Responses should be submitted to:

Ms. Hilde Myall
Housing Project Manager
Redevelopment & Housing
City of El Cerrito
10890 San Pablo Avenue

El Cerrito, CA 94530

Questions should be directed to Hilde Myall at
(510) 215-4358, or hmyall@ci.el-cerrito.ca.us

SCHEDULE AND TERMS/CONDITIONS OF THE OFFER

Schedule

The Agency contemplates the following schedule:

- Site tour on April 20, 2010 at 10:00am;
- Responses to RFQ/P due Monday, June 21, 2010 at 4:00 PM (PST) at 2nd Floor of El Cerrito City Hall;
- Developer interviews during the week of July 19, 2010;
- Staff recommendation of Developer to Agency Board late August, 2010;
- Agency selection and entering into an exclusive negotiation agreement (ENA) with a Developer by September, 2010;
- Execute Disposition and Development Agreement (DDA) in Summer of 2011.

Terms/Conditions of the Offer

This RFQ/P is not a contract or a commitment of any kind by the Agency or City and does not commit the Agency or City to award an exclusive development option or to pay any cost incurred in responding to or in the submission of a response.

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.

APPENDIX 1: ADDITIONAL BACKGROUND MATERIALS

Additional information on the subject site is available upon request. The additional information includes the following:

- Phase I Report
- Hazardous Building Materials Survey
- Historical Resources Evaluation
- Draft San Pablo Avenue Specific Plan and other planning documents (available on City's website at <http://www.el-cerrito.org/planning/Avenue.html>)
- Redevelopment Agency Five-Year Implementation Plan (available on City's website at http://www.el-cerrito.org/redev/pdf/ecrda_imple_plan.pdf)

Please contact Hilde Myall, Housing Project Manager at hmyall@ci.el-cerrito.ca.us to receive copies of these documents.

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APPENDIX 2: CONCEPTUAL MASSING STUDY

El Cerrito Senior Center

Preliminary Design Concepts: Building Prototypes

Prototype 1: L-SHAPED BUILDING

Project Description

15,000 sqft. ground-floor senior center	100 sqft. open space per dwelling unit
48 senior housing units	25 sqft. open space per 1000 sq.ft of building area
53 on-site parking spaces	2000 sq.ft. senior center meeting hall
7200 sqft. Private rooftop open-space	1 Parking Space / 50sq.ft meeting area (40 spaces)
3-4 stories	Surface Parking for Senior Center
Continuous San Pablo Avenue frontage	0.5 Parking Spaces/dwelling unit
Separate entrance lobby for residents on San Pablo Ave.	Podium Parking for Residents
Studios and 1-bedroom units	Parking is decoupled from units
10' setbacks along San Pablo, Kearney, and City Hall	Parking areas for residents and senior center are separated
Density Proposed 35-45 du/ac (42-54 du/ac with Senior Affordable Housing Bonus)	Possible shared parking lot with City Hall during after hours
	Permanent senior center employees may park in residential lot

Program: 3-Story Building

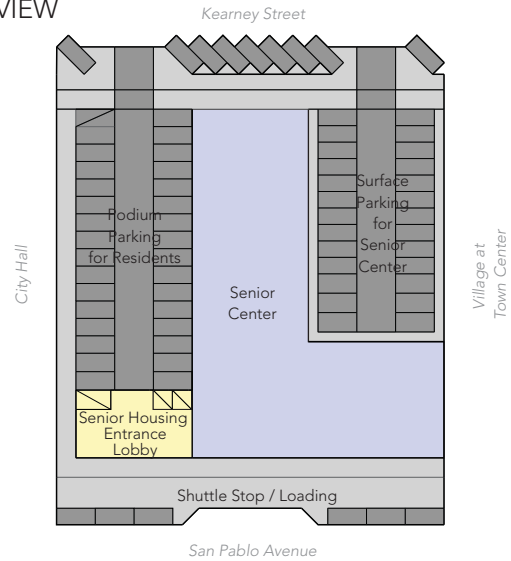
Land Use	Product/Type	SF/unit	# of Units	Total SF
Senior Center	Senior Center			15,000
Housing	Studio (12 units)	500	6	3,000
	1 bedroom (36 units)	525	2	1,050
		550	16	8,800
		600	24	14,400
Parking	Residential Podium On-Site Parking		24	
	Senior Center Surface On-Site Parking		29	
	Senior Center Street Parking		11	
	Senior Center / DMV Shared Parking			
Total Land (Acres) =				0.92
Total # of Dwelling Units =				48
Housing Density =				52
Residential Parking Ratio =				0.50

Program: 3-4 Story Building

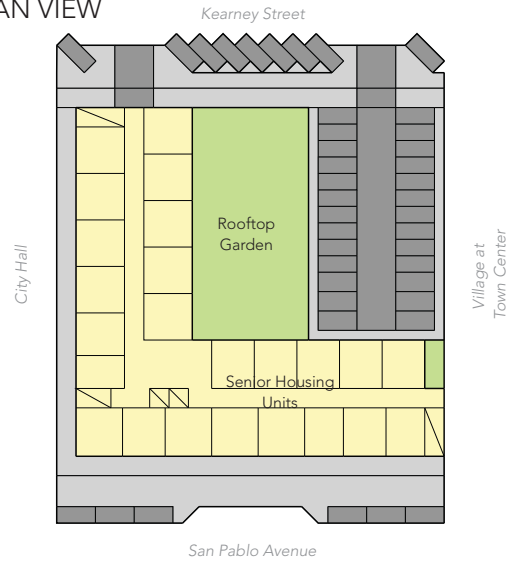
Land Use	Product/Type	SF/unit	# of Units	Total SF
Senior Center	Senior Center			15,000
Housing	Studio (12 units)	500	6	3,000
	1 bedroom (36 units)	550	2	1,100
		585	16	9,360
		600	28	16,800
Parking	Residential Podium On-Site Parking		26	
	Senior Center Surface On-Site Parking		27	
	Senior Center Street Parking		13	
	Senior Center / DMV Shared Parking			
Total Land (Acres) =				0.92
Total # of Dwelling Units =				52
Housing Density =				57
Residential Parking Ratio =				0.50

El Cerrito Senior Center PROTOTYPE 1: 3 STORIES

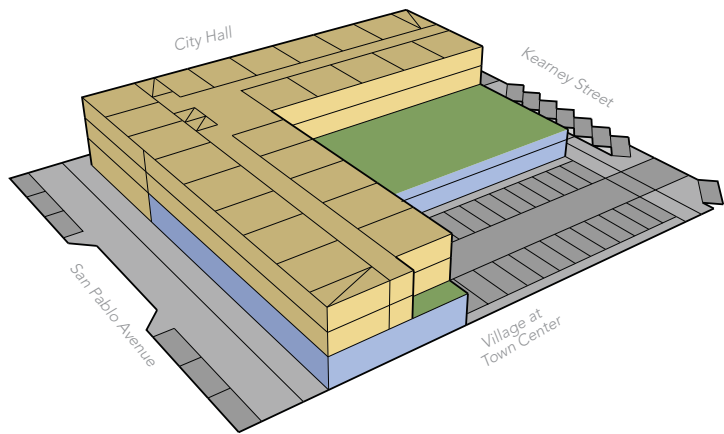
GROUND-FLOOR
PLAN VIEW



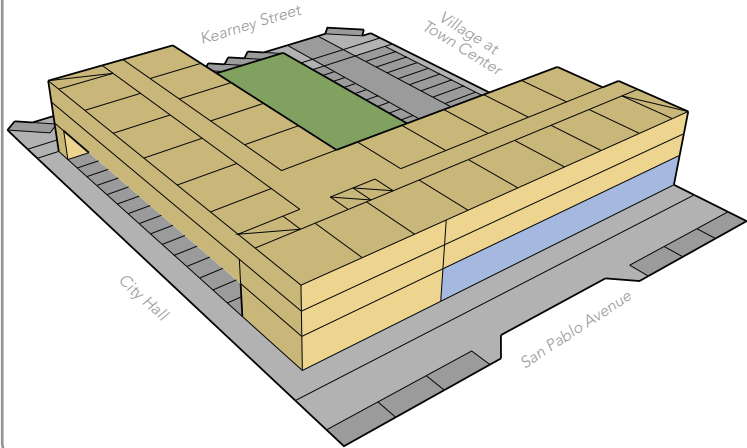
UPPER FLOORS
PLAN VIEW



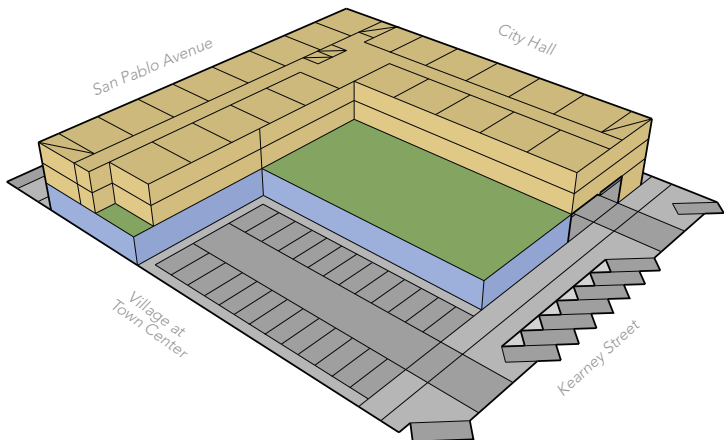
NORTH



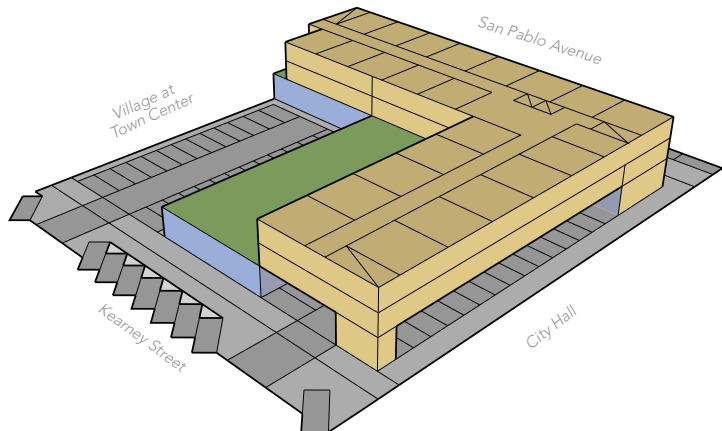
EAST



WEST

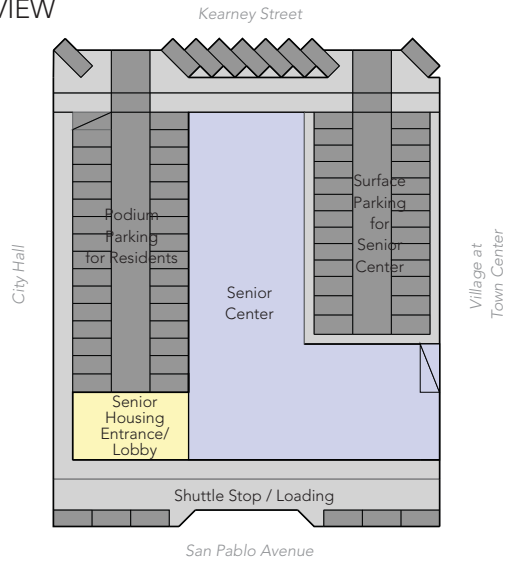


SOUTH

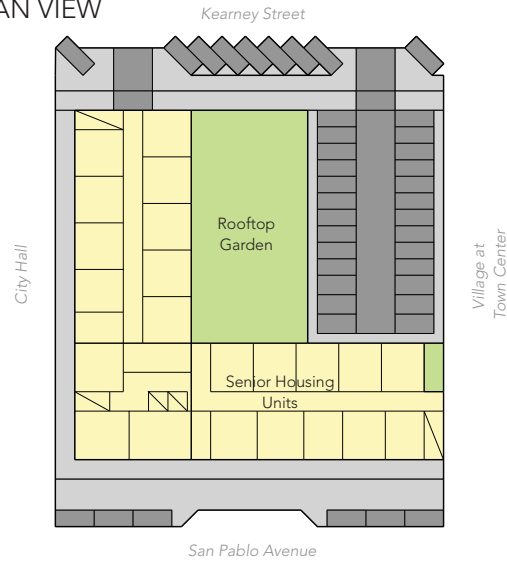


El Cerrito Senior Center PROTOTYPE 1: 3-4 STORIES

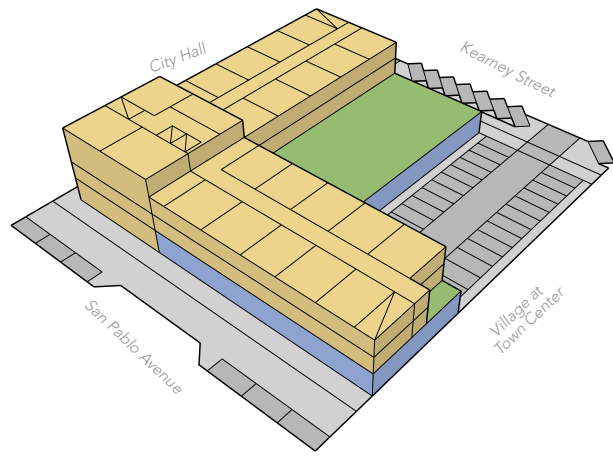
GROUND-FLOOR
PLAN VIEW



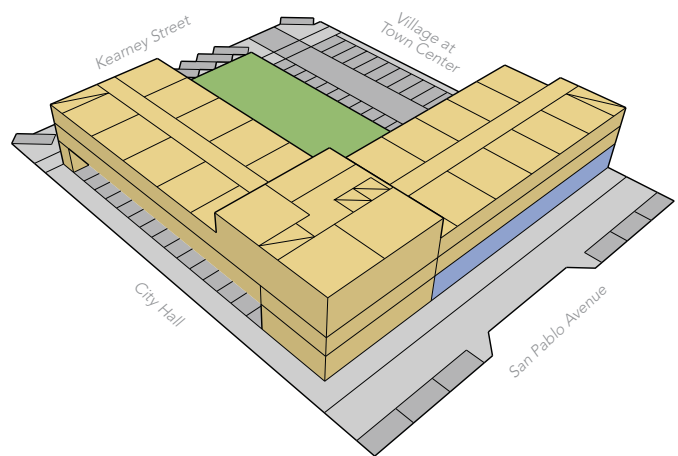
UPPER FLOORS
PLAN VIEW



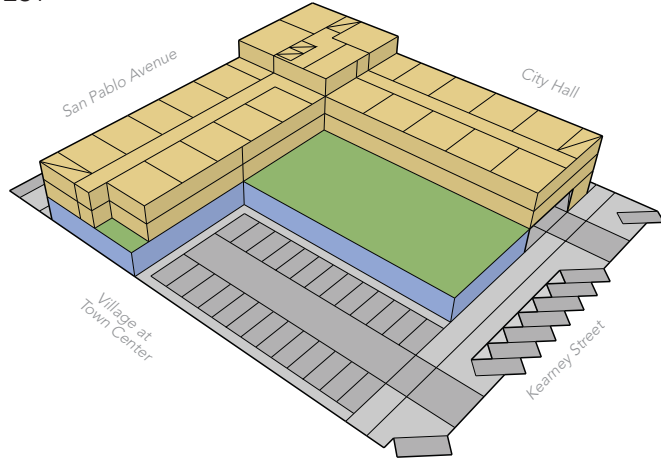
NORTH



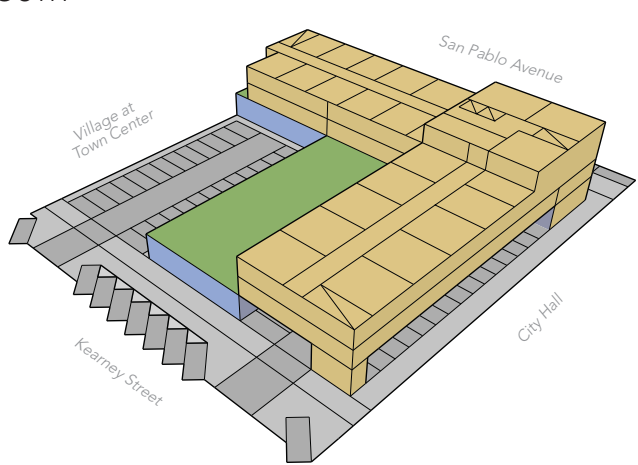
EAST



WEST



SOUTH



El Cerrito Senior Center

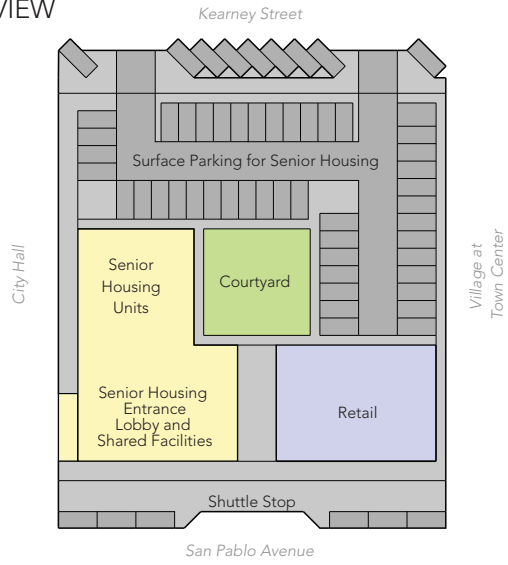
Preliminary Design Concepts: Building Prototypes

Prototype 2: RETAIL AND SENIOR HOUSING

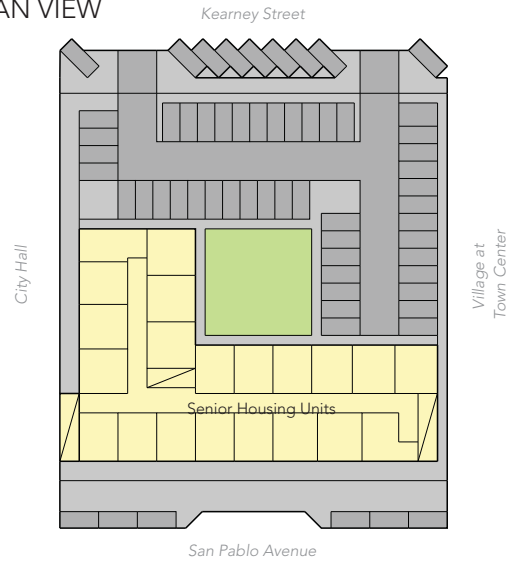
Project Description	
43,945 sqft total building floor-area	Studios and 1-bedroom units
4,950 sqft. ground-floor retail	Density Proposed 35-45 du/ac (42-54 du/ac with Senior Affordable Hous
47 senior housing units (51 du/ac)	46 surface parking lot spaces for residents
46 on-site parking spaces	Parking is decoupled from units
6025 sqft.ground-floor open space (including courtyard and arcade)	Street parking for retail
3 stories	10' setbacks along San Pablo, Kearney, and City Hall
Continuous San Pablo Avenue frontage	
Separate entrance lobby for residents on San Pablo Ave.	

Program				
Land Use	Product/Type	SF/unit	# of Units	Total SF
Retail	Ground-Floor Retail			4,950
	Studio (16 units)	500	16	8,000
Housing	1 Bedroom (31 units)	525	2	1,050
		550	7	3,850
		575	14	8,050
		600	8	4,800
				0
Parking	Residential surface on-site		46	
	Retail surface on-site		0	
	Retail Street Parking		15	
Total Land (Acres) =				0.92
Total # of Dwelling Units =				47
Housing Density =				51
Residential Parking Ratio =				0.98

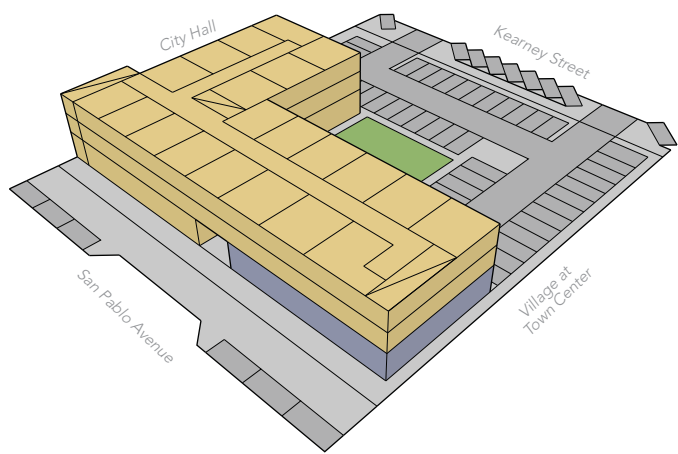
GROUND-FLOOR
PLAN VIEW



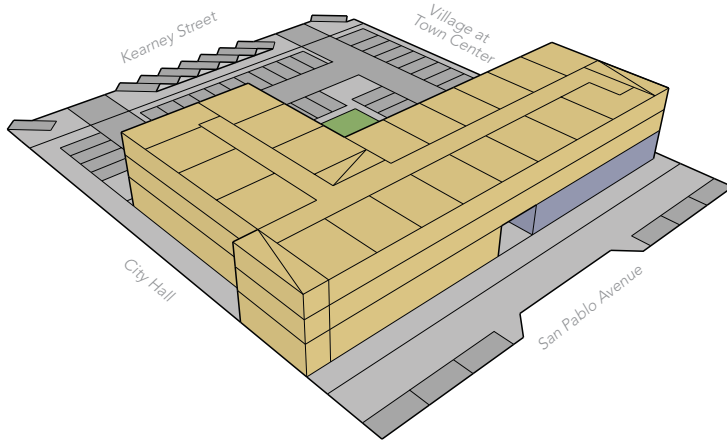
UPPER FLOORS
PLAN VIEW



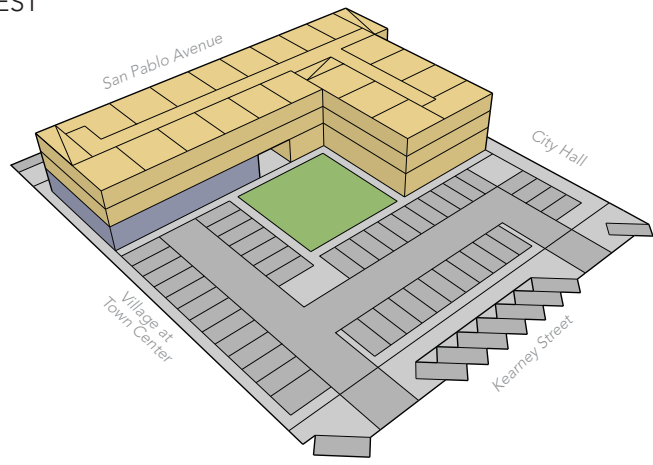
NORTH



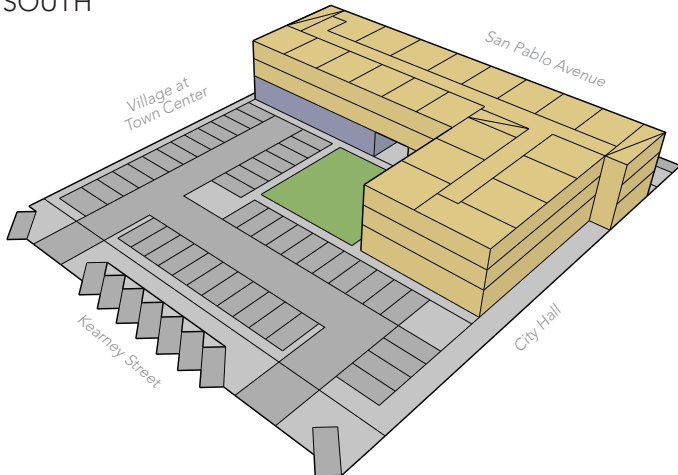
EAST



WEST



SOUTH



El Cerrito Senior Center

Preliminary Design Concepts: Building Prototypes

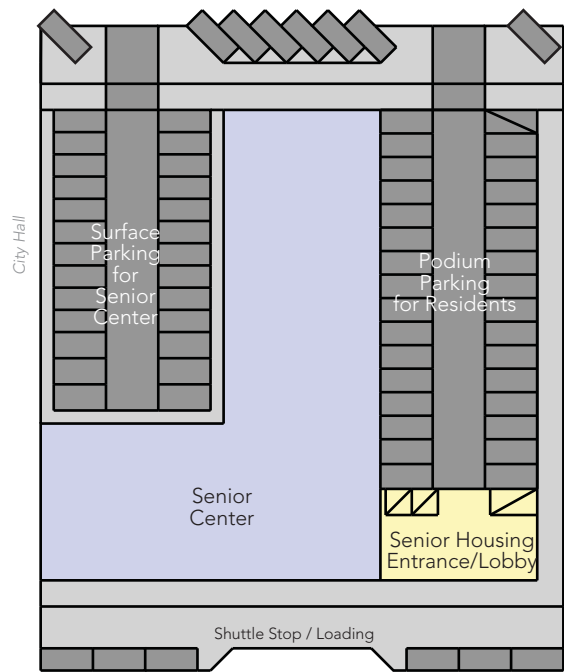
Prototype 3: 3-4 Story Tower

Project Description

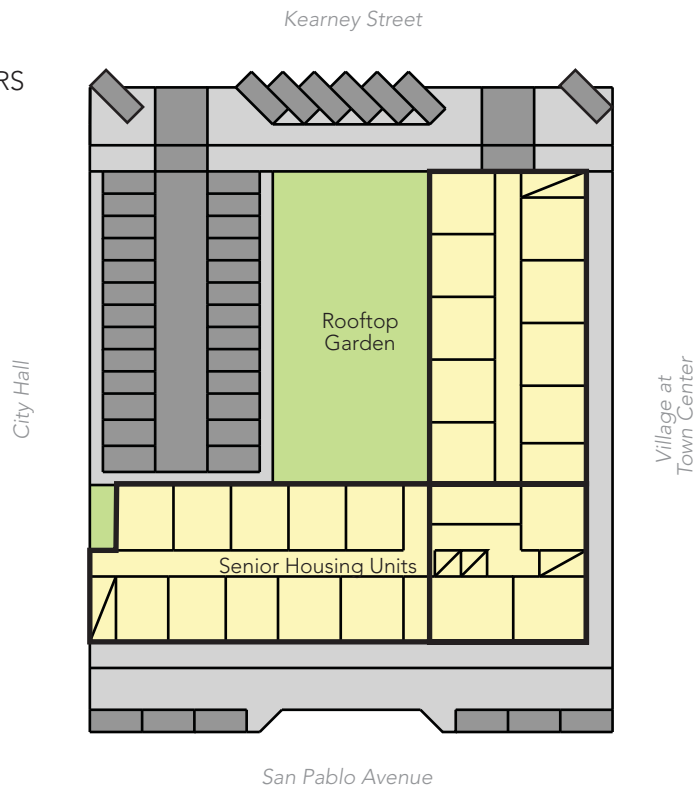
57,400 sqft. Building	100 sqft. open space per dwelling unit
15,000 sqft. ground-floor senior center	25 sqft. open space per 1000 sq.ft of building area
48 senior housing units	2000 sq.ft. senior center meeting hall
53 on-site parking spaces	1 Parking Space / 50sq.ft meeting area (40 spaces)
7200 sqft. Private rooftop open-space	Surface Parking for Senior Center
3-4 stories	0.5 Parking Spaces/dwelling unit
Continuous San Pablo Avenue frontage	Podium Parking for Residents
Separate entrance lobby for residents on San Pablo Ave.	Parking is decoupled from units
Studios and 1-bedroom units	Parking areas for residents and senior center are separated
10' setbacks along San Pablo, Kearney; 0' setback along City Hall side	Possible shared parking lot with City Hall during after hours
Density Proposed 35-45 du/ac (42-54 du/ac with Senior Affordable Housing Bonus)	Permanent senior center employees may park in residential lot

Program				
Land Use	Product/Type	SF/unit	# of Units	Total SF
Senior Center	Senior Center			15,000
Housing	Studio (12 units)	500	6	3,000
	1 bedroom (36 units)	550	2	1,100
		585	16	9,360
		600	28	16,800
Parking	Residential Podium On-Site Parking		26	
	Senior Center Surface On-Site Parking		27	
	Senior Center Street Parking		14	
	Senior Center / DMV Shared Parking			
Total Land (Acres) =				0.92
Total # of Dwelling Units =				52
Housing Density =				57
Residential Parking Ratio =				0.50

GROUND-FLOOR
PLAN VIEW



UPPER FLOORS
PLAN VIEW



El Cerrito Senior Center

Preliminary Design Concepts: Building Prototypes

Prototype 4: 3-STORY SENIOR HOUSING COMPLEX

Project Description

43,518 sqft total building floor-area

5,523 sqft. Lobby

52 senior housing units (51 du/ac)

52 on-site parking spaces

4,225 sqft.courtyard

3 stories

Studios and 1-bedroom units

Parking is decoupled from units

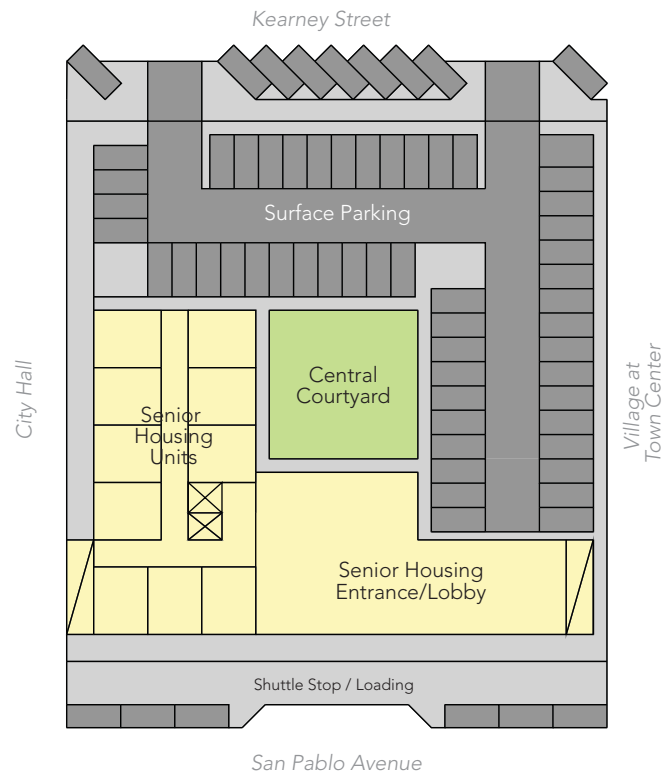
10' setbacks along San Pablo, Kearney, and City Hall

Continuous San Pablo Avenue frontage

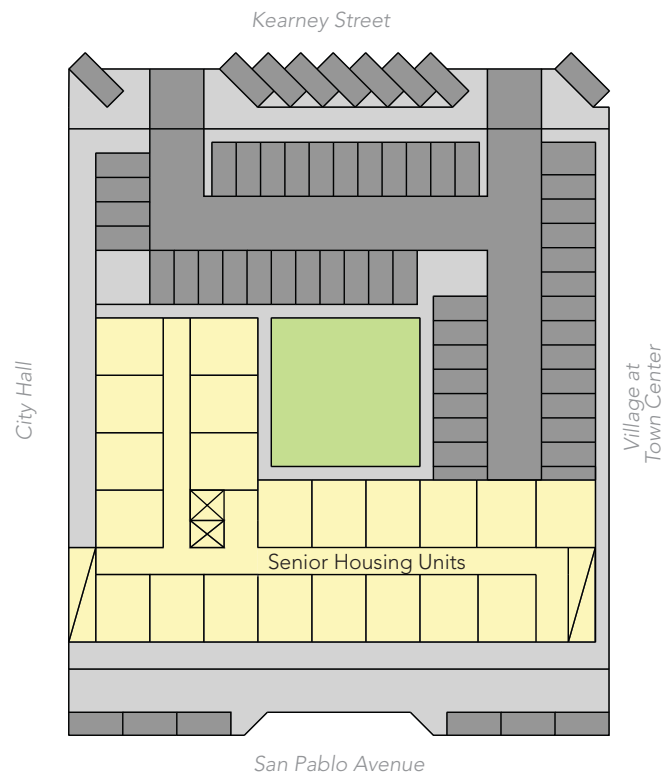
Multiple Entries from San Pablo, Parking, and Courtyard.

Program				
Land Use	Product/Type	SF/unit	# of Units	Total SF
Retail	Ground-Floor Retail			
Housing	Studio and 1-Bedroom Units	500	21	10,500
		525	27	14,175
		550	4	2,200
Parking	Residential surface on-site		52	
	On-Street Parking		15	
Total Land (Acres) =				0.92
Total # of Dwelling Units =				52
Housing Density =				57
Residential Parking Ratio =				1.00

GROUND-FLOOR
PLAN VIEW



UPPER FLOORS
PLAN VIEW



El Cerrito Senior Center

Preliminary Design Concepts: Building Prototypes

Prototype 5: 4-5 STORY RESIDENTIAL COMPLEX

Project Description (4 Stories)

83,652 sqft building (4 stories)

90 senior housing units

Project Description (5 Stories)

108,336 sqft building (5 stories)

120 senior housing units

64 on-site podium parking spaces

3,700 sqft senior housing lobby

5,400 sqft retail space

7,716 sqft rooftop open space

Continuous San Pablo Avenue frontage

10' setbacks along San Pablo, Kearney, and City Hall

Upperfloors' configuration is flexible and can accommodate setbacks if desired

Program for 4-Story Prototype

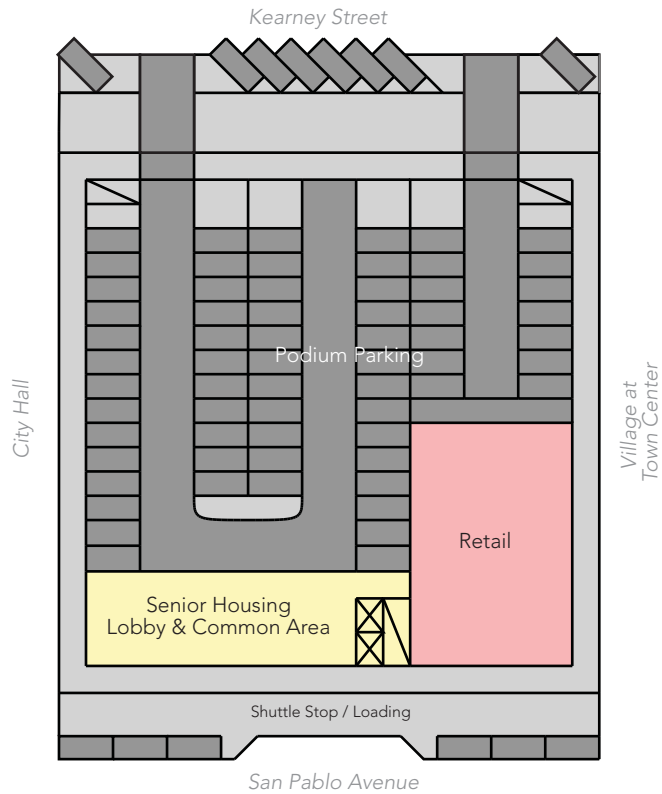
Land Use	Product/Type	SF/unit	# of Units	Total SF
Retail	Ground-Floor Retail			5,400
Housing	1 bedroom (90 units)	550	18	9,900
		600	66	39,600
		875	6	5,250
Parking	Residential podium on-site		64	
	On-Street Parking		14	
Total Land (Acres) =				0.92
Total # of Dwelling Units =				90
Housing Density =				98
Residential Parking Ratio =				0.71

Program for 5-Story Prototype

Land Use	Product/Type	SF/unit	# of Units	Total SF
Retail	Ground-Floor Retail			5,400
Housing	1 bedroom (120 units)	550	24	13,200
		600	88	52,800
		875	8	7,000
Parking	Residential podium on-site		64	
	On-Street Parking		14	
Total Land (Acres) =				0.92
Total # of Dwelling Units =				120
Housing Density =				130
Residential Parking Ratio =				0.53

El Cerrito Senior Center PROTOTYPE 5: 4-5 STORY RESIDENTIAL COMPLEX

GROUND-FLOOR
PLAN VIEW



UPPER FLOORS
PLAN VIEW

