



Request for Qualifications Transit-Oriented Development North Concord/Martinez Station



Pre-Submittal Meeting

August 20, 2018

Contact: Susan Shaffer (sshaffe@bart.gov)

Abby Thorne-Lyman (athorne@bart.gov)



Agenda

Introductions

BART and City Staff Presentation

Questions and Answers

Networking Event



Summary of the Offering

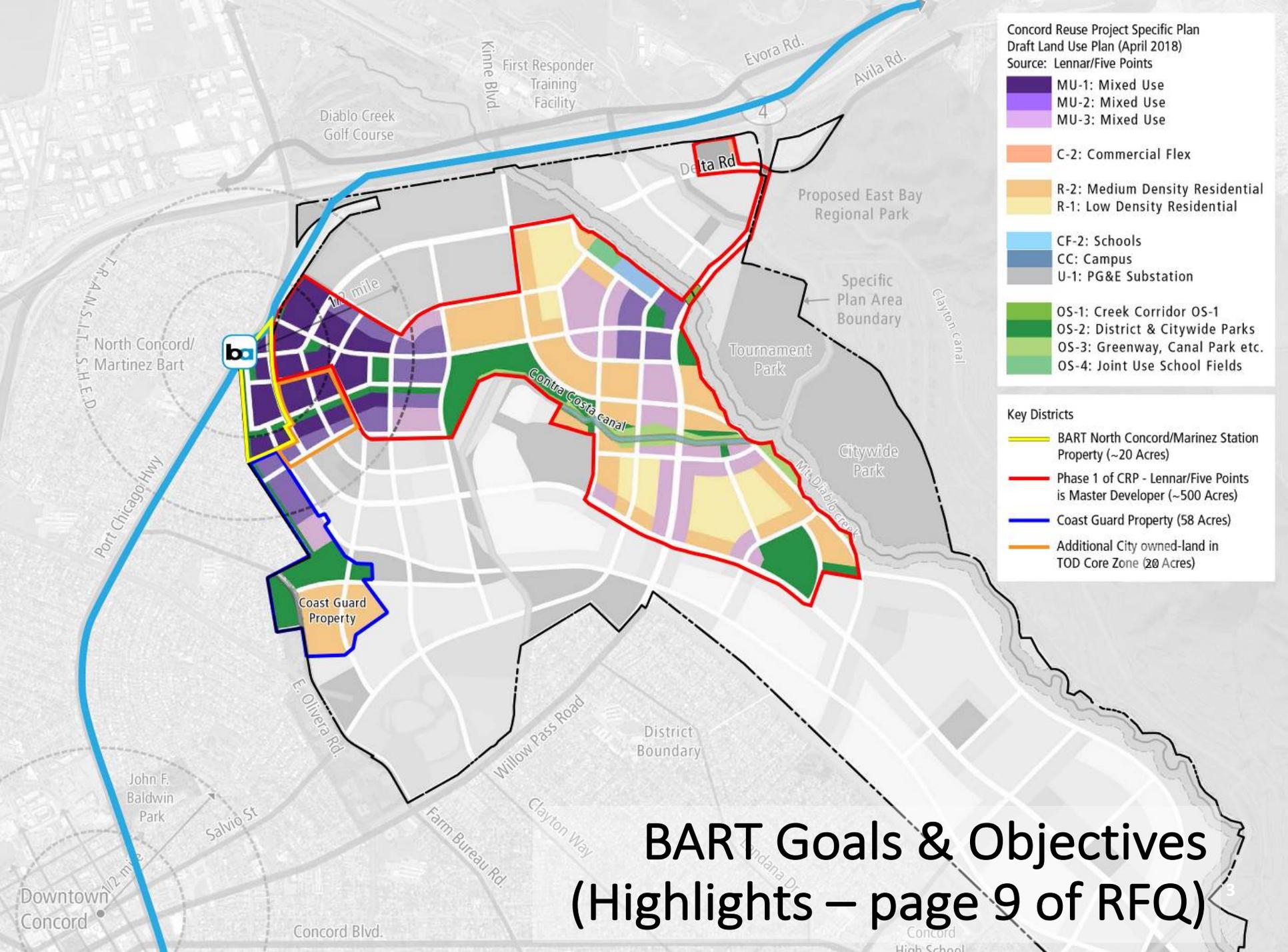


Concord Reuse Project Specific Plan
 Draft Land Use Plan (April 2018)
 Source: Lennar/Five Points

- MU-1: Mixed Use
- MU-2: Mixed Use
- MU-3: Mixed Use
- C-2: Commercial Flex
- R-2: Medium Density Residential
- R-1: Low Density Residential
- CF-2: Schools
- CC: Campus
- U-1: PG&E Substation
- OS-1: Creek Corridor OS-1
- OS-2: District & Citywide Parks
- OS-3: Greenway, Canal Park etc.
- OS-4: Joint Use School Fields

Key Districts

- BART North Concord/Martinez Station Property (~20 Acres)
- Phase 1 of CRP - Lennar/Five Points is Master Developer (~500 Acres)
- Coast Guard Property (58 Acres)
- Additional City owned-land in TOD Core Zone (20 Acres)



BART Goals & Objectives (Highlights – page 9 of RFQ)



Submittal Requirements

Site plans may be 11"x17", all other content 8.5"x11"

- A. Transmittal Letter
- B. Development Team Summary
- C. Small Business Participation (Attachment 1)
- D. Description of Relevant Experience: 3-5 relevant projects completed by lead development company (max 3 pages each)
- E. Preliminary Development Concept (max 8 pages incl. site plan/s)
- F. Project Approach: Transitioning to existing single family neighborhood, interfacing with the Specific Plan (max 3 pages)
- G. Demonstration of Financial Capacity
- H. References



Submittal Requirements Highlight 1: Relevant Past Experience

- Master planning for a large, mixed-use property:
 - Large-scale, phased plan with high share of office
 - Experience negotiating with neighboring property owners, complex land transactions and district-based infrastructure plans (e.g. ground leases, Mello Roos)
 - Innovative, visionary site planning and design
- Joint development with public agency (transit agency preferred)
- Affordable housing finance and delivery
- Introducing or enhancing sustainable mobility choices to a community (improved bike/ped/transit connections)



Submittal Requirements Highlight 2: Small Businesses

Who
Counts as a
Small
Business?

Small Businesses (SBs)
certified by the CA Dept. of
General Services



Submittal Requirements Highlight 2: Small Businesses

Proposers are required to indicate the Small Business participation commitment offered by the Proposer

Example Commitment Calculation:

Phase	Total Cost	Small Business Participation	Small Business Percentage
Design/Pre-Development	\$10,000,000	\$1,500,000	15%
Construction	\$20,000,000	\$4,200,000	21%
Total	\$30,000,000	\$5,700,000	19%



Pre-Development Costs

- **Exclusive Negotiating Agreement:** \$100,000 to start, with expansion to be negotiated further depending on BART staff time needs
- **Access Study Reimbursement:** BART Staff to lead access study to determine replacement parking, bus/shuttle needs, ped/bike needs. Est. Cost. \$150k-\$200k
- **BART Staff Time** for Design & Construction Review (upon design submittals post-entitlement: as needed to address impacts to station/system)
- **Specific Plan Reimbursement:** Proportional share of Specific Plan Cost (see pg. 38 of RFQ)

Concord Reuse Project Timeline

2005

2005: CNWS Closed

2006: Planning effort begins

2008: Evaluation 9 alternatives, including public workshops, leads to designation of the preferred alternative

2009

2009: Draft Reuse Plan EIR issued

2010: Final Reuse Plan EIR certified, Draft Area Plan issued

2012: Area Plan Adopted, Addendum to Reuse Plan EIR certified

2013

2013-2015: Disposition Planning, Negotiation and oversight of remediation activities, Section 7 and Section 106 consultations, Master Developer Selection

2016

2016: Planning for transferring of property, initiation of Environmental Review process, Specific Plan and Infrastructure Master Plan processes

2017

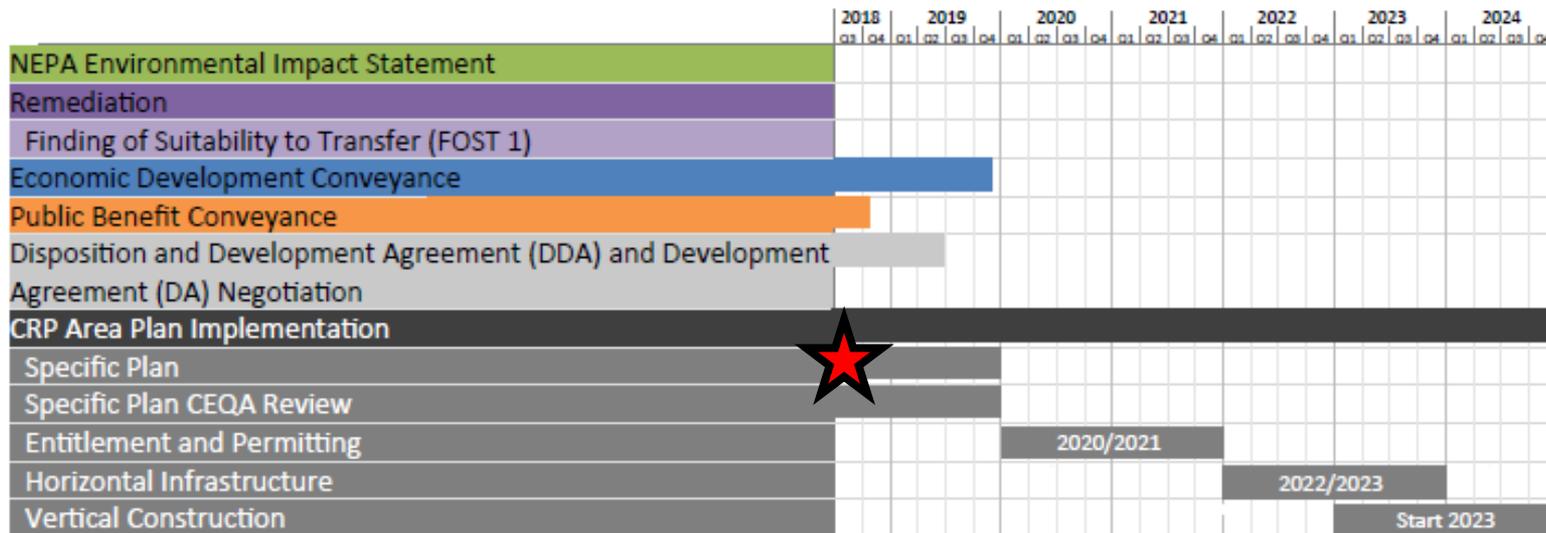
2017: Initiation of Specific Plan process and Community Advisory Committee

2018

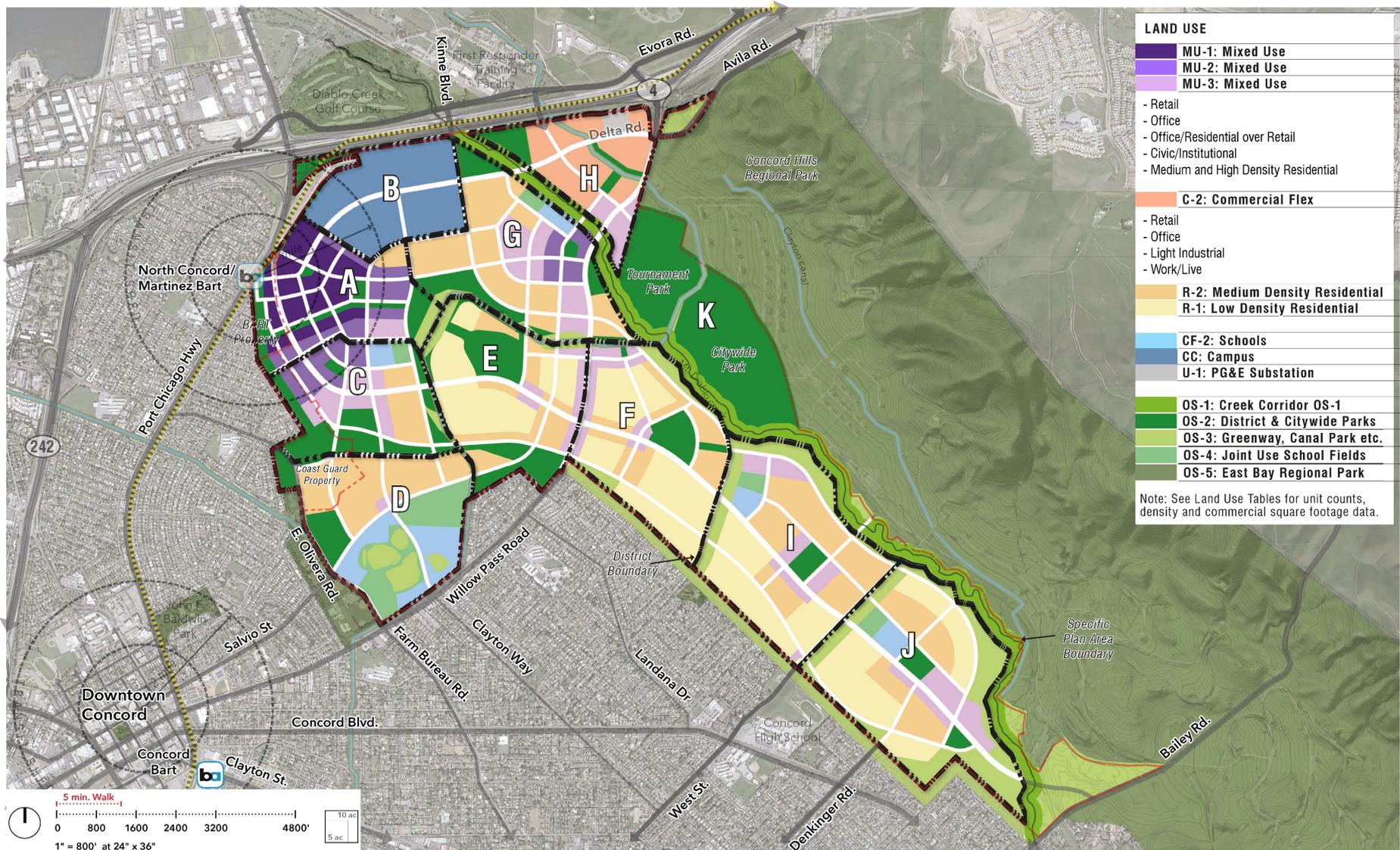
2018: Drafting of Specific Plan and environmental documents

Where are we now?

Concord Reuse Project Implementation Schedule - August 20, 2018

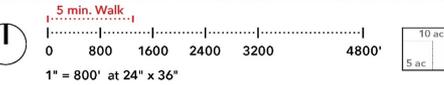


Website: www.concordreuseproject.org



LAND USE	
 	MU-1: Mixed Use
 	MU-2: Mixed Use
 	MU-3: Mixed Use
<ul style="list-style-type: none"> - Retail - Office - Office/Residential over Retail - Civic/Institutional - Medium and High Density Residential 	
 	C-2: Commercial Flex
<ul style="list-style-type: none"> - Retail - Office - Light Industrial - Work/Live 	
 	R-2: Medium Density Residential
 	R-1: Low Density Residential
 	CF-2: Schools
 	CC: Campus
 	U-1: PG&E Substation
 	OS-1: Creek Corridor OS-1
 	OS-2: District & Citywide Parks
 	OS-3: Greenway, Canal Park etc.
 	OS-4: Joint Use School Fields
 	OS-5: East Bay Regional Park

Note: See Land Use Tables for unit counts, density and commercial square footage data.



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CONCORD REUSE PROJECT

Concord, California

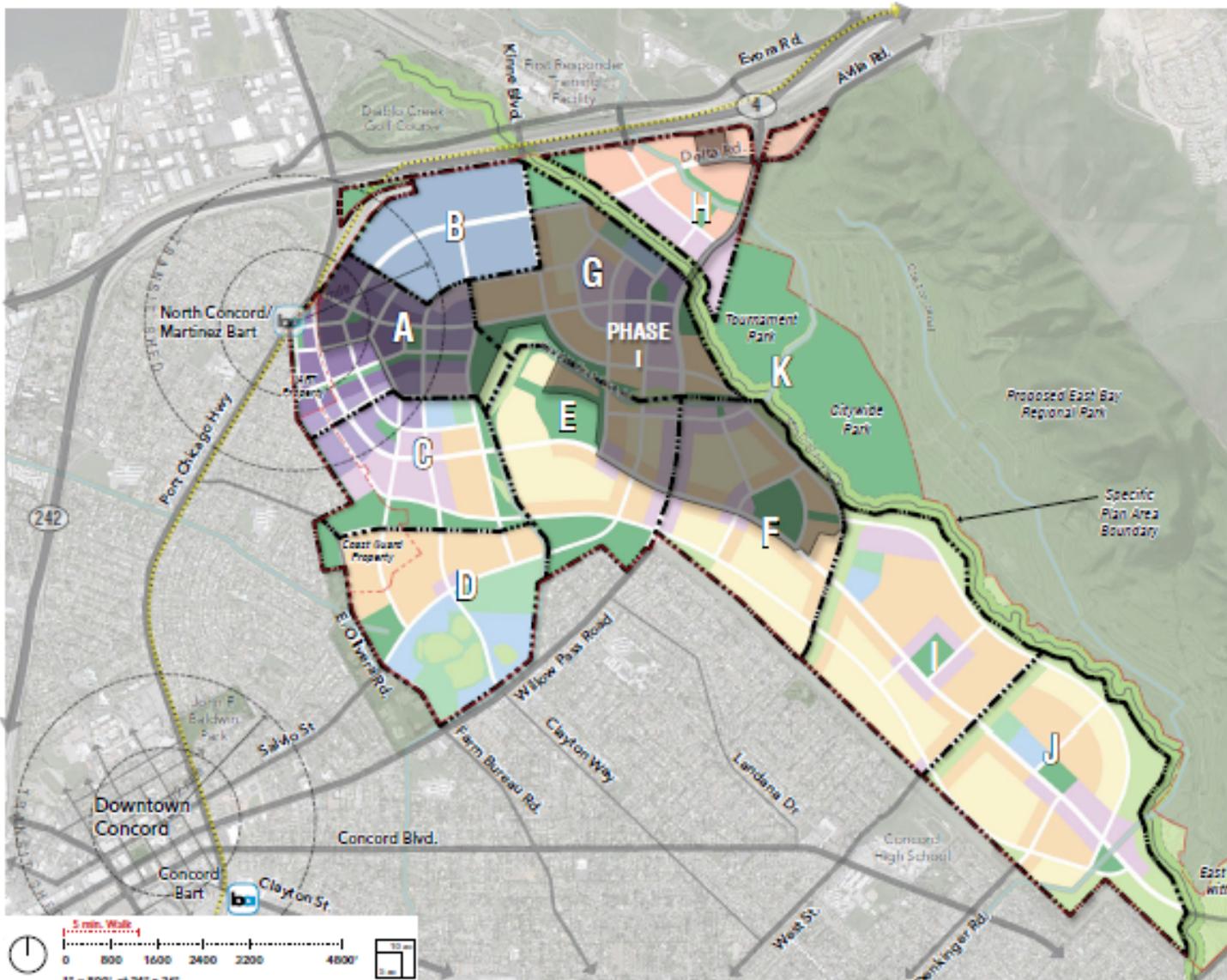
Land Use Plan
August 15, 2018

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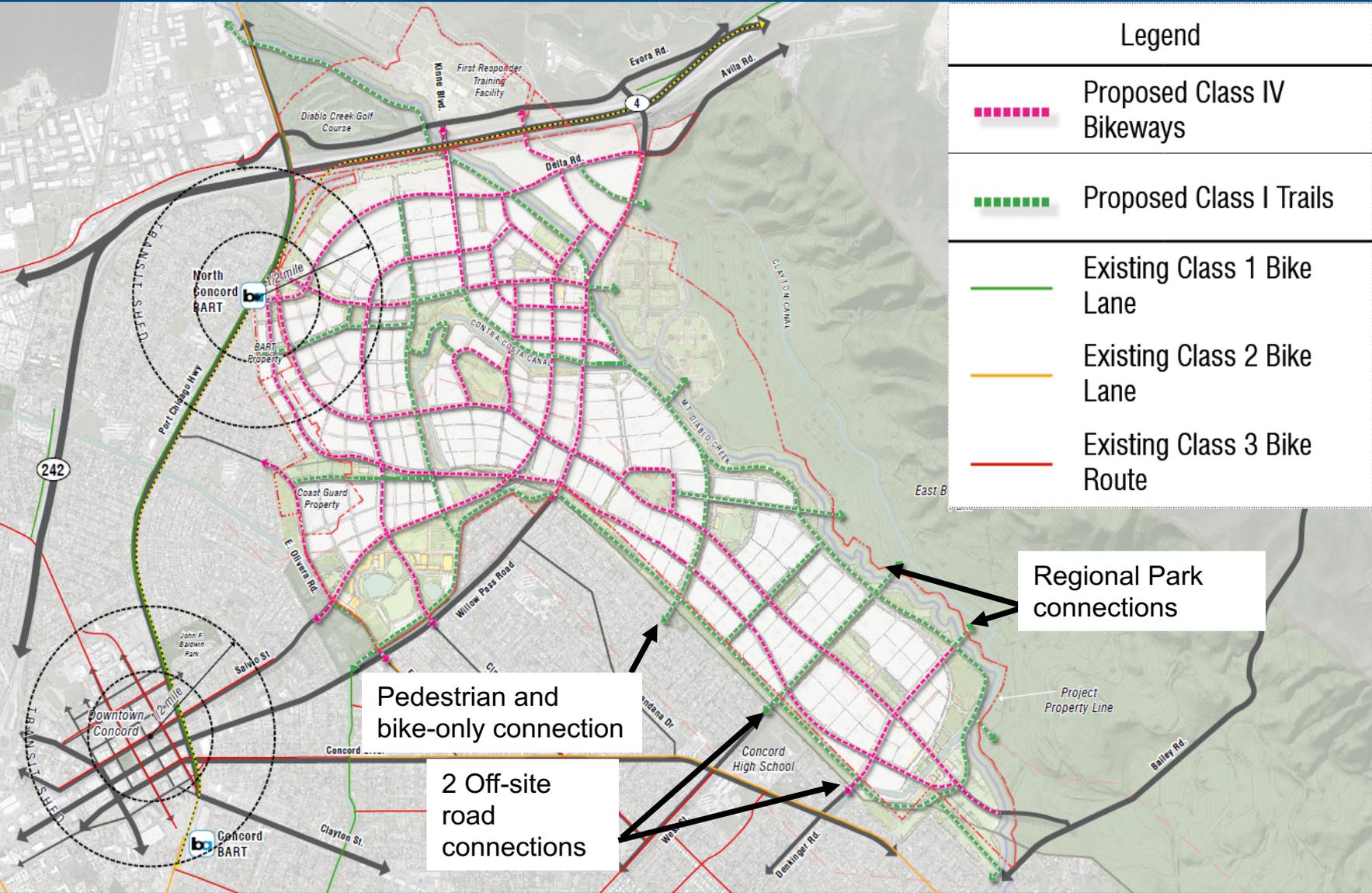
Concord Reuse Project
Project Districts and Phases

DISTRICT		PHASES	
Key	District Name	Total AC	Phase
A	North Concord TOD	158.3	1, 2
B	Campus	132.0	2
C	Transit Adjacent South	185.3	2
D	Oliviers	208.5	2
E	Willow Pass North	184.1	1, 2
F	Willow Pass South	205.6	1, 2
G	Town Center	196.7	1
H	Gateway	143.5	1, 2
I	Brubeck	262.4	2
J	Balley	271.7	2
K	City-Wide Open Space Creek Corridor and East Parcels	171.1	2, 3
TOTAL SPECIFIC PLAN AREA		2,326.7	

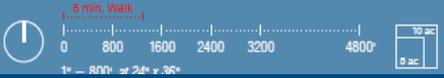
PHASE I TOTALS BY DISTRICT		
Key	District Name	Area (AC)
A	North Concord TOD	115.0
B	Campus	
C	Transit Adjacent South	
D	Oliviers	
E	Willow Pass North	54.7
F	Willow Pass South	116.2
G	Town Center	196.7
H	Gateway	19.0
I	Brubeck	
J	Balley	
K	City-Wide Open Space Creek Corridor and East Parcels	
TOTAL PHASE I AREA		501.6



Transportation Network



Legend	
	Proposed Class IV Bikeways
	Proposed Class I Trails
	Existing Class 1 Bike Lane
	Existing Class 2 Bike Lane
	Existing Class 3 Bike Route



Separated Bikeways



Timeline

Sept. 7, 2018	RFQ Final Questions & Requests for Clarification due
Sept. 21, 2018	BART Response to RFQ Questions/Clarifications
Oct. 5, 2018	Statement of Qualifications due
Nov. 5-6, 2018	Interviews (dates approximate)
Dec. 6, 2018	Staff Recommendation to Board (date approximate)



Submittal Instructions

Statements of Qualifications due **October 5, 2018, 4:00 PM**
1 unbound copy, 9 bound copies, 1 digital file, deposit* to:

Attn: Susan Shaffer

San Francisco Bay Area Rapid Transit District

300 Lakeside Drive, 22nd Floor

Oakland, CA 94612

*Deposit check of \$25,000 payable to San Francisco Bay Area Rapid Transit District, with note "N. Concord/Martinez ENA Deposit"



www.bart.gov/TOD

www.bart.gov/TODNorthConcord



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