



**REQUEST FOR INTEREST
AND QUALIFICATIONS**

NOTICE OF DEVELOPMENT OPPORTUNITY

SOUTH POINTE

Stockton, California

PUR 20-018



Deadline for Submissions: Thursday, August 27, 2020 by 5:00 p.m.

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Sacramento

Angel Island

San Francisco

Hayward

San Jose

Stockton

Modesto

Summary

OPPORTUNITY	Development of several contiguous vacant waterfront parcels owned by the City of Stockton, located on the south shore of Stockton’s downtown waterfront. This opportunity offers infill ground up development with high visibility from Interstate 5, easy access from major arterial roads, and direct access to the Stockton Channel and San Joaquin Delta via the adjacent municipal marina.
SITE	701-855 W. Weber Avenue (South Pointe) Approximately 9.12 acres Bounded by West Weber Avenue, Mormon Slough, the Stockton Downtown Marina, and the Stockton Channel APNs: 145-270-03, 06, 09, 10
ZONING AND DESIRED USES	The site is currently zoned Industrial, General (IG). The recently adopted Envision Stockton 2040 General Plan has proposed a Commercial, Downtown (CD) zoning designation for the site. Acceptable land uses for CD include large scale commercial offices and office support uses, high-density residential development, tourist and lodging oriented uses, and governmental facilities.
DEVELOPMENT TEAM	Respondents should demonstrate substantial commercial and/or residential infill development experience, preferably with waterfront developments. Teams should include, at a minimum, an experienced developer and architect/design team.
FINANCIAL REQUIREMENTS	Respondents will be required to demonstrate the ability to successfully finance the development of the project.

<p>SELECTION PROCESS</p>	<p>Respondents must submit a letter of interest with project concept statements, along with the development team member’s resumes and past development experience. The submission packages will be evaluated against the criteria contained in this RFI/Q.</p> <p>Respondents that meet the submission requirements may be asked to submit additional detailed information regarding the project scope, objectives, financial proposal, and proposed development schedule. The City will evaluate the proposals and team qualifications against the criteria contained in this RFI/Q and may interview select respondents. The City’s recommendation of a respondent that meets the City’s goals and objectives will be forwarded to the City Council for independent review and action to enter into an Exclusive Negotiating Rights Agreement (ENRA).</p>
<p>EXCLUSIVE NEGOTIATIONS</p>	<p>At the recommendation of the City Council, the City will work with the selected developer to enter into an ENRA. The selected developer will be required to provide a non-refundable deposit of \$10,000 within 30 days after the execution of the ENRA.</p>
<p>PROPERTY DISPOSITION</p>	<p>During the ENRA period, the City and selected development team will negotiate the terms of a Disposition and Development Agreement (DDA). The agreement will include, at a minimum, a scope of development, schedule of performance, pro-forma, and detailed development plans prior to any transfer of title.</p>
<p>SUBMITTAL DEADLINE</p>	<p>Thursday, August 27, 2020 by 5:00 p.m.</p>
<p>CONTACT</p>	<p>Janice Miller Assistant Director of Economic Development City of Stockton (209) 937-8539 Janice.Miller@stocktonca.gov</p>

Introduction

The City of Stockton (City) is issuing this Request for Interest and Qualifications (RFI/Q) seeking responses from qualified firms for the development of the South Pointe property located on the south shore of Stockton's downtown waterfront, owned by the City of Stockton. This offering presents a unique opportunity for waterfront development along the Sacramento-San Joaquin River Delta in California's Central Valley, and to be part of the growing Downtown Stockton community and revitalization.

Stockton's downtown waterfront continues to be a focal area for bringing enhanced economic development opportunities to the surrounding downtown neighborhoods and businesses. The City is seeking creative project concept statements that look to enhance the west edge of the south shore, contribute to the downtown waterfront landscape, and provide economic benefit to the City. The City intends to execute an Exclusive Negotiating Rights Agreement for the proposal deemed most qualified, based on the evaluation criteria in this RFI/Q.



Stockton began and is rooted in its downtown waterfront, where the Delta River has allowed ocean-going trade vessels to sail through the Delta River from the San Francisco Bay since the 1840s. Over the past 170 years, the downtown waterfront has experienced significant changes with every historical era. What was once a bustling trade port, has transformed into a local civic and entertainment destination with major sports and event venues, landscaped pedestrian promenade, waterfront hotel, and open-air community event space.

PROPERTY DESCRIPTION

The South Pointe property consists of four (4) vacant contiguous parcels situated at the west end of the downtown waterfront and is approximately 9.12 acres. South Pointe is located on the south shore, bounded by the Stockton Channel to the north, Mormon Slough on the west, West Weber Avenue to the south, and the entrance to the Stockton Marina along the east.



Historical documents identify that the previous use of the subject property was for storage with five (5) grain warehouses, a small storage shed, and one horse shed in 1895. By 1917, construction of additional storage facilities, potential domestic residences, and expansion of certain existing structures occurred. By 1950 and through the 1970s, fertilizer and produce were also being stored on the site. By 1972, the western portion of the site was vacant with no structures present, and the remainder of the structures were demolished and removed but still contained numerous cargo containers, bins, and piles. By 1996, the subject property was vacant in its entirety.



With no surrounding structures to obstruct its view, the site offers high visibility from nearby Highway 5 and easy access from major arterial roads such as El Dorado Street and Weber Avenue. The sides of the property abutting the Stockton Channel and Mormon Slough include the waterfront promenade, which consists of nearly 2,000 linear feet of a paved, lighted bicycle and pedestrian promenade with manicured landscaping that is part of the continuous walking pathway that leads to the center of Downtown Stockton and the entertainment destination on north shore. At the western tip of the site is a small green space and footbridge leading to the municipal Marina Boat Launch at Morelli Park.

SURROUNDING USES

South Pointe is located within the City's Downtown Core in Council District 5 along with many other historic neighborhoods. Stockton's downtown waterfront specifically hosts an array of government, entertainment, and civic uses. Adjacent to the site is future City Hall, where the City of Stockton plans to occupy two waterfront office buildings within the next couple of years, creating a centralized City Hall and City Council chambers. Neighboring future City Hall is the historic Waterfront Warehouse, a two-story brick building built in 1875 as The Sperry Flour Mill warehouse and the only surviving historic structure on the waterfront. It was rehabilitated for adaptive reuse in the 1980's as a mixed-use commercial space and is now fully occupied with various restaurants, retail space, and business offices. Along the north edge of the site is the municipal [Stockton Downtown Marina](#), which offers monthly covered slips and guest docks ranging from 50-foot to 80-foot berths. The property along the south of the site includes multi-family housing.

Within a one-block radius agencies and businesses include the [Children's Museum of Stockton](#), an educational, and interactive experience for children to explore their imagination while learning; the [San Joaquin County Economic Development Association](#), which offers workforce development and business assistance services; and the [State Department of Motor Vehicles](#).

WATERFRONT IMPROVEMENTS

An essential feature of the South Pointe property is its waterfront location. In 2008, the City issued an RFP for the development of a marina and promenade to improve the recreation, educational, aesthetic, environmental, and economic benefits of downtown Stockton. The project consisted of approximately 150,000 square feet, or 6,900 linear feet, of new and renovated promenade space, and new berth slips for a municipal marina.



This public space has brought continuity and connectivity to the downtown waterfront by creating a physical connection to the north shore, south shore, and downtown center for walking and biking.

ENVIRONMENTAL CONDITIONS

Historically, South Pointe consisted of warehouse facilities used for grain, fertilizer, and produce storage from at least 1895 to sometime after 1979.

In 1994, RESNA conducted a Phase I Environmental Site Assessment for various properties along the Stockton Channel and concluded that there was no visible evidence of contamination at the South Pointe property. Subsequent site visits were conducted in 1997 by Black and Veatch and in 2005 by BASELINE Environmental Consulting, which were consistent with the 1994 findings and found no visible changes, therefore, no subsurface soil or groundwater sampling were performed.

The City will be conducting an updated Phase I/II Environmental Site Assessment for various City-owned properties in 2020. The South Pointe property has been identified as a priority site and will be the first site to be assessed. Should there be any findings, a Phase II Assessment will be conducted.

UTILITIES AND INFRASTRUCTURE

Utility infrastructure is available on and near the site (see Appendix B), however, developers should verify the suitability of the available utilities specific to the proposed development.

Project Objectives and Desired Land Uses

PROJECT OBJECTIVES

South Pointe has a unique place in the downtown waterfront and plays a significant role in the future of downtown waterfront activities. The City is seeking a developer that would fulfill the following key objectives:

- Incorporate high-quality design elements to reflect the unique waterfront location and its proximity to the Delta;
- Stimulate the downtown waterfront south shore with increased foot traffic and activity;
- Generate long-term revenue through sales and/or property taxes;
- Propose developments that coincide with the City's [2040 General Plan](#) and zoning guidelines that would promote a live/work/play environment along the waterfront to further boost the Downtown's vitality;
- Logical concepts that correspond with the City's [2015 Economic Development Strategic Plan](#) and [2012 Urban Land Institute Downtown Revitalization Report](#) on enhancing the quality of life for Stockton residents, visitors, businesses, and their employees.

GENERAL PLAN AND ZONING

The [Envision Stockton 2040 General Plan](#) Policy LU22.1 emphasizes “promoting the Downtown and waterfront as a hub for regional commerce and entertainment, with high-quality housing to complement commercial activity and to infuse the area with daytime, evening, and weekend activity.”

The South Pointe property is within the boundaries of the Downtown Core



Rendering from the Envision Stockton General Plan 2040

in the [Envision Stockton 2040 General Plan](#). The property is currently zoned Industrial, General (IG), however the City has identified to re-zone the property to Commercial, Downtown (CD). The CD zoning designation permits mixed-use operations on commercial properties. The density requirements for properties located within the Downtown Core allows 16 to 108.8 units per acre based on gross acreage, or 20 to 136 units per acre based on net acreage. Non-residential spaces are allowed up to 5,000 square feet of floor area ratio (FAR).



ENCOURAGED LAND USES AND MARKET CONDITIONS

Because of the South Pointe's significant size and unique location, the City is interested in a high-density, market-rate residential waterfront development that incorporates a publicly accessible community space, such as green space.

Stockton's residential market offers a wide variety of housing options and is the most affordable in the region. The median home value is \$306,000, and median gross rents is approximately \$1,059.

Because of its long history, Stockton's housing supply consists of many Victorian, colonial, ranch, mid-century modern, and other craftsman-style homes in the Midtown and South Stockton neighborhoods. New housing developments offer modern and contemporary architectural designs throughout the City. On average, San Joaquin County collects 0.73% of a property's assessed fair market value as property tax.

Stockton also offers other housing options such as condominiums, townhomes, and multi-family apartments. Live-work spaces and other multi-family units are also coming on the market from developers rehabilitating underutilized office space in Downtown.

The City is open to all creative waterfront development designs but is interested in highlighting one of its greatest assets with market-rate housing on this prime waterfront property.

DEVELOPMENT REVIEW PROCESS

Application Process

The City will work with the selected development team to assist with obtaining the necessary permits and studies for the proposed project. The recently adopted [Envision Stockton 2040 General Plan](#) includes a comprehensive Environmental Impact Report (EIR). Development projects that comply with the desired uses as listed in this RFI/Q and the recently adopted Envision Stockton General Plan 2040 will not be subject to conducting an additional EIR.

Development projects that propose alternative zoning designations other than what is identified in the General Plan will be subject to the entitlement process. This process will include a zoning amendment and public hearings from both the Planning Commission and City Council. The projects potential environmental impact will also be assessed.

Public Facilities Fees

The City of Stockton and other local agencies collect Public Facilities Fees (or development impact fees) for construction projects. The City's fees are updated annually and are in the Annual Fee Schedule. The City's FY 2019-20 Adopted Fee Schedule is available online at www.stocktonca.gov/fees. The City also a number of financial assistance programs that will reduce or waive certain Public Facilities Fees for eligible development projects (see Appendix D). To obtain a free fee estimate of a proposed development project, visit www.stocktonca.gov/building.

DOWNTOWN DISTRICT

Downtown Stockton Property and Business Improvement District

The Downtown Stockton Property and Business Improvement District (DSPBID) was established in 1997 as a way for downtown property owners to improve the commercial district by entering into a special, self-governed assessment district. The [Downtown Stockton Alliance](#), a non-profit 501(c)(6) organization, is the governing organization for the DSPBID and oversees the activities and budget. The DSPBID provides a means for enhanced maintenance, safety, beautification, economic and business development, marketing, management, and advocacy services for the properties assessed. The assessments are paid directly by the property owners as part of their annual tax bill.





Neighborhood Overview

The downtown Stockton revitalization has led to its new identity of being a hub for professionals, artists, entrepreneurs, and visitors with various government offices, numerous local businesses, and co-working office space. It has been the center of many new development projects that include the construction of the new county courthouse, new regional bus terminal, multiple housing developments, and the rehabilitation of many historic buildings for adaptive reuse.

NEIGHBORHOOD ASSETS

Downtown Stockton continues to be an important focus for residential, commercial, and recreational development. The [2012 Urban Land Institute \(ULI\) Advisory Panel Report](#) for downtown Stockton stated that successful, vibrant downtowns have the following characteristics:

- A broad mix of uses in the public, private, and civic realm, offering commercial, government, medical, educational, cultural, residential, and recreation functions;
- A downtown workforce equal to 10 to 20 percent of the regional population (for Stockton, this represents a range of 30,000 to nearly 60,000 persons);
- Activity across the day (into evenings) and week (including weekends);
- Concentrated activity – even large downtowns have very small core areas of just a few blocks;
- Walkability – core areas typically are one-quarter to one-half mile across;
- Lively street frontages;
- Easy accessibility of travel (car, bus, train, pedestrian, bike);
- Sufficient, but not excessive, paid on- and off-street parking; and
- Coordinated management of downtown districts, addressing cleanliness, safety, parking, special events, and programmed activities through public/private partnerships.

Downtown Stockton already has many of these attributes and is looking to continue its downtown revitalization to further enhance these qualities.



Business Community

Downtown Stockton's vast supply of office space and ground floor commercial support many entrepreneurs and local businesses by providing affordable space in an emerging neighborhood. Huddle Cowork, a local coworking incubator space for entrepreneurs opened in 2014 and has tripled in size and relocated into its current three-story space in a historic office building in downtown Stockton. With the recognition of its growth, Huddle Cowork was recently acquired by [Launch Pad](#), a national co-working office company with various locations throughout the country. Now known as [Huddle X Launch Pad Stockton](#) the business plans to expand its footprint at its current location.



[The Freckled Moon](#) is a retail store offering various goods and works of art from regional artists and makers. [Trail Coffee Roasters](#) and [Empresso Coffeehouse](#) are local coffee houses/cafes and independent roasters that have grown to multiple locations throughout the city. [Cast Iron Trading Co.](#), [Papa Urbs](#), and [The Downtowner](#) are also a few of the local restaurants offering creative dishes to the downtown Stockton community.



Stockton's downtown and waterfront are also home to several local, regional, and state government offices. The City of Stockton, Stockton Police Department, San Joaquin County administrative offices and Superior Court, Department of Motor Vehicles, and many other government agencies are located in the area.



Arts & Culture

Stockton's downtown and waterfront locations both host an array of cultural and art events throughout the area. The Annual [Stockton Arts Week](#) celebrates local artists and creatives, and entertains a variety of public events to showcase and engage the community with various forms of art. The 10-day event ends with the [Collide Arts Festival](#), hosted by the City of Stockton and Stockton Arts Commission, to spark collaboration and inspire new combinations of cultural and artistic tradition at Weber Point, an open-air event center at the heart of the downtown waterfront.

One of California's oldest farmers markets operates every week, year-round in Downtown Stockton. The [Asian Farmers Market](#) in Downtown Stockton is one of the largest Asian markets on the West Coast, offering a variety of fresh produce, plants, fresh herbs, seafood, and much more, for a taste of various Asian cultures.

The Annual [Feast at the Fox](#) event is a unique outdoor farm-to-table dining experience that takes place in front of the historic Bob Hope Theatre in Downtown Stockton. The annual event features a five-course menu created by local chefs, made exclusively from ingredients harvested from farmer's fields in San Joaquin County or sourced within 30 minutes of Stockton to support the [San Joaquin Delta College Culinary Arts Program](#).





Sports & Entertainment

The north shore is the City's entertainment destination where the [Stockton Arena](#), [Banner Island Ballpark](#), and [University Plaza Waterfront Hotel](#) lie just along the waterfronts' edge. These venues welcome tens of thousands of guests throughout the year for concerts, conferences, conventions, and sporting events.

The Stockton Arena is a 220,000 square foot state-of-the-art arena that includes up to 12,000 seats, 24 full-service luxury suites, and 5,000 square feet of meeting room space. It has hosted many significant events, including Cirque du Soleil, Dancing with the Stars Live Tour, WWE Live, Disney on Ice, and the California Hispanic Chamber of Commerce Annual Conference. It is also home to the [Stockton Kings](#), the G-League basketball team affiliate of the Sacramento Kings, and the [Stockton Heat](#), an ice hockey team affiliated with the Calgary Flames. Banner Island Ballpark has 5,200 seats with luxury suites and picnic areas. It is home to the [Stockton Ports](#) baseball team, a minor league Class A-Advanced affiliate of the Oakland Athletics.

The [Weber Point Event Center](#) is an open-air event center at the heart of the downtown waterfront. Weber Point hosts many annual events, festivals, movie nights, and a variety of community celebrations.

For more indoor entertainment, the historic [Bob Hope Theatre](#) offers comedy shows, musicals, concerts, and movie showings. Originally built in 1930, the renovated historic landmark includes more than 2,000 refurbished red velvet seats and a state-of-the-art sound system.

CSU Stanislaus-Stockton Campus
[The California State University, Stanislaus, Stockton Campus](#) is a satellite campus located in University Park, which is a 102-acre site in Stockton's historic Magnolia District. The college offers baccalaureate, master's degrees, and credentials in Business Administration, Health Science, Psychology, Communication Studies, Criminal Justice, Public Administration, and more. In 2019, the CSU announced its plans to construct a three-story, 118,000 square-foot state-of-the-art academic and student services facility to accommodate its growing number of students.



Photo: CSU Stanislaus



Photo: CSU Stanislaus



Photo: CSU Stanislaus



Photo: RTD



Photo: ACE



Transportation Access

Downtown Stockton sits at the intersection of three major highways; Interstate 5, Highway 99, and State Route 4, offering a direct route to the Bay Area, Sacramento, and Southern California regions. The [San Joaquin Regional Transit District's](#) (RTD) Downtown Transit Center, also located in Downtown Stockton, is San Joaquin County's primary bus provider with services to Lathrop, Lodi, Manteca, Ripon, and Tracy. Two modes of commuter rail transportation, the [Altamont Corridor Express](#) (ACE) and [Amtrak](#), are in the 1930 Robert J. Cabral Station. The passenger rail providers offer services to Oakland, San Jose, Bakersfield, and Sacramento from the downtown Cabral Station.

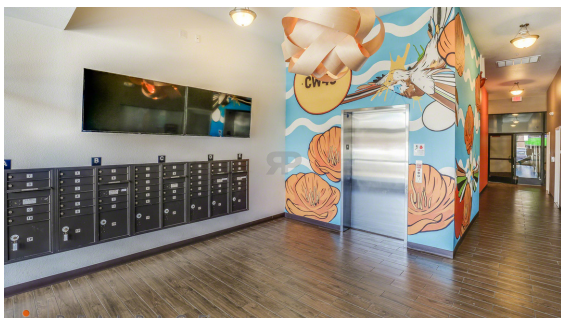
NEIGHBORHOOD DEVELOPMENT PROJECTS

Several developers, investors, and government agencies have recognized Downtown Stockton's assets and are significant components of the ongoing downtown revitalization. Many multi-family housing developments are offering market-rate, affordable, and live + workspaces and are currently under construction or proposed for the near future, including Grand View Village, Liberty Square, and the Open Window Project, in addition to the many projects listed below. Other proposed projects include the development of administrative offices and commercial space. Examples of various projects either underway, recently completed or proposed are below:

MIXED-USE RESIDENTIAL DEVELOPMENTS

Cal Weber 40 (Complete)

Cal Weber 40 is a mixed-used rehabilitation project in downtown that was completed in 2016. It includes 39-affordable units offering two- and three-bedroom apartments and ground floor commercial.



Tretheway Building (Complete)

The Tretheway Building is a registered local historic landmark located across from the Superior Courthouse offering Live + Work apartments in Downtown Stockton. With this live/work designation, one can operate a business and live in the same space. Twelve loft-style apartments have been created from the previously underutilized second and third floor office space.



MIXED-USE RESIDENTIAL DEVELOPMENTS CONT.

Medici Artist Lofts (Complete)

The Medico-Dental Building was initially built in 1927 for medical and dental offices. The adaptive reuse project rehabilitated the former Medico-Dental office building into a mixed-use, mixed-income building consisting of ground floor commercial with one, two, and three-bedroom units geared toward artists, musicians, writers, and other creative entrepreneurs.



Cal Main (In Progress)

The Cal Main Building was originally built in 1882 as the Avon Theater and converted to a J.C. Penney store in the early 1900's. In 2007 Cal Main was renovated and became home to the San Joaquin County Treasurer/Tax Collector for several years. Today the three-story office building is once again finding a new purpose and being converted into market-rate loft apartments with studios, and 1- and 2-bedroom units with ground floor commercial.



Liberty Square (In Progress)

Underutilized administrative offices in the greater downtown area are under renovation for the proposed 74-unit affordable housing development for veterans with a daycare, playground, updated façade, and energy efficiency features.



Historic City Hall (Proposed)

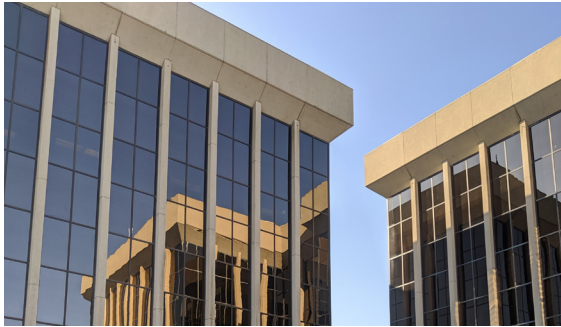
With City offices moving to the south shore, Historic City Hall's proposed development includes the rehabilitation and adaptive reuse of the 1926 local historic landmark. The proposed development includes open green space, community space, makers/co-working space, commercial space, and residential lofts.



COMMERCIAL OFFICE DEVELOPMENTS

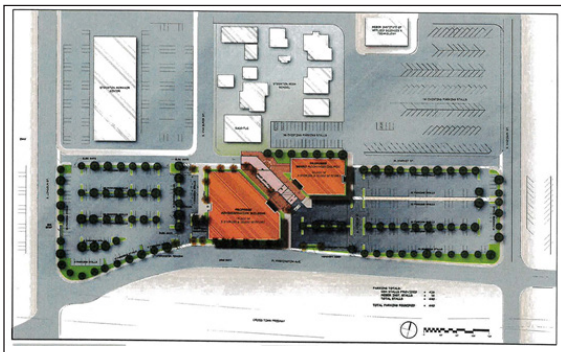
Future City Hall (In Progress)

The City of Stockton acquired two waterfront office buildings and is in the process of designing the footprint for tenant improvements to renovate the building to operate as future City Hall. The space will house nearly all City Departments and Council Chambers.



Stockton Unified School District Administrative Complex (Proposed)

Three vacant contiguous City-owned city blocks, located in the downtown waterfront area, are subject to the proposed development of the Stockton Unified School District administrative complex, consisting of two multi-story buildings and contributing to the area's government services.



Code Stack Academy (In Progress)

The regional coding school, Code Stack Academy, operated through the San Joaquin County Office of Education, purchased a landmark building on Weber Avenue, where they plan to expand their staff and student capacity. The renovation of the 1920s office building will bring more than 100 students and employees to downtown Stockton.



COMMERCIAL RETAIL DEVELOPMENT

Stockton Crossroads (Phase I Complete)

A new freeway retail center now serves residents and commuters in the downtown and waterfront area. The Stockton Crossroads project began construction on the former Greyhound Bus Terminal at the edge of the south shore area in 2018. The retail center now includes a 7-Eleven with a fuel station and convenience store, and a drive-thru Dutch Bros. Two additional pads are available for the construction of retail/restaurant and a quick-service drive-thru restaurant.



Submission Requirements

Completed submittals must be submitted, typewritten on 8 1/2" X 11" white paper, organized in the same order as the submission requirements listed above. Respondents are required to submit **five (5) hard copies and one (1) electronic copy in PDF format on a flash drive.**

DEADLINE

Submissions are due no later than **Thursday, August 27, 2020 by 5:00 p.m.** to the following address:

City of Stockton
Economic Development Department
Attn: South Pointe RFI/Q
400 E. Main Street, 4th Floor
Stockton, CA 95202

Responses received after this date and time will not be accepted. Incomplete responses will not be considered nor evaluated.

SUBMISSION ELEMENTS

Letters of interest are to be consistent with the vision and goals set forth in the Project Objectives section and [Envision Stockton 2040 General Plan](#). For the City to properly evaluate the respondent's qualifications to perform this work, the responses shall include, at a minimum, the following elements:

1. Letter of Interest
2. Development Team and Relevant Experience
3. Development Concept

Letter of Interest

The letter of interest should be a letter on company letterhead addressing the proposal and format. The letter should be signed by an officer of the firm authorized to bind the firm to all comments made in the submittal and should include the name, address, phone number, and e-mail address of the person(s) to contact to represent the firm. The letter should also include a brief description of the proposed project, a description of the capabilities of the firm, and the suitability of the proposed space for the City goals and objectives.

Development Team and Relevant Experience

The development team and relevant experience section must include documentation and resumes of the members of the development team demonstrating experience and evidence of the ability to perform on this project. Provide the names, resumes, and the role of each project principal.

This section should also describe how your firm is organized and a brief history of the firm. Also, describe the experience your firm has had with similar processes.

Development Concept

The development concept should include a narrative describing the proposed development project and its suitability for the City's goals and objectives:

- Incorporates high-quality design elements to reflect the unique waterfront location and its proximity to the Delta;
- Stimulate the downtown waterfront south shore area with increased foot traffic and activity;
- Generate long-term revenue through sales and/or property taxes;
- Propose developments that coincide with the City's 2040 General Plan and zoning guidelines that would promote a live/work/play environment along the waterfront to further boost the downtown's vitality; and
- Logical concepts that correspond with the City's 2015 Economic Development Strategic Plan and 2012 Urban Land Institute Downtown Revitalization Report on enhancing the quality of life for Stockton residents, visitors, businesses, and their employees.

The narrative should consist of the project square footage, construction type, and materials. If a developer is proposing housing, the narrative should also include the total number of units.

RESERVATIONS AND CONDITIONS

The City reserves the right to reject any and all submissions. Additionally, the project elements, requirements, and schedule of the RFI/Q process are subject to change. The City also reserves the unqualified right to modify, suspend, or terminate, at its sole discretion, any and all aspects of this RFI/Q process, to obtain further information from any and all respondents, and to waive any defects as to form or content of the RFI/Q or any responses by any respondent.

Evaluation and Selection Process

The City is interested in selecting a qualified firm with the ability to develop the **South Pointe Waterfront Property**. A key component for a successful respondent, will be the ability to indicate the proposed project's capability to meet the City's desired goals and demonstrate directly related development projects.

EVALUATION

The City will review all timely submittals to determine whether they are complete and responsive to the requirements of this RFI/Q. Only submittals that are complete, responsive, and that meet the minimum qualifications by adhering to the Project Objectives and Enviision Stockton 2040 General Plan will be evaluated for further consideration.

Respondents that meet the submission requirements will be asked to submit additional detailed information including, but not limited to, the project scope details, objectives, financial proposal, and proposed development schedule.

The City will evaluate the proposals and team qualifications against the following criteria and project objectives contained in this RFI/Q and may interview select respondents:

Project Development Concept	Ability to meet the City's goals and objectives that are in alignment with the approved and encouraged land uses, increase property values, enhances the environment, and provides a positive benefit for the City.	30%
Background & Project History	Related experience with similar projects, team background and personnel qualifications.	20%
Fiscal Impact	Creates operational cash flow for the City while maximizing development opportunities.	10%
Financial Capability	Obtains the financial capability and the ability to secure adequate financing for the project.	20%
Team Qualifications	Possesses the necessary qualification, including the education, certification, and past experiences to develop the project.	20%

SELECTION AND AWARD

City Council Determination

Staff will recommend one respondent to the City Council upon completion of the evaluation of completed submittals for the proposed development project. The City Council may elect to direct City staff to enter into an Exclusive Negotiating Rights Agreement (ENRA) with the recommended respondent. The City Council, at its sole discretion, will make such a decision.

Exclusive Negotiations and Non-Refundable Deposit

Upon selection of the developer by the City Council, the selected developer and City staff will enter into an Exclusive Negotiating Rights Agreements (ENRA) to discuss the terms and conditions of a Disposition and Development Agreement (DDA). The terms and conditions will include, at a minimum, the timing, assistance, responsibilities, financing, and schedule for the planning and construction of the proposed project.

Within 30 days of executing an ENRA, the selected developer shall furnish a non-refundable deposit of \$10,000, which will be applied to costs associated with the City's pre-development activities, appraisals, studies, etc.

TIMELINE

The City anticipates the time schedule as listed below. The schedule is tentative in nature and is provided to outline the target dates set by the City. The City reserves the right to change the timeline at any point. Each proposer under consideration by the City will be informed directly of any changes made to the dates stated below:

Request for Interest Released	June 25, 2020
Responses Due (5:00 p.m.)	August 27, 2020
Selection of Second Round RFQ Developers	October 2020
Second Round RFQ Documentation Due	December 2020
One Developer Selected for Council Recommendation	January 2021
Exclusive Right to Negotiate Executed	February 2021

1. [City of Stockton Community Profile](#) - City of Stockton, January 2020
2. [Stockton's History](#) - Visit Stockton, n.d.
3. [Envision Stockton 2040 General Plan](#) - City of Stockton, December 2018
4. [Downtown Stockton Alliance 2018 Strategic Plan](#) - Downtown Stockton Alliance, November 2017
5. [Economic Development Strategic Plan](#) - City of Stockton, February 2015
6. [Long Range Property Management Plan](#) - City of Stockton, December 2015
7. [Stockton, California: Downtown Revitalization](#) - Urban Land Institute, February 2012
8. [Waterfront and Fremont Park Neighborhoods](#) - City of Stockton, 2008
9. [Stockton Waterfront District Development Plan](#) - City of Stockton, 2008
10. [Greater Downtown Stockton Housing Strategy](#) - Downtown Action Team Housing Subcommittee, August 2007
11. [Stockton Waterfront Brownfields Project: Report of Known Environmental Conditions](#) - Black & Veatch Corporation, & BASELINE Environmental Consulting, December 2005

Appendix A: Site Map

City of Stockton, CA

January 3, 2020

South Pointe



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of Stockton, CA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/13/2019
Data updated 12/03/2019

South Pointe Utilities



- Fire Hydrant
- Sanitary Sewer
- Storm Sewer



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NOT A LEGAL DOCUMENT

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Geometry updated 11/13/2019
Data updated 12/03/2019

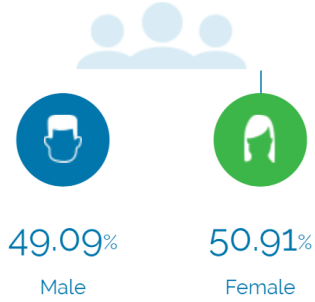
Appendix C: Stockton at a Glance

People

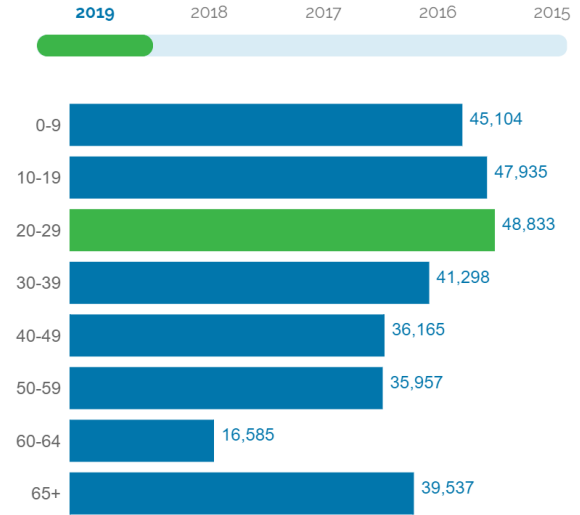
The total population of Stockton is 311,419. The median age is 32.26

311,419

Total Population



Age Distribution

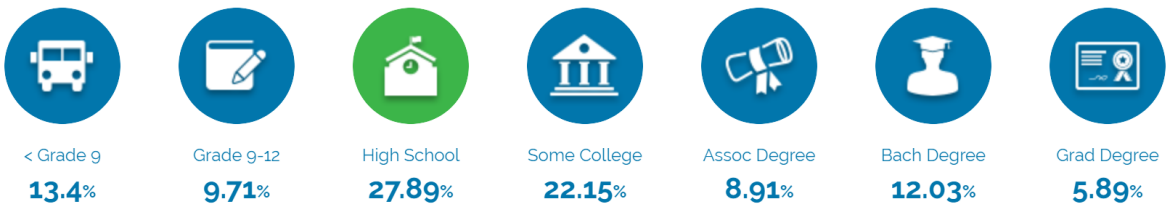


Median Age

32

Educational Attainment

26.83% of the population in Stockton have an Associate's degree or higher. 76.87% have a high school degree or higher.



Labor Force

Stockton has a labor force of 139,677 people, with an unemployment rate of 6.7%.

139,677

Labor Force

6.7%

Unemployment Rate

▲ 0.3%

Unemployment Rate
Change (1 year)

Talent

Where are the top jobs by occupation?

Office and
Administrative
support



14.2%

15,336

Sales



11.6%

12,529

Executive,
Managers, and
Administrators



9.28%

10,021

Education,
Training/Library



7.83%

8,453

Health Diagnosing
and Treating
Practitioners



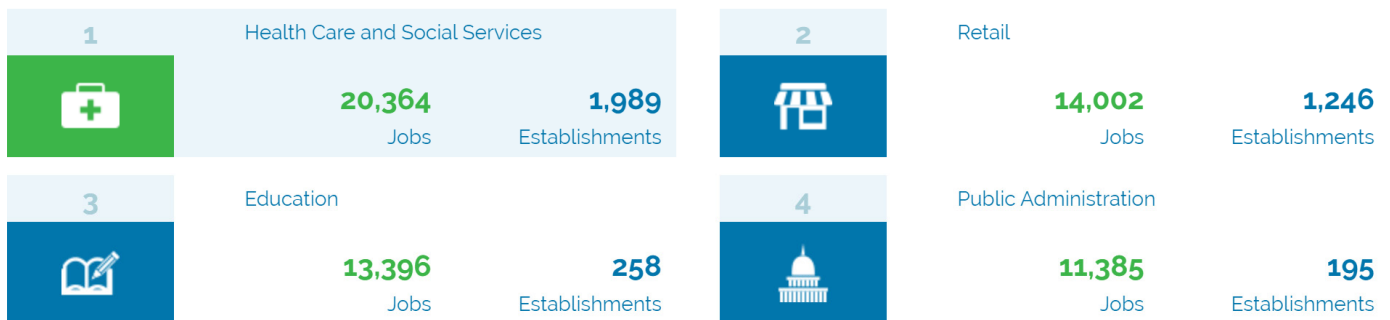
5.6%

6,047

Businesses and Jobs

Stockton has a total of 10,161 businesses. In 2019, the leading industries in Stockton were Health Care and Social Services, Retail, Education, and Public Administration.

What are the top industries by jobs?



Transportation

Residents spend an average of 26 minutes commuting to work. Stockton is served by 28 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed within the community.



26min

Commute Travel Time



1 + 28 (+50 miles)

Airports in Community



Interstate

In Community



Freight Rail

In Community

Income and Spending

Households in Stockton earn a median yearly income of 54,640. 35.27% of the households earn more than the national average each year. Household expenditures average 57,486 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.



\$54,640

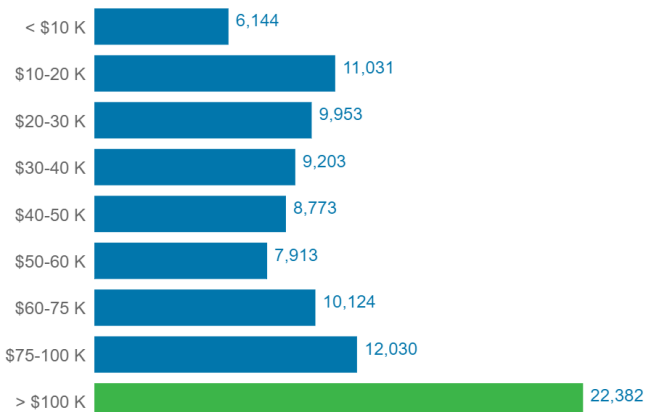
Median Household Income

16% less than the county

27% less than the state

14% less than the nation

Income Distribution



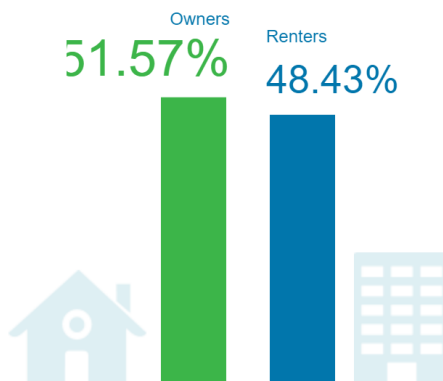
How do people spend most of their money?
PER HOUSEHOLD



Housing

There are 6% more households who own their homes than there are renters.

Owners vs. Renters



Opportunity Zones

Opportunity Zones are designed to incentivize private capital investments in improving the economic conditions of designated census tracts struggling with high poverty rates and limited economic activity. By providing tax benefits to investors, the program seeks to pool private resources in new Opportunity Funds that can invest in local projects aimed at elevating living standards in distressed communities. All of the underlying incentives relate to the tax treatment of capital gains and are tied to the longevity of an investor's stake in a community that has a designated Opportunity Zone. With minor exceptions, the federal statute is not prescriptive as to the use of funds other than they must be in a new asset investment.

Greater Downtown Stockton Residential Development Public Facilities Fee Exemption Program

An exemption of Public Facility Fees (PFF) for all residential development located in "Greater Downtown Stockton" (defined as land generally bound by Harding Way, Charter Way/Dr. Martin Luther King, Jr. Boulevard, Pershing Avenue, and Wilson Way) for certain fee categories may be applied.

Stockton Economic Stimulus Plan Program

The Stockton Economic Stimulus Plan Program offers a 50% reduction for certain Public Facility Fees (PFF) for new commercial and industrial developments within City limits.

Non-Residential Fee Deferral Program

With a 10% down payment of all qualifying fees (plus all other fees due at time of permit issuance), this program would allow deference of a portion of Public Facilities Fees for commercial and industrial development. The deferred amount plus interest would be repaid over a 10-year period (water and sewer connections must be paid over a 5-year period).

Short-Term Non-Residential Public Facilities Fee and Mitigation Fee Deferral Program

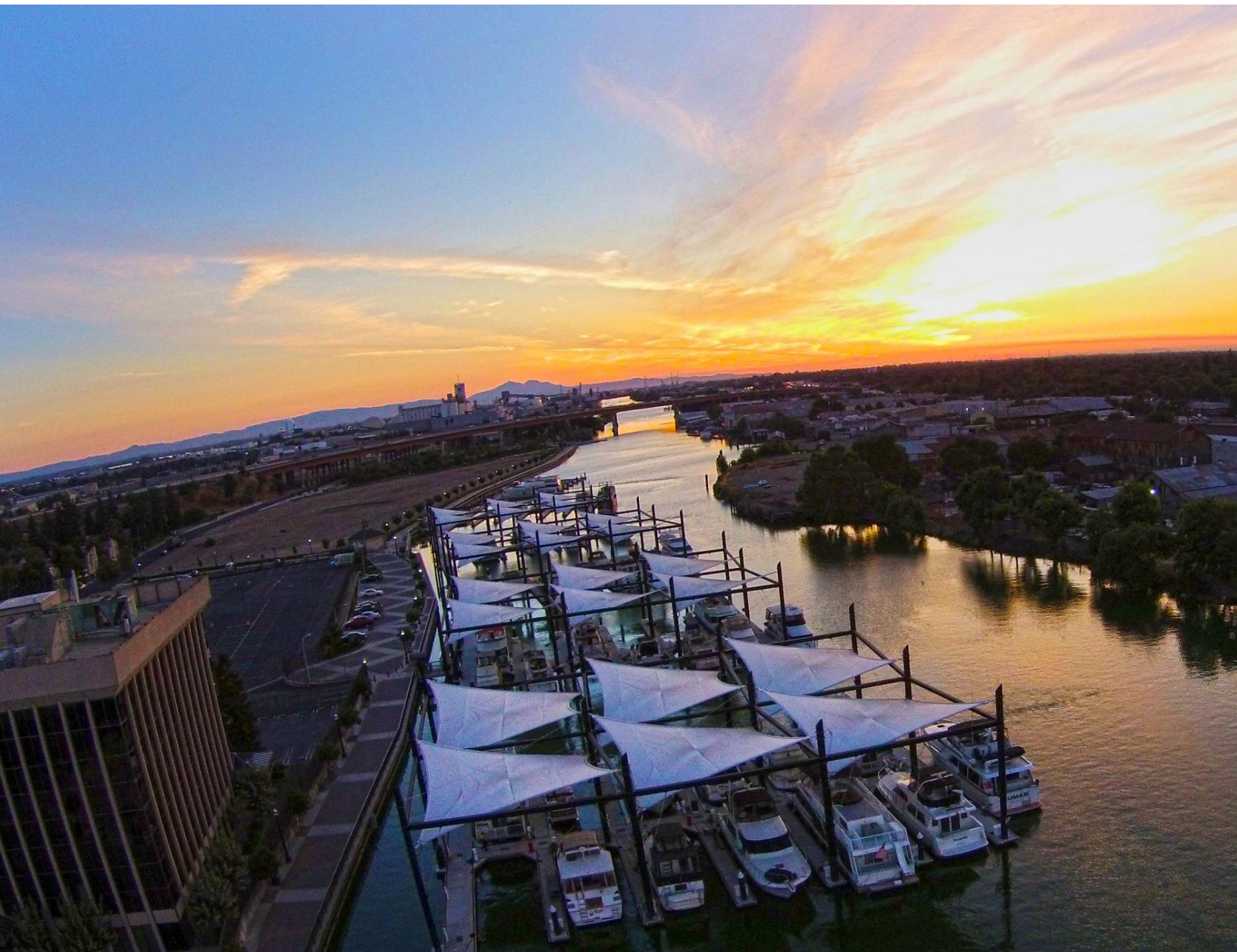
This program provides short-term relief from upfront development costs, specifically impact fees, until construction has been completed and the building is ready to occupy or two years from the first building permit issuance, whichever is less, for qualified non-residential construction projects.

Economic Review Committee (ERC)

The City offers Economic Review Committee meetings to provide feedback on preliminary site plans and potential project requirements and permits. An Economic Development project coordinator will schedule an informal pre-construction meeting with representatives from various City departments that are involved in the permit process to expedite the permitting and plan review process.



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Deadline for Submissions: Thursday, August 27, 2020 by 5:00 p.m.