



REQUEST FOR INTEREST

CONCEPTS TO ACTIVATE THE DOWNTOWN PUBLIC ACCESS WALKWAY CALLED “THE BREEZEWAY”

Submittals must be received no later than:

~~Thursday, 09/12/2019 at 5:00 p.m.~~

EXTENDED - Thursday, 9/26/19 at 5:00pm

City of South San Francisco
Economic and Community Development Department
Ernesto Lucero – Economic Development Coordinator
Email: ernesto.lucero@ssf.net
(650) 829-6620



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Attachment 1: Site Location

Attachment 2: Long Range Property Management Plan excerpts

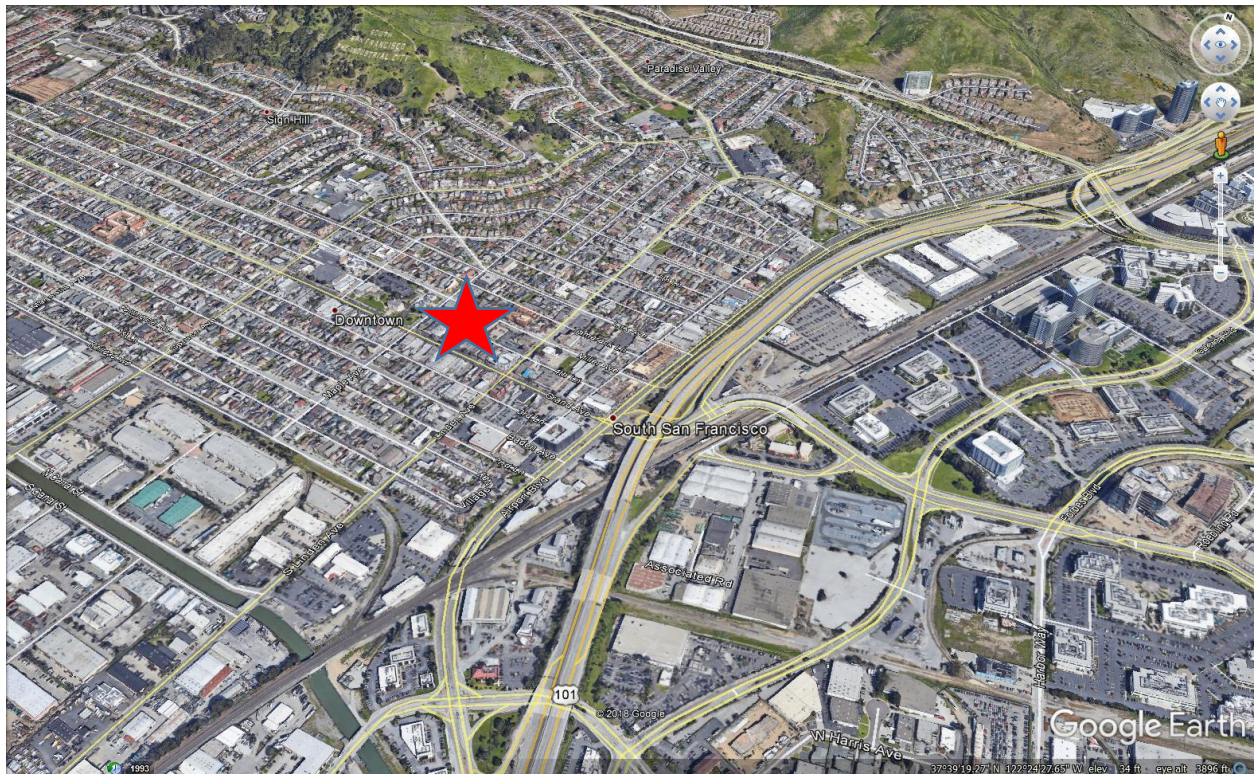
1. INTRODUCTION

The City of South San Francisco is seeking interest in partnering with an organization or entity on a key concept that will help activate a vacant public property (“the Breezeway”) in the City’s downtown corridor. The City envisions a use, either on an interim basis, or as a permanent use that will encourage additional foot traffic downtown, and complement the neighboring retail and restaurant uses along the Grand Avenue corridor. This vision is part of the City’s effort to build on the revitalization efforts in the downtown core.

Concepts submitted in response to this RFI may be evaluated by City staff, boards or commissions, or the City Council. The City reserves the right to select one concept, multiple, or none.

2. THE SITE

The City-owned site, located at 356 Grand Avenue (**APN 012312300**) currently serves as a public-access walkway between the Miller Parking Garage and Grand Avenue. The Miller Parking Garage is currently the only publicly-operated parking garage in the downtown area with 244 spaces, and is well-utilized due to high demand in the area. The total area of the site (including the public-access walkway) is approximately 7,000 square feet (0.16 acre), with the lot measuring 50 feet by 140 feet. All existing infrastructure will remain on site. This includes the existing paved walkway, lighting, and landscaping. The Breezeway is located in the heart of downtown and benefits from no site contamination. **Attachment 1** depicts a site map and location within the downtown.



Demographics surrounding the site:

Population	1 mile	3 mile
2019 Total Population	27, 683	1147,064
2024 Population	29,018	116,522
Pop Growth 2019-2024	4.82%	2.15%
Average age	37.30	39.60
Households		
2019 Total Households	8,589	39,321
HH Growth 2019-2024	4.96%	2.22%
Median Household Income	\$80,686	\$96,481
Avg Household Size	3.20	2.90
Housing		
Median Home Value	\$894,580	\$798,839

The site was previously owned by the former Redevelopment Agency and was transferred to the City in accordance with the Long Range Property Management Plan ("LRPMP"). Upon transfer to the City pursuant to the LRPMP, the site is subject to a deed restriction which requires that the property be retained for public/governmental use. Regardless of the selected concept, the site would need to serve the public/governmental use in some fashion and retain pedestrian access from Grand Avenue to the Miller Parking Garage for the public as the site is currently used. **Attachment 2** contains an excerpt from the LRPMP that discusses 356 Grand Avenue.

3. BACKGROUND & OPPORTUNITY

In 2015, the City adopted a Downtown Station Area Specific Plan which provided a framework for future transit-oriented developments in the downtown, linking to transit hubs, such as the new Caltrain Plaza just a short 7 minute walk from the site. The new Caltrain Plaza will receive a \$54 million upgrade, and is planned to be completed by 2020. The project will consist of moving the existing train platform to the base of Grand Avenue, with the creation of a new pedestrian underpass and plaza.





The Downtown Station Area Specific Plan can be viewed here:

<http://www.ssf.net/home/showdocument?id=1312>. This plan will add new residential and employment uses within the Plan area, estimated at approximately 1,400 dwelling units and up to 4,200 new residents, 800,000 Square Feet (SF) of commercial uses, 21,000 SF of industrial uses, and 1.2 million SF of new office/research and development space. The Plan focuses intensification in those areas closest to the Caltrain Station (1/4 mile distance) and immediately surrounding Grand Avenue. The Plan has since resulted in 14 new restaurants opening, and 1,050 new housing units recently built or in the development pipeline.

In addition to the expected increase in residential and worker population generated by the new developments coming downtown, South San Francisco has one of the largest biotech clusters in the world with a more than 20,000 highly-skilled workforce, just east of the Highway 101. Many of these workers frequent the Grand Avenue corridor during the workday seeking lunch options.

Some potential uses of the site might include pop up retail or recreation, an area for youth activities, outdoor festival uses, food trucks, art installations, kiosks, or more permanent uses such as outdoor dining or a beer garden.

4. SUBMITTAL REQUIREMENTS

Letter of Interest

All bidders are invited to submit a Letter of Interest for the City's review. This letter must at least identify:

- The concept
- Who would be operating and occupying the site
- Qualifications of proposed operator
- Potential funding sources
- Any relevant experience to the proposed concept

- Lead contact details

Submittals must be submitted by ~~Thursday, September 12, 2019~~ **Thursday, September 26, 2019**. Late submittals will not be accepted.

All parties submitting interest are required to attend one of two pre-proposal walk through tours of the site. These will be held on **Tuesday, August 13th** or **Tuesday, August 20th** at 10:00am at 356 Grand Avenue. Please confirm attendance by contacting the City prior.

Please contact the City to set up a site tour if you were unable to attend one of the prior tours.

Submittals may be mailed or hand delivered to the Economic and Community Development Department. An electronic copy may be emailed to Ernesto Lucero at Ernesto.lucero@ssf.net and titled: Breezeway RFI: *company name*.

5. EVALUATION OF SUBMITTALS

All Letters of Interest will be evaluated by the City. The City will then determine a short list of responders to this RFI, which will then may be invited to provide additional information based on the estimated schedule below.

Selection Criteria

The Letter of Interest will be evaluated on the following:

- Concept uniqueness
- How it meets City objectives and requirements
- Feasibility
- Relevant experience in concept being proposed

6. ESTIMATED SCHEDULE

The following is an estimated schedule for the proposed site, with regard to this solicitation:

Pre-proposal walk through tours of site	Tuesday, 8/13/19 or Tuesday, 8/20/19
Responses to RFI due to City	Thursday, 9/12/19 Thursday, 9/26/19
City identifies a short list of responders	Thursday, 9/26/19 Thursday, 10/10/19
Additional information requested from short list due to City	Monday, 10/28/19 Tuesday, 11/12/19

The City reserves the right to modify the estimated timeline at any time.

7. TERMS AND CONDITIONS FOR RECEIPT OF INTEREST

- a) Inquiries Regarding RFI

Inquires regarding this solicitation may be submitted by email to Ernesto.lucero@ssf.net. Questions will be accepted until ~~Thursday, August 29th~~ **Monday, September 23rd**. The City will periodically post responses on our website. Bidders are regularly advised to check the website for updates.

b) Financial Responsibility

The City accepts no financial responsibility for any costs incurred by a bidder in responding to this RFI. Submittals to the RFI will become the property of the City and may be used by the City in any way deemed appropriate.

c) Reservations of Rights by the City

The issuance of this RFI does not constitute an agreement by the City that any contract or agreement will actually be entered into by the City. The City expressly reserves the right at any time to:

1. Waive or correct any defect or informality in any response, submittal, or submittal procedure;
2. Reject any or all submittals;
3. Reissue a Request for Interest or any other type of solicitation document;
4. Prior to the submittal deadline for information, modify all or any portion of the selection procedures, including deadlines for accepting responses, the specifications or requirements for any materials, equipment or services to be provided under this RFI, or the requirements for contents or format of the proposals;
5. Procure any materials, equipment or services specified in this RFI by any other means; or
6. Determine that no concept will be pursued.

d) No Waiver

No waiver by the City of any provision of this RFI shall be implied from any failure by the City to recognize or take action on account of any failure by a bidder to observe any provision of this RFI.

e) Non-Discrimination Requirement

By submitting a Letter of Interest, the bidder represents that it and its subsidiaries do not and will not discriminate against any employee or applicant for employment on the basis of race, religion, sex, color, national origin, sexual orientation, ancestry, marital status, physical condition, pregnancy or pregnancy-related conditions, political affiliations or opinion, age, or medical condition.

a) Conditions of Concept Acceptance

This RFI does not commit the City to award a contract, to pay any costs incurred in the preparation of a proposal for this RFI, or to procure or contract for any services. The City reserves the right to waive any irregularities or informalities contained within this RFI, and/or reject any or all proposals received as a result of this request; negotiate with any qualified source or to cancel the RFI in part or whole. All submittals and material submitted will become the property of the City of South San Francisco and will not be deemed confidential or proprietary.

The City of South San Francisco reserves the right to award in whole or in part, by item or group of items, by section or geographic area, when such action serves the best interest of the City. The City and Project Manager may agree to add additional areas to the contract by mutual agreement at a later date.

8. CONTACT DETAILS

Your primary contact staff member is Ernesto Lucero, Economic Development Coordinator, Economic and Community Development Department.

All email should be sent to the following address:

ernesto.lucero@ssf.net

Mailing address:

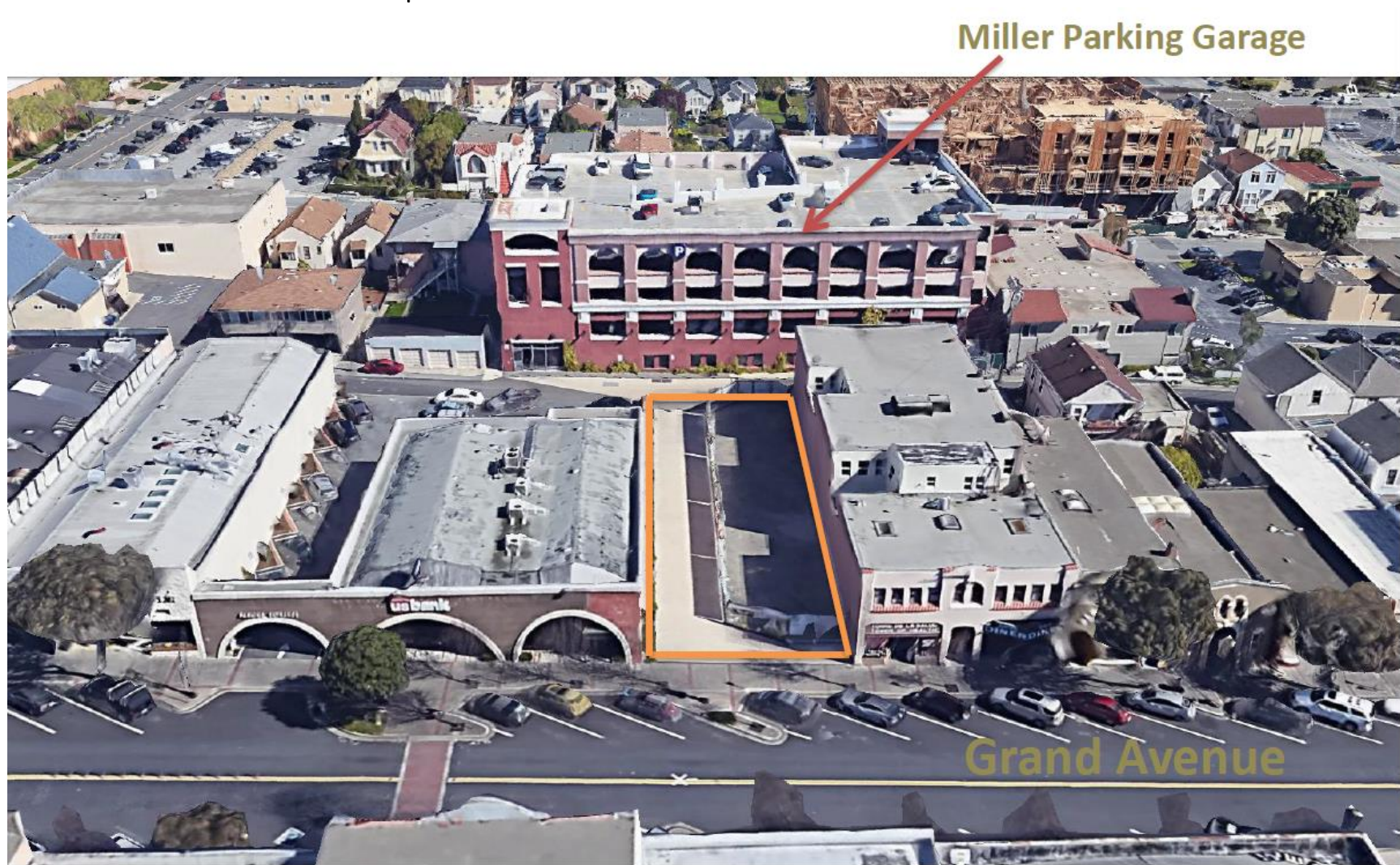
Attn: Ernesto Lucero
Economic & Community Development Department
PO Box 711
South San Francisco, CA 94080

Physical address:

Economic & Community Development Department
2nd Floor
South San Francisco City Hall
400 Grand Avenue
South San Francisco, CA 94080

Website RFP: www.ssf.net

Attachment 1: Site Location and Map



e) Revenues Generated by Property/Contractual Requirements

This property generates revenues from metered parking, but all of the revenues are required to cover maintenance and operating costs for parking in the downtown.

f) Environmental Contamination and Remediation

There are no known environmental conditions on the property.

g) Potential for Transit Oriented Development and Advancement of Planning Objectives

The property is now occupied by a multi-story public parking structure. It serves the Downtown Transit Oriented Development Area. The parking garage helps the City achieve transit oriented development goals in Downtown SSF through higher density in-fill residential projects in existing surface parking lots. . It also provides public parking to visitors of nearby government facilities and patrons of downtown businesses.

h) History of Development Proposals and Activity

The Agency maintained the affordable residential units at 323 Miller Avenue until the City constructed the parking structure. The property now houses the easternmost end of the parking structure which contains the elevator shaft and a small amount of unimproved commercial space.

12. 356 Grand Avenue

On February 10, 2010, the Agency approved the expenditure of tax increment funds to purchase this property. For many years the property housed a market. The downturn of the economy made it increasingly difficult for the owner to maintain the market in good condition and several businesses failed on the site. The Agency secured an appraisal and made offers to the owner over several years until the owner agreed to sell the property in 2010. The Agency purchased this property to provide a pedestrian connection from the parking structure directly onto Grand Avenue, the City's main commercial street.



Breezeway at 365 Grand Avenue

a) Acquisition Information

On February 10, 2010, the Agency adopted a resolution authorizing the execution of a Purchase and Sale Agreement with David Tsui for \$1.7 million.

b) Purpose of Acquisition

The rear of the property on Grand Avenue is strategically located directly across from the new parking structure on Miller Avenue. The Agency purchased this property to provide a pedestrian connection from the parking structure directly onto Grand Avenue, the City's main commercial street. This acquisition and the development of the pedestrian breezeway facilitated the movement of downtown visitors from the parking structure into the commercial area. The improvement advances the Redevelopment Plan goal of eliminating blighted conditions, increasing economic activity, improving pedestrian circulation, and encouraging further development in the surrounding area.

c) Parcel Data

356 Grand Avenue, APN 012-312-300: This 7,000 sq. ft. (0.16 acre) lot measures 50 feet by 140 feet. The parcel is zoned Downtown Core. The breezeway connection utilizes half of the property and the other half is vacant, unimproved land.

d) Estimate of Current Value

The unimproved land value in the downtown is estimated at \$80/sq. ft. The value of this property without improvements is estimated to be approximately \$560,000.

e) Revenues Generated by Property/Contractual Requirements

The property is vacant, unimproved land and does not generate any revenue. There are no contractual requirements associated with this property.

f) Environmental Contamination and Remediation

There are no known environmental conditions on the property.

g) Potential for Transit Oriented Development and Advancement of Planning Objectives

The property is located within a transit oriented planning area and has the potential to be developed into a transit oriented development. However, its current use as a public breezeway between the parking structure and Grand Avenue is important to creating economic vitality by facilitating the movement of shoppers into the commercial center. Half of the property can still be developed but because of its size it is more likely to be developed into retail space.

h) History of Development Proposals and Activity

The Agency acquired the property in 2010. Upon acquisition the Agency demolished the blighted building on the property that had housed several failed markets. Other than the construction of the pedestrian breezeway no other plans have been considered for the property.