AGENDA

- Welcome
- Staff Introductions
  - Rhonda Coffman – CDBG/HOME Administrator
  - Aaron Aknin – Interim City Manager
  - Steven Turner – Planning Manager
  - Kristen Anderson – Childcare Coordinator
- Attendance Sign-in sheet
- Brief Overview of RFP
- Q & A’s

SUMMARY OF QUESTIONS AND RESPONSES

Will the park be required to be accessible to the public?

Yes, the park/open space area will be considered a public amenity.

What will the City accept in terms of public parking?

The parking requirements for on-site, off-site and in lieu fee options are described in the City’s Downtown Precise Plan (DTPP).

Will a CAD file of the site be available from the City?

The City will not provide a CAD file. There is a 25’ top of bank set back requirement for the creek. The site is approximately 1.4 acres in total, however not all of the site can be developed.

Are there any site borings?

Yes, specific information regarding site borings are contained in the environmental reviews and soils reports available on the Bradford RFP webpage at:
http://www.redwoodcity.org/phed/housing/index.html

Is the current perimeter fence at the site located on the property line?

No, the temporary fence was placed to secure the vacant site and it was not placed on the specific property lines.

What site valuation will be used?
The site acquisition costs are included in the RFP. An updated appraisal will be obtained by the City by the end of August. Mr. Aknin stated that the current land costs are approximately $90k per unit.

**How deep can parking be placed below ground?**

The deepest subterranean parking lots in the downtown go down two levels, so approximately two floors at the maximum. There are high water tables in the downtown, underground culverts and a creek adjacent to the site. One level of below ground parking may be more feasible.

**What is the maximum building height?**

The site is located in the 8-story zone of the DTPP and the maximum building height is 92', with a 3 story zone along the creek. Refer to the DTPP for detailed information.

**Does the City have any additional resources for this project?**

The City may identify certain fund sources available for the project development. Proposals must include any amounts requested from the City in proposals. The City intends to transfer the site/property to the selected developer at no cost.

**Is there a maximum of units preferred by the City?**

No. The City is seeking a high quality development for this site that meets the goals, objectives and preferences outlined in the RFP as identified by City Council.

**Is there a preference for seniors or other special needs groups?**

Yes. The RFP includes the City’s preference for senior housing at this site, but all special needs groups may be considered. Other special needs groups identified by the City are described in the Housing Element and Consolidated Plan. Web links to these documents are on the Bradford RFP webpage at http://www.redwoodcity.org/phed/housing/index.html

**What weighting if any will be used for the proposal evaluation criteria?**

The City has not identified specific weighting for the evaluation of proposals; however the RFP Evaluation Criteria section includes the factors that will be used for proposal review and selection.

**What/who will evaluate proposals?**

City staff will evaluate the initial proposal submittals for completeness and may use consultants as needed to review certain sections such as project pro formas or childcare components. The City Council may request that some members or certain City Boards, Committee’s and Commissions provide input on proposals at a joint meeting. City Council will make the final proposal selection.

**Can the outdoor/public space be used for childcare?**
Yes, portions of the proposed outdoor public area may be designated for childcare during specific days and times.

**Will the City develop and or maintain the public space?**

The City will consider proposals for the development of the public space and may consider use of City funds for the initial development. The City may also consider providing the ongoing maintenance of the public space. Proposals must still include the concept, design and budget for the development and maintenance.

**Will the City's pump station be relocated?**

No, the City does not plan to relocate the existing pump station adjacent to the site on Bradford Street.

**Can site be accessed from Main Street?**

Yes. Currently there is a single vehicular driveway at the Main Street side of the site. However the Bradford Street side of the site has the best access and is recommended in proposal designs.

**Will prevailing wage be required? Is there a local ordinance?**

Yes, it will be required for this project for all related labor. Prevailing wages should be included in all proposal budgets.

**Will there be any development fee deferrals?**

Yes, the City will consider certain fee deferrals. Proposals must include requests for fee deferrals and justification.

**What are the City's park fees?**

The City’s current park fee is $11,000 per unit.

**What is the site entitlement process and timeline?**

Project applications must conform to the requirements of the DTPP. Applications that conform are expedited through a very streamlined review process and do not require review by the Architectural Advisory Committee or Historic Resources Advisory Committee. An example of a recent development application was Greystar that was approved in 6 months from time of submittal. Any exceptions to the DTPP must be requested and may delay the review process. All projects will be reviewed by the Planning Commission and City Council.

**Who is primary RFP contact?**

Questions can be directed to Rhonda Coffman and or Steven Turner:

Rhonda Coffman: rcoffman@redwoodcity.org
Steven Turner: sturner@redwoodcity.org

Questions related to the childcare may be directed to Kristen Anderson at kmanderson@redwoodcity.org