

# **Request for Qualifications/ Request for Proposals**

**707 F Street & 750 E Street**

**Phase II Pre-Submittal Meeting**

**October 3, 2019**



# City Property

- 707 F Street
- 5.98 Acres
- Priority Land Uses:
  - 1) Office
  - 2) Hotel
  - 3) Retail
  - 4) Market Rate Housing (for rent)
  - 5) Market Rate Housing (for sale)
  - 6) Affordable Housing





# MTS Property

- 750 E Street
- 4.15 acres
- Priority Land Uses
  - 1) Affordable Housing (for rent)
  - 2) Market Rate Housing (for rent)
  - 3) Office
  - 4) Hotel
  - 5) Retail



# Four RFQ/RFP Responses Received

- Affirmed Housing Group, Inc.
- Grapevine Development, LLC
- MountainWest Real Estate, Inc.
- Thomas Safran and Associates, Inc.



# Phase II Submittal Requirements

- I) Project Team
- II) Project Narrative
- III) Project Design
- IV) Financing Structure
- V) Project Schedule



# Schedule

Issuance of RFQ/RFP	April 18, 2019
RFQ/RFP Submittal Deadline	July 31, 2019
Phase II Pre-submittal Conference	October 3, 2019
Deadline for Submittal of Questions	October 18, 2019
Interviews with Phase II Proposers	On or After December 3, 2019





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## Development Opportunity

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### A City of Chula Vista and San Diego MTS Joint Venture

The City of Chula Vista and San Diego Metropolitan Transit System (MTS) have sought partners to develop ten acres of prime real estate at 707 F Street and 750 E Street in Chula Vista into a mixed use, transit oriented project incorporating office, retail, hospitality and housing.

The Request for Qualifications/Request for Proposals closed on July 31, 2019 with the City having received four submissions from project teams lead by Grapevine Development, LLC; Affirmed Housing Group, Inc.; Thomas Safran and Associates, Inc.; and, MountainWest Real Estate, Inc.

City and MTS staff are reviewing and evaluating submissions.



#### Featuring

#### Ten Acres with Bay Views—Freeway Adjacent in Chula Vista's Urban Core

Together the City of Chula Vista and San Diego Metropolitan Transit System are seeking partners to develop ten acres of prime real estate adjacent to Interstate 5, the UC San Diego Blue Line Trolley and the San Diego Bay. The public agencies invite well-qualified firms experienced in developing exceptional mixed-use projects to prepare submissions that incorporate office, retail, hospitality and housing with a transit-oriented focus.



**Property Profile:**  
City-owned 707 F Street  
8 acres  
Demo and site prep underway  
MTS-owned 750 E Street  
4 acres

**Desired Uses:**  
Office  
Hotel  
Retail  
Market Rate Apartments (for rent)  
Market Rate Condos (for sale)  
Affordable Housing

**Urban Design:**  
Height: 45' - 210'  
Floor Area Ratio: 4.0 (min.) - 6.0 (max.)

**View the RFQ/RFP  
on PlanetBids**

**Deadline to Submit:  
July 31, 2019**

[www.chulavistaca.gov/Development-Opportunity](http://www.chulavistaca.gov/Development-Opportunity)

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## Reference Materials for Phase II (Selection Process Requirements)

[Affordable Housing and Sustainable Communities Program](#)

[Environmental Remediation on 707 F Street](#)

[Environmental Review Procedures](#)

[F Street Promenade Streetscape Master Plan](#)

[Guide to California Density Bonus Law](#)

[Infill Infrastructure Grant Program](#)

[Light Rail Corridor Improvements Project Study \(Grade Separation\)](#)

[Master Fee Schedule](#)

[Mobility Hub](#)

[MTS Designing for Transit Manual](#)

[MTS Joint Development Policy and Corresponding Handbook \(Policy 18\)](#)

[Multifamily Mortgage Revenue Bond Policies](#)

[Prevailing Wage Requirements \(City\)](#)

[Prevailing Wage Requirements \(MTS\)](#)

[Pro Forma Template](#)

[Urban Core Specific Plan](#)

## Partners:

[San Diego Metropolitan Transit System](#)



# Questions?

*Submit Additional Questions  
to  
[kpointer@chulavistaca.gov](mailto:kpointer@chulavistaca.gov)  
by  
October 18, 2019*













