

# Grand Gateway RFP Pre-Submission Meeting Q&A

September 6, 2023

**Question 1:** For the Project's affordable housing requirement, does the City envision any specific population types at this site? From an overall perspective of the City, are there any population types or area median income (AMI) levels that the City is specifically looking to add to its housing stock?

**Answer 1:** The City's goal for the Grand Gateway Project is to meet requirements of the City's Inclusionary Housing Ordinance (City Ordinance Chapter 15.40) and the California Surplus Land Act (CA. Gov. Code §§ 54220 et seq.) ("SLA"). Aside from meeting the SLA and Inclusionary Housing affordability levels (50% AMI and 60% AMI), there is no specific preference for specific population types. However, the City desires to attract existing Washington District residents and new population in a mix of housing types targeting mixed incomes.

---

**Question 2:** How will the Purchase Price be determined? Only on the appraised value of the parcels or through some other method?

**Answer 2:** The City is receptive to any valuation method that demonstrates mutually advantageous pricing for both parties while limiting the value of City-provided financial support and is in furtherance of the City's Complete Communities objectives. The ideal response will include some actionable information regarding the proposed purchase price, the maximum cash loan value anticipated and any other details the respondent can provide to demonstrate the proposer's experience in funding comparable projects and addressing longer term funding mechanisms that will ensure that the overall project is at minimum fiscally neutral to the City.

---

**Question 3:** Can you provide more info on how the City envisions delivery and operations of the shared-use parking structure?

**Answer 3:** The City is flexible on the terms of a partnership. The City envisions a shared public parking structure to support mixed-use development. From Chapter 7, Section A (General Parking Strategies) of the Grand Gateway Master Plan:

**3. Structured Parking** The desired intensity of mixed-use development at full build-out will likely require a public parking structure. The location of a public parking structure should be considered in the design of the street and block network within the project area.

- a. Structured parking shall be wrapped and designed to create a pedestrian friendly experience.
  - b. Ingress and egress locations shall consider circulation patterns, stacking, and the pedestrian environment.
-

**Question 4:** Is the City amenable to a schedule that moves faster than the 10-year window articulated in the Request for Proposals, assuming it meets the affordable housing requirements of Surplus Land Act?

**Answer 4:** The City can accommodate a different disposition mechanism if it meets the requirements of SLA and IH. Note that IH Ordinance requires that affordable units be built concurrently with market rates units (or in advance of).

---

**Question 5:** Will additional public notice or engagement be required for the planning and development of the Project?

**Answer 5:** Additional public outreach will be required if the City decides to update the Grand Gateway Master Plan. A Master Plan update will require approval/adoption by City Council. A Disposition and Development Agreement will require noticing in the local paper and mailers to surrounding community. If the proposal is consistent with the existing Grand Gateway Master Plan with minor modifications, then we do not anticipate there would be additional community outreach related to the design or development of the site.