

# GCTD 3<sup>RD</sup> STREET DEVELOPMENT SUMMARY OF RFQ RESPONSES



# Request for Qualifications

GCTD Received 10 Submittals

**Top four proposals recommended for RFP Phase:** (in alphabetical order)

- **Clifford Beers Housing**
  - **Gold Coast Partners** (Century Housing + Cabrillo EDC)
  - **Many Mansions**
  - **McCormack Baron Salazar**
- 

***Six proposals not recommended to move to next phase:***

- *AMCAL Multi-Housing Inc.*
- *Community Development Partners*
- *Fore Property Company*
- *Highridge Costa Development Company*
- *The Michaels Development Company*
- *USA Properties Fund*

# CLIFFORD BEERS HOUSING (NORTH HOLLYWOOD, CA)

**Architect:** Perking & Will (Los Angeles, CA)  
**Landscape Architect:** Agency Artifact  
**Structural Engineer:** Thornton Tomasetti  
**MEP Engineering:** tsk1sc/ Civil Engineering: VCA Engineers  
**Property Management:** Levine Management Group (LMG)  
**Prelim Project Description:** 100% Affordable Transit Oriented Multi-Family

**Basic Use Components:** 146 dwelling units

**Buildings:** multiple 2-4 story buildings  
**Unit Mix:** 73 one bdrm @ 500 SF / 36 two bdrm @ 750 SF / 37 three bdrm @ 1000 SF)units  
**Affordability Levels:** 40% AMI to 80% AMI  
**Exterior Amenities:** Community Park at NE Corner; Mobility Hub/Park at SE Corner

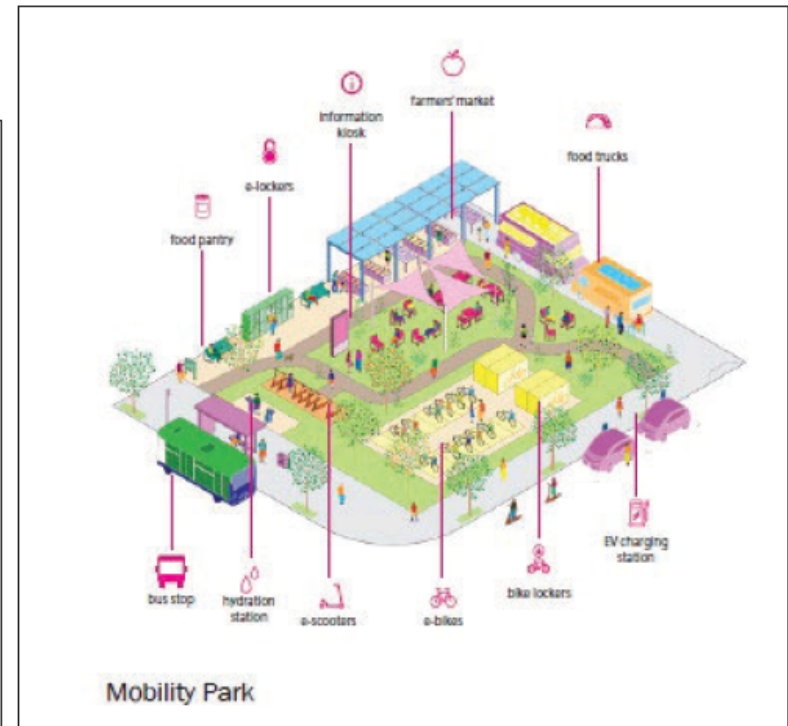
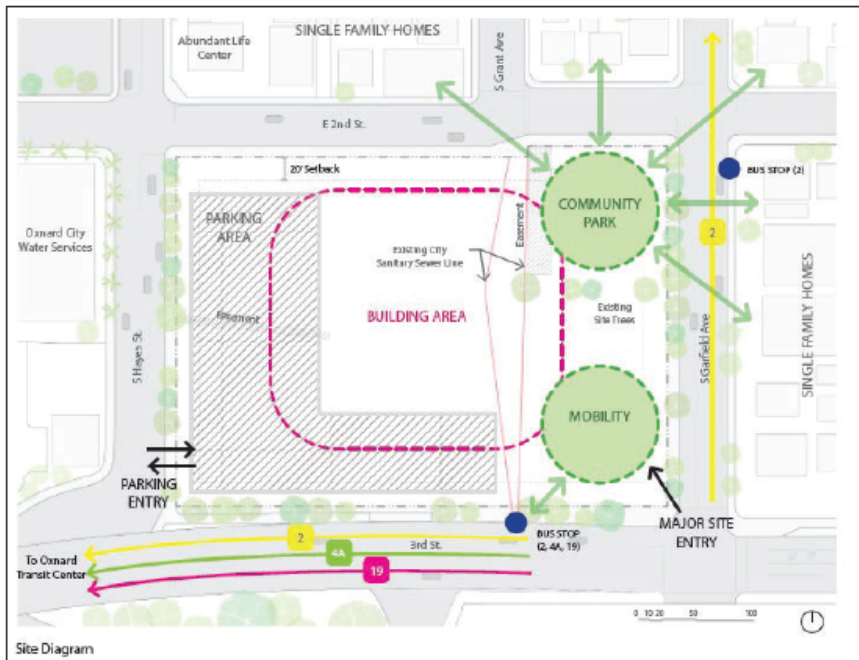
**Parking Spaces:** 73 - 75 parking spaces  
**Concept Graphics Provided:** Yes  
**Ground Lease Experience:** Yes

**Transit Oriented Design Elements:** Multiple elements

# CLIFFORD BEERS HOUSING

## Transit Oriented Design Elements

- **Mobility Park constructed within project site**
- **Includes variety of transit enhancements, alternative transportation opps**
- **Easy pedestrian accessibility to Third St & Mobility from dwelling units**



# GOLD COAST PARTNERS (Century / Cabrillo EDC)

**Architect:** SVA Architects (Santa Ana, CA)  
**Property Management:** Cabrillo Economic Development Corp (Ventura, CA)  
**Service Provider:** Cabrillo Economic Development Corp (Ventura, CA)  
**Prelim Project Description:** Mixed-Use (primarily multi-family residential)  
**Basic Use Components:** 126-unit affordable multi-family housing units; 2500 SF Child Care Facility; 2250 SF Retail; 2000 SF Community Center

**Unit Mix:** 40 – 1 Bedroom; 40 – 2 Bedroom; 37 – 3 Bedroom; 9- 4 Bedroom

**Affordability Levels:** 30% AMI (25 units) 50% AMI (50 units) & 80% AMI (50 units) + one unrestricted manager unit (3 bedroom)

**Exterior Amenities:** small plaza; greenway; children play area; outdoor open space

**Parking Spaces:** 126 (tuck-under & surface)

**Concept Graphics Provided:** Yes

**Ground Lease Experience:** Yes

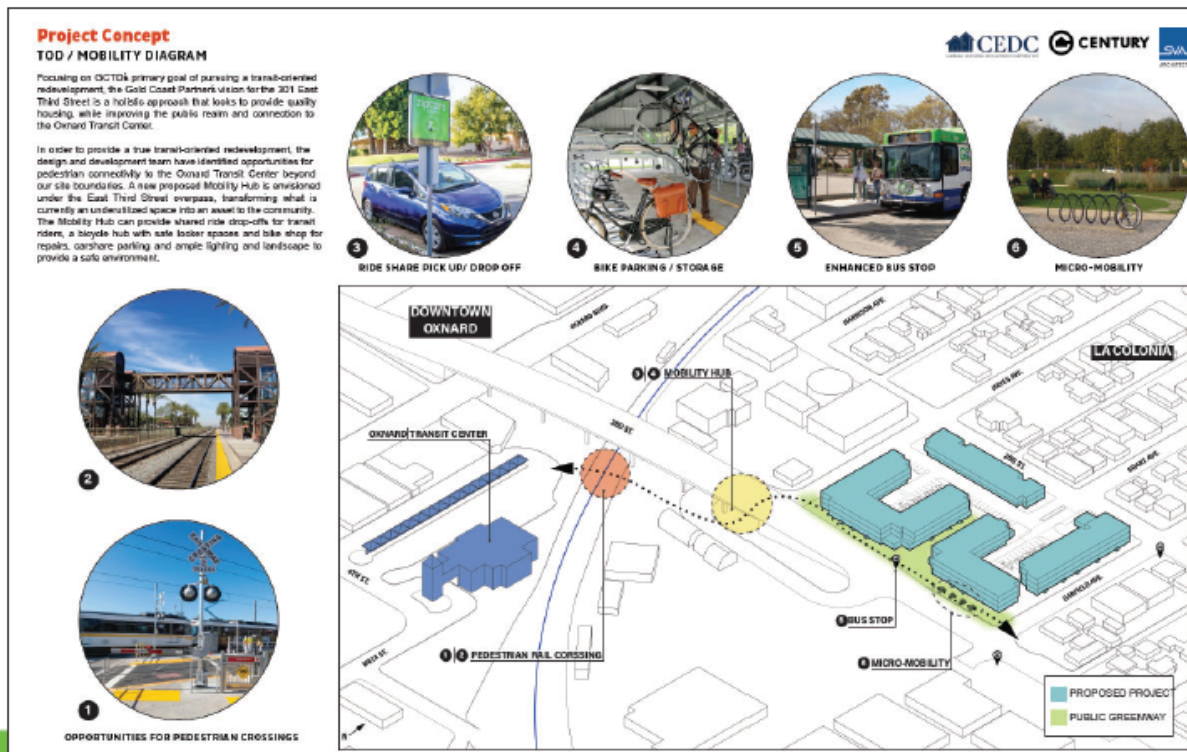
**Transit Oriented Design Elements:** [Multiple elements listed](#)



# GOLD COAST PARTNERS (Century and Cabrillo EDC)

## Transit Oriented Design Elements

- Mobility Hub under Third St bridge with connected pedestrian network to OTC
- New pedestrian rail crossing under Third St bridge for easier accessibility to OTC
- Enhanced Bus Stop at Third St/Garfield
- Space for future micro-mobility parking
- Plaza Anchors with retail space on corner of Third St/Garfield
- Easy pedestrian accessibility to Third St & Mobility Hub from dwelling units



## MANY MANSIONS (Thousand Oaks, CA)

**Architect:** Di Ciccio Architecture, Inc (Moorpark, CA)  
**Financial Consultants:** CA Housing Partnership Corp.: Community Economics Inc.  
**General Contractor:** Cannon Constructors, Inc. (Encino, CA)  
**Construction Manager:** S. L. Leonard & Associates, Inc. (Camarillo, CA)  
**Property Management & Supportive Services Provider:** Many Mansions

**Prelim Project Description:** 100% Affordable Multi-Family Transit Oriented Development

**Basic Use Components:**

156 multi-family units (154 affordable units + 2 unrestricted manager units)

**Buildings:** 2 buildings (4 floors over podium parking) (will work closely with GCTD & City to meet local objectives)

**Unit Mix:** stacked flats: 76- 1 bedroom (664 SF) / 40- 2 bedroom (920 SF) / 40- 3 bedroom (1080 SF)

**Affordability Levels:** 30% AMI / 50% AMI / 60% AMI

**Common Amenities:** 3000 SF Community Center: Management offices, community room, library, computer lab, supportive services

**Exterior Amenities:** public plaza, four 2,000 SF, landscaped, podium level courtyards, generous unit balconies

**Parking Spaces:** 156 (1:1 parking ratio)

**Concept Graphics Provided:** Yes

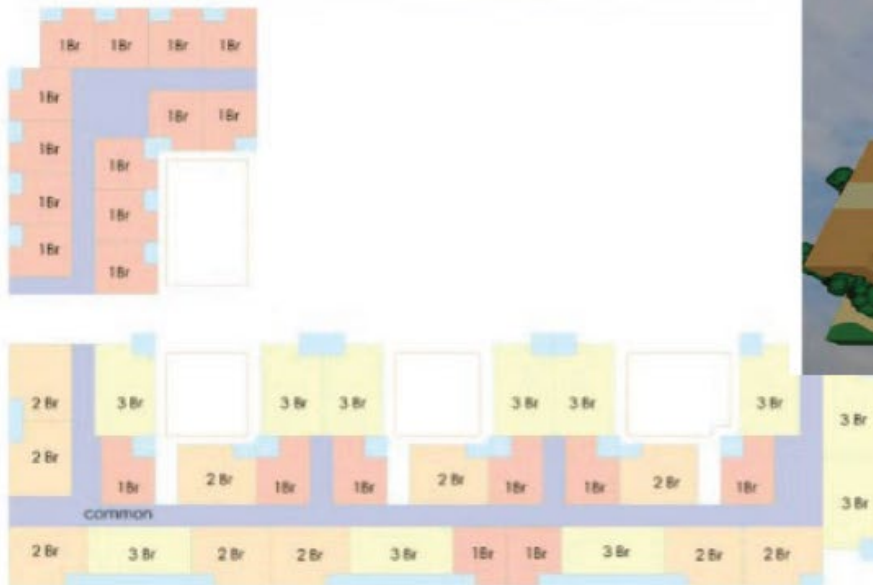
**Ground Lease Experience:** Yes

**Transit Oriented Design Elements:** [Multiple listed](#)

# MANY MANSIONS

## Transit Oriented Design Elements

- Bus pull-out on 2<sup>nd</sup> between Hayes and Garfield
- Enhanced pedestrian connection to Third St bridge
- Bike Storage with Bike Mechanic Station
- EV Sharing Parking
- Pedestrian Plaza at the corners



Typical Floor Plans





# **MCCORMACK BARON SALAZAR** (Los Angeles, CA)

## **Co-Developer: New Economics for Women (NEW)** (Los Angeles, CA)

**Architect:** DE Architects (DEA) (Santa Monica, CA)  
**Civil Engineer:** Environmental Consultant Group  
**Landscape Architect:** Pacific Coast Land Design (Ventura, CA)  
**Property Management:** McCormack Baron Management, Inc.  
**Supportive Services Provider:** MBM & NEW

**Prelim Project Description:** 100% Affordable Multi-Family Community

**Basic Use Components:** 147 multi-family units (all affordable units except for unrestricted manager units) ( $\pm$  50 du/acre)

**Buildings:** 6 or 8 buildings – 3&4 stories (Type V – wood frame)

**Unit Mix:** 33 – 1 bedroom (620 SF) / 8 – 1 bedroom Live-Work (825 SF) / 69 – 2 bedroom (850 SF) / 37 3-bedroom (1000 SF)

**Affordability Levels:** 30% AMI – 60% AMI (Average Affordability at 50% AMI)

**Common Amenities:** 4000 SF Community Building: meeting and gathering space, computer learning area, and administration space

**Exterior Amenities:** 8800 SF Pocket Park at the corner of Garfield Avenue and 2<sub>nd</sub> Street

**Parking Spaces:** 1 PS per unit + 2 PS for manager unit – 3 level automated parking garage + surface parking (could be less)

**Concept Graphics Provided:** Yes

**Ground Lease Experience:** Yes

**Transit Oriented Design Elements:** Multiple listed

## Transit Oriented Design Elements

- [illegible]

## ***Honorable Mention***

**In order to facilitate a more efficient and focused Request For Proposals (RFP) process, a limited number of RFQ Respondents will be invited to participate. The following six proposals are not recommended to move on to the next phase.**

- AMCAL Multi-Housing Inc.
- Community Development Partners
- Fore Property Company
- Highridge Costa Development Company
- The Michaels Development Company
- USA Properties Fund

# 3<sup>rd</sup> Street Property RFP / RFQ Timeline

## Phase I - RFQ

- August 26 - Issued Request for Qualifications (RFQ)
- October 28th – RFQ Response Deadline
- Nov/Dec – Qualifications Review
- **January 5th** – Selection of Respondents to move on to RFP Phase II

## Phase II - RFP

- February 2022 (date tbd)– Issue Request for Proposals