



**REQUEST FOR INTEREST /
STATEMENT OF QUALIFICATIONS**

NOTICE OF DEVELOPMENT OR PARTNERSHIP OPPORTUNITIES

Stockton, California

EDD 24-1023



Deadline for First Round Review: Thursday, December 14, 2023

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SUMMARY

<p>OPPORTUNITIES</p>	<p>Development or lease opportunities of several properties and parcels owned by, and located throughout, the City of Stockton. These opportunities offer a variety of infill development or leasing opportunities for parcels with high visibility and easy access to major arterial roads. The sites provide direct access to commercial and economic centers experiencing renewed interest and investment.</p>
<p>LOCATIONS</p>	<p>4 Sites for Development and Disposition Opportunities</p> <ul style="list-style-type: none"> • 3 in South Stockton • 1 in East Stockton <hr/> <p>5 Sites for Economic Opportunity Partnerships</p> <ul style="list-style-type: none"> • 2 in Downtown • 1 in Midtown • 1 in Monte Diablo • 1 in Weston Ranch/Van Buskirk <p>The City of Stockton reserves the right to add additional opportunities as they become available.</p>
<p>ZONING & DESIRED USES</p>	<p>The sites have various zoning and General Plan designations ranging from Low Density Residential; Commercial-General; Commercial-Neighborhood; Commercial-Downtown; and Public Facilities.</p> <p>The Site Overviews section contains detailed information pertaining to each site, parcel, and overall neighborhood.</p> <p>Respondents are encouraged to conduct due diligence to ensure the outlined developments and/or economic opportunity partnerships are aligned with the designated zoning and land use requirements.</p>

<p>RESPONDENT TEAM</p>	<p>Respondents for development and disposition opportunities should demonstrate commensurate development experience. Teams should include, at a minimum, an experienced developer and architect/design team.</p> <p>Respondents for economic opportunity partnerships should demonstrate relevant experience and community impact. Teams should include, at a minimum, individuals with experience leasing and maintaining facilities, as well as those with demonstrable program development and implementation experience.</p>
<p>FINANCIAL REQUIREMENTS</p>	<p>Respondents will be required to demonstrate the ability to successfully finance the development of the project. All respondents must submit Appendix C – Certification of Financial Consideration with its proposal.</p>
<p>INITIAL DEADLINE</p>	<p>First Round Review: Thursday, December 14, 2023, by 5:00 pm</p> <p>The City will continue to accept interest forms and statements of qualifications on an on-going basis.</p>
<p>CONTACT</p>	<p>Jordan Peterson Economic Development Manager City of Stockton (209) 937-8506 Jordan.Peterson@stocktonca.gov</p> <hr/> <p>Angelina Abella Economic Development Analyst City of Stockton (209) 937-8059 Angelina.Abella@stocktonca.gov</p>



GOALS AND OBJECTIVES

The City of Stockton (City) is issuing this Request for Interest / Statement of Qualifications (RFI/SOQ) seeking responses from qualified firms and organizations for the development and/or operations of properties owned by the City and located throughout the community. Letters of interest and statement of qualifications are being solicited for four (4) City-owned sites that are available for development and disposition and five (5) City-owned sites for the purpose of creating partnerships to advance economic opportunities and benefits to the broader Stockton community.

In 2018, the City adopted the [Envision Stockton 2040 General Plan](#), which was built around a series of goals, policies, and actions that describe what needs to be accomplished to achieve the community's vision for the future. This RFI/SOQ is consistent with a number of General Plan policies and goals, in particular:

- Policy LU-6.2 – Prioritize development and redevelopment of vacant, underutilized, and blighted infill areas.

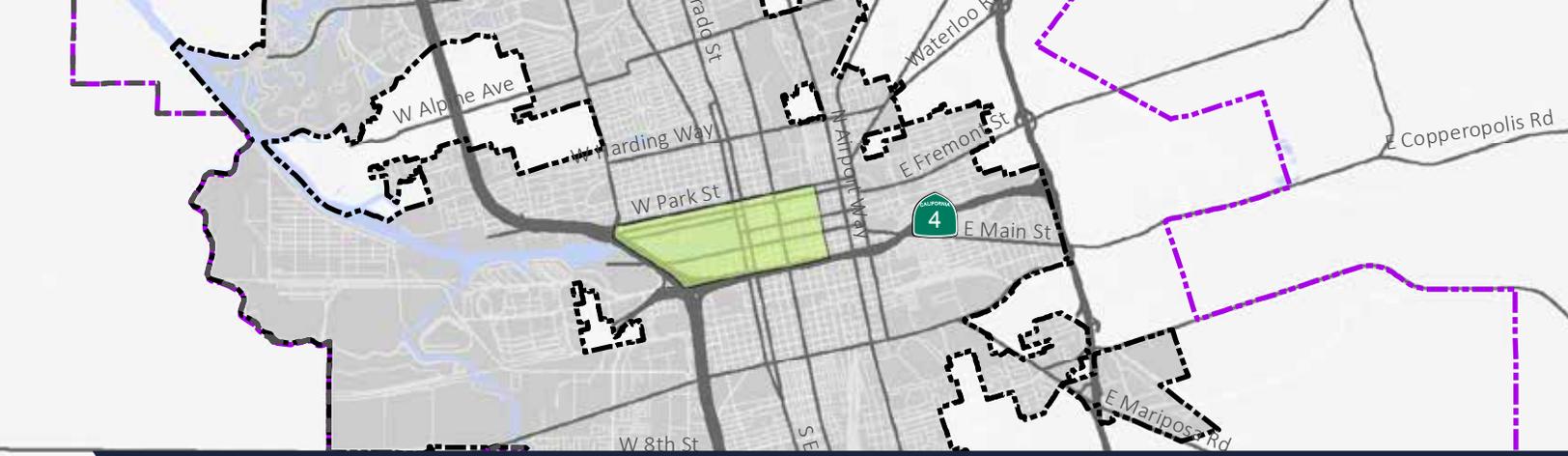
In 2022, the City adopted the [Economic Development Strategic Action Plan](#) which identified seven overarching objectives that will spur economic development and recovery in Stockton. These objectives include:

1. Strengthen local business climate to drive economic activity
2. Develop local workforce capacity to build resident wealth
3. Create innovation hub to build next generation of entrepreneurs
4. Transform downtown into a thriving, connected City Center
5. Invest in key assets to activate public spaces and attract activity
6. Build unified community to drive ownership and pride in Stockton's identity
7. Promote a brand celebrating Stockton's strengths that resonates externally

This offering presents an array of opportunities for infill development throughout the City, particularly in the Downtown and South Stockton neighborhoods. The economic opportunity sites will seek to advance revitalization efforts that result in job creation, economic growth, and amenities for the residents of Stockton.

The City is seeking creative project interest and qualification statements that will enhance the community by providing quality housing, maximizing the use of existing infrastructure and community assets, and providing socioeconomic benefit to the City. The City intends to bring forth for Council approval the interest and qualification statements deemed most qualified for each of the listed properties, based on the evaluation criteria in this RFI/SOQ. At Council's discretion, the selected respondent(s) may enter into an Exclusive Negotiating Rights Agreement for the potential disposition and/or development of the identified sites.

The City is required to abide by State regulations outlined in the [Surplus Land Act \(SLA\)](#) (AB 1486) for the disposition of City-owned sites.



DOWNTOWN STOCKTON NEIGHBORHOOD OVERVIEW



Downtown is located in the heart of Stockton, bounded by Interstate 5, Highway 4, Park Street, and the Union Pacific Railroad (UPRR) tracks. Much of Stockton's earliest developments, including many historic buildings, are located in Downtown. With Stockton's history dating back more than 170 years, downtown Stockton's numerous historic structures consist of unique office commercial, small-scale light industrial, and mixed-used buildings with detailed architecture and historic charm.



As the heart of the city, the City of Stockton has invested more than \$25 million in recent years in infrastructure improvements, including upgrades to the Arena and Banner Island Ballpark, as well as the recently completed [Miner Avenue Complete Streets project](#).



City of Stockton and San Joaquin County are the major employers within the City of Stockton with a combined workforce of over 9,800. With a rise in demand for the live/work/play atmosphere, downtown Stockton is home to a live-work complex, a coworking spaces, makers space, and many restaurants and coffee shops. The downtown area attracts thousands of visitors each year with concerts, shows, conferences, sporting events, and many other major events at the [Adventist Health Arena](#) and [Banner Island Ballpark](#). Downtown Stockton also offers water access for recreational use at the [Downtown Marina](#).



Downtown Economic Opportunity Partnership Sites

Arena Garage Commercial Space

310 W. Fremont Street, Stockton, CA 95203

APN: 137-410-02

Property Description

This site is located on the ground floor of the Arena Garage, located at 310 W. Fremont Street, and consists of approximately 15,000 SF of vacant commercial shell space. The garage capacity is 591 parking spaces. The adjacent Stockton Arena and Banner Island Ballpark hosted more than 530,000 visitors from various events from 2022-2023. According to a 2019 traffic volume count, West Fremont Street sees a traffic count of approximately 7,300 vehicles per day. The General Plan designation for this site is Commercial with the zoning district identified as Commercial, Downtown (CD).

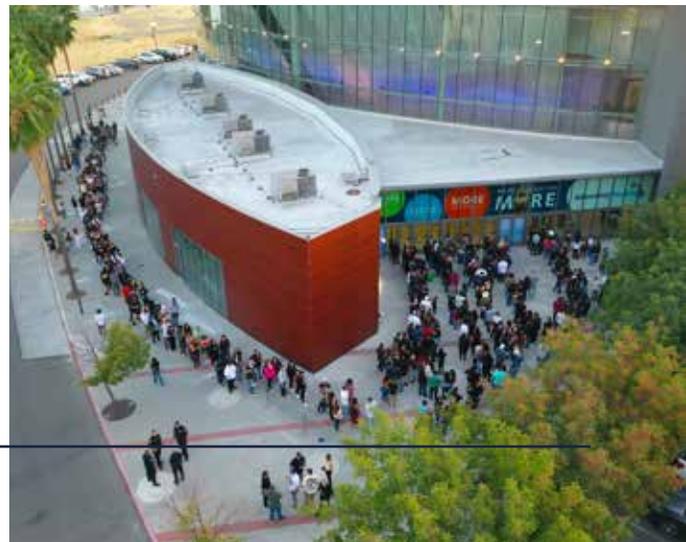
Site Conditions

The garage was completed in 2006 with the intent of including ground floor commercial uses, however the space was not fully built out and has since remained vacant. The site was part of a cleanup effort along the North Shore in the early 2000's. Please refer to the State's [GeoTracker](#) website for additional information.

Encouraged Land Uses

The Commercial General Plan designation allows for a wide variety of retail, service, and commercial recreational uses; public and quasi-public uses; and other similar and compatible uses. Encouraged commercial use for this site includes restaurants and a food hall that will enhance the walkability and amenities within the Arena and Ballpark Entertainment District to further support the thousands of visitors to the Arena and Ballpark as well as the needs of the surrounding neighborhood.

To schedule a site visit, please submit a [Site Visit Interest Form](#). To submit a letter of interest, see [Submission Requirements for Economic Opportunity Sites](#).



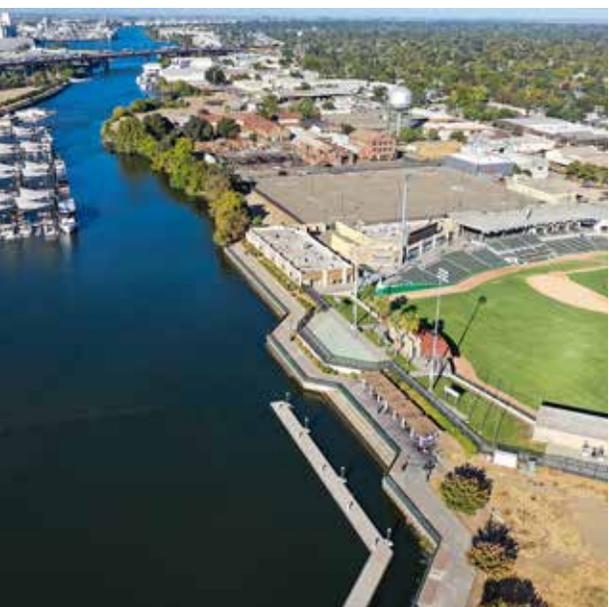


Miners Levee

Harrison Street & North Shore Waterfront

Stockton, CA 95202

APN: 137-410-09



Property Description

The site contains a vacant lot at the end of N. Harrison Street and along McLeod Lake, bordering the Stockton Iron Works facility, former Colberg Boat Works facility, Ballpark parking lot, and the beginning of the northern waterfront promenade. The current zoning for the site is Public Facilities (PF) and is approximately 2 acres. The General Plan designation for this site is as Parks and Recreation (PF).

Site Conditions

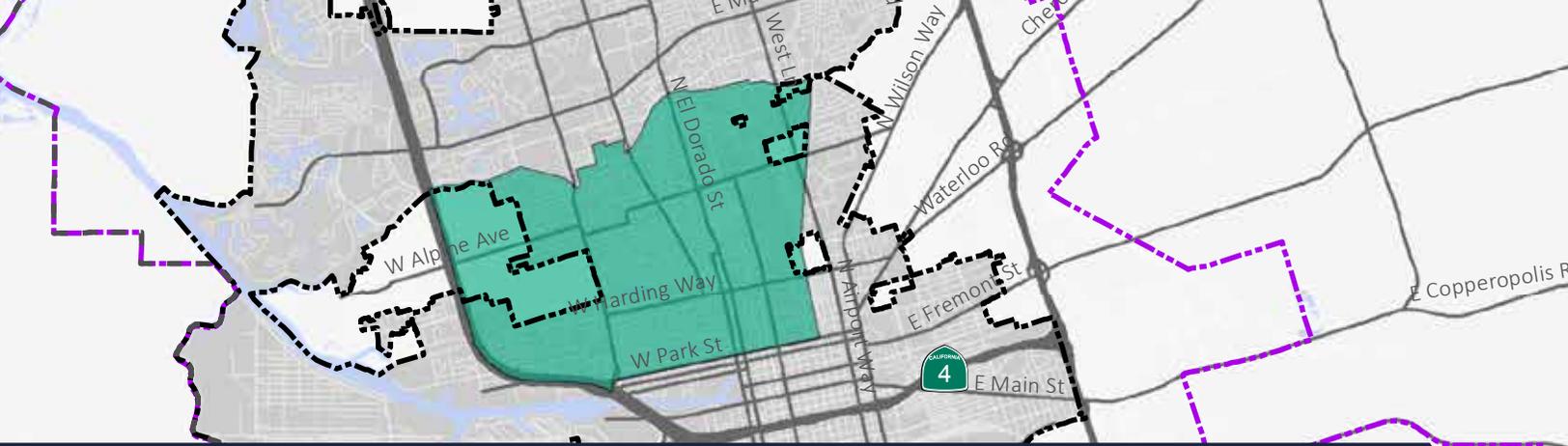
Not much is known about the historical use of the site, other than its association with water-based travel during the early days of the Gold Rush. The property has been classified as a brownfield site due to its proximity to other brownfield-designated sites. Depending on the intended use, further environmental investigations may be warranted.

Encouraged Land Uses

The City encourages land uses consistent with the Parks and Recreation General Plan designation, which allows for marinas, public and quasi-public uses, and other similar and compatible uses. The maximum Floor Area Ratio (FAR) for parks and recreation uses is 0.2. The proposed use should further enhance and advance economic growth within the Entertainment District and overall waterfront area.

To submit a letter of interest, see [Submission Requirements for Economic Opportunity Sites](#).





MIDTOWN NEIGHBORHOOD OVERVIEW

Midtown is primarily a traditional residential neighborhood located north of Downtown, bounded by Interstate 5, the Calaveras River, UPRR tracks, and Park Street. The [University of the Pacific](#) campus occupies a large amount of land at the northern end of the neighborhood, intersecting the river. The [Miracle Mile](#) along Pacific Avenue is a key commercial and entertainment district within the neighborhood.

Midtown is also characterized by a continuation of Downtown's dense and compact development within a street grid network.

A variety of established residential neighborhoods in the area include single-family homes, multi-level apartment buildings, one-story bungalows, and two-story stately houses are lined with trees to provide abundant shade.

Newer multi-family residential units are being developed along the southern edge of the midtown neighborhood, which will host more than 300 units of mixed-income residents and families.

Auto-oriented commercial uses are dispersed along major corridors, including Pacific Avenue, California Street, and El Dorado Street.





Midtown Economic Opportunity Partnership Site

Teen Impact Center and Parking Lots

725-747 N. El Dorado Street and 2-14 E. Flora Street, Stockton, CA 95202

APNs: 139-052-01, 139-052-02, 139-052-03, 139-052-05

Property Description

This site contains a 20,000 SF building (located at 725 N. El Dorado St.) and three contiguous parking lots totaling up to 0.66 acres (0.35 acres at 747 N. El Dorado St., 0.17 acres at 2 E. Flora St., and 0.14 acres at 14 E. Flora St.) at the corner of N. El Dorado Street and Flora Street. The total approximate size of the entire site is 1.14 acres. The General Plan designation for the building site is identified as Commercial, Downtown (CD). The zoning designation for the parking lots located at 747 N. El Dorado and 14 Flora St. are identified as Commercial, Downtown (CD). The zoning designation for the parking lot located at 2 Flora St. is identified as Residential, High Density (RH).

The Teen Center is currently unoccupied but was previously operated by the Family Resource Center under an operator agreement with the City's Community Services Department until June 2021. The facility features multiple meeting rooms, a game room, stages for small performances, a dance room, half basketball court, and open space for teens to recreate and socialize. Programs at the Teen Center focused on developing leadership, personal, and social development for the city's youth.



Site Conditions

The City has no knowledge of environmental contamination on these properties and has not performed any environmental studies, nor has the property been classified as a brownfield site. The building has a new roof, which was installed in 2023, and the building's air conditioning unit is only 6-7 years old. Anticipated needed repairs to the facility include: painting, drywall patching, flooring repairs, replacement of light fixtures, and other cosmetic improvements. Additional improvements may be required, depending on the planned use and activities to take place at the facility.



Encouraged Land Uses

The CD zoning district is applied to the downtown commercial area of the City. The City encourages a mixture of high intensity uses to create a lively, pedestrian-friendly environment, with high visual quality. The types of uses envisioned for the site includes:

Young Adult ages (16-25)

- Mentoring
- Academic Readiness and Academic Support
- Work Experience and Career Readiness
- Performing and Visual Arts
- English Language Learning (ELL)
- Youth parenting programs
- Career Technical Education (CTE)

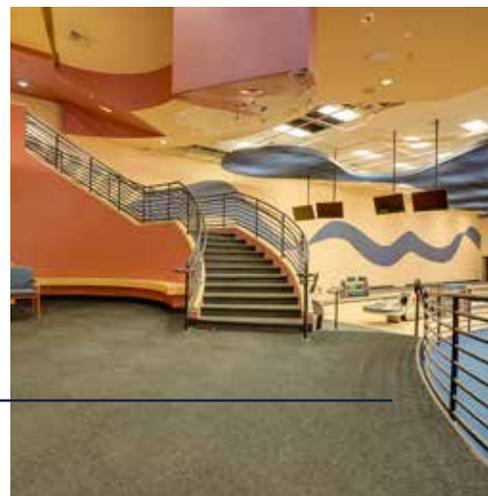
General Use

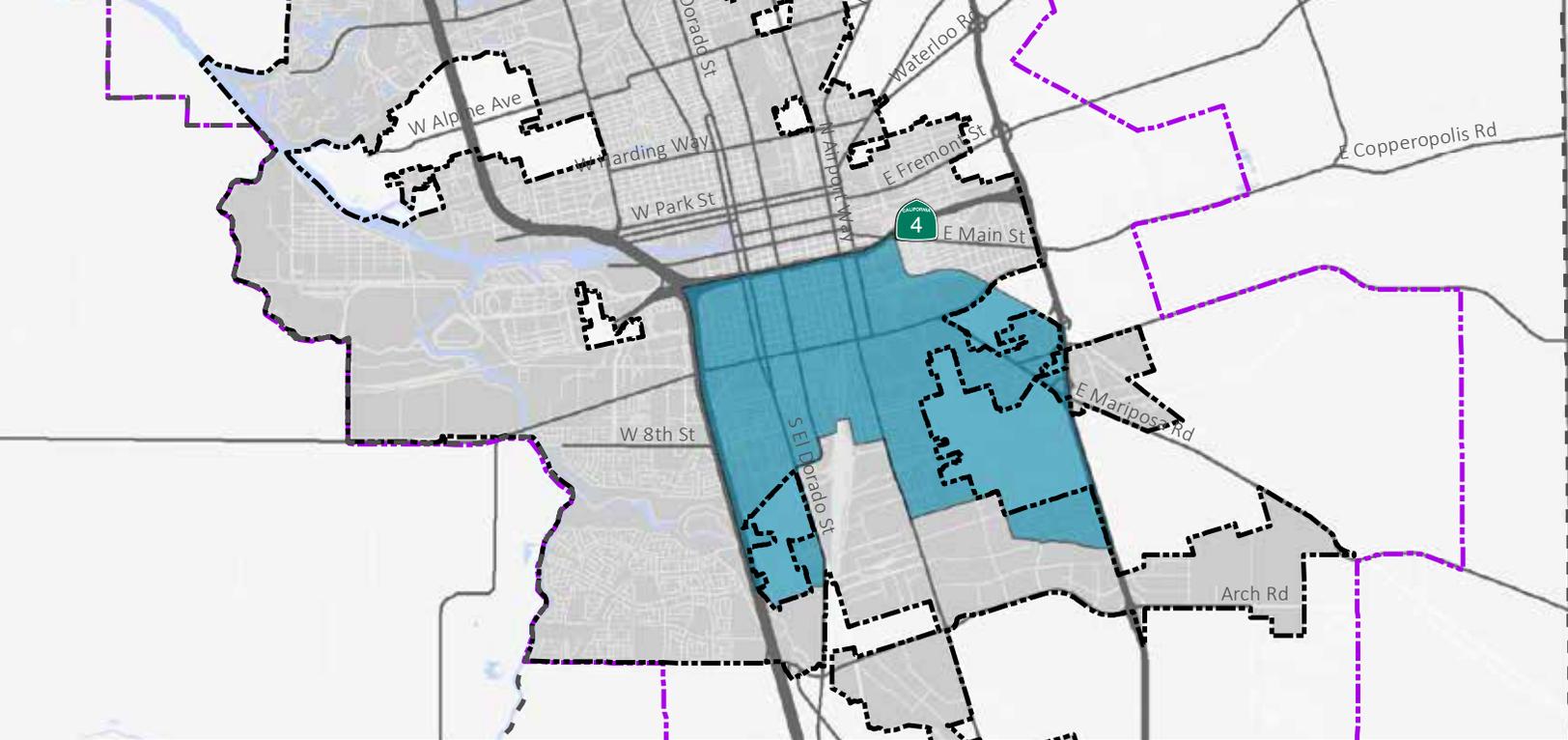
- Workforce development
- Athletics and fitness
- Medical services
- Mental health support
- Addiction and recovery services
- Outdoor experiences and environmental education

Small Business Support

- Consulting and/or technical services
- Place-based activation and events

To schedule a site visit, please submit a [Site Visit Interest Form](#). To submit a letter of interest, see [Submission Requirements for Economic Opportunity Sites](#).





SOUTH STOCKTON NEIGHBORHOOD OVERVIEW



South Stockton is bounded by Interstate 5, Highway 4, the UPRR tracks, and State Route 99. It contains residential neighborhoods from various time periods and is home to the County Fairgrounds. The neighborhood is bisected by Airport Way, which is a gateway corridor that connects Downtown to the Stockton Airport.



South Stockton is known for the industrial, manufacturing, and logistics sectors, but also encompasses a large residential population with some commercial retail. Major employers include the O'Reilly Auto Parts, World Class Distribution, Inc., and two Amazon distribution facilities. This area also includes the [Stockton Metropolitan Airport](#), which offers air cargo transportation, as well as commercial domestic passenger flights to Las Vegas and Phoenix through Allegiant Air. The San Joaquin County Fairgrounds is also located in South Stockton which attracts thousands of visitors per year for various year-round events.



The 2040 Envision Stockton General Plan identifies the community's goals of expanding Commercial and Administrative Professional designations along S. Airport Way to provide more opportunities for the development of grocery stores and medical clinics, which are needed in this area.

The entire Stockton community, including South Stockton, are focused on supporting active and healthy lifestyles with easy access to medical facilities and fresh and affordable healthy food.

South Stockton Development Opportunity Sites



Lafayette & Stanislaus Properties

411 S. Stanislaus Street & 528-538 E. Lafayette Street
Stockton, CA 95203

Site Characteristics

- General Plan Designation: Commercial
- Zoning:
 - 149-261-20: Residential, High Density
 - 149-095-02: Commercial, Downtown
 - 149-095-03: Commercial, Downtown
 - 149-095-04: Commercial, Downtown
- Existing Use: Vacant Lot/Land
- Site Size: Consists of three contiguous parcels totaling 0.34 acres, and a fourth parcel across S. American Street totaling 1.66 acres.

Property Description

This site contains a vacant lot at the corner of E. Lafayette Street and S. Stanislaus Street, and three vacant lots between S. American Street and California Street fronting E. Lafayette Street. The approximate size of the site is 2 acres. The General Plan designation for this site is Commercial with the zoning district identified as Commercial, Downtown (CD) and

Residential, High Density (RH). To see a Google Street View of this site, view our [virtual ZoomTour for Development Opportunities](#).

Site Conditions

The City has no knowledge of environmental contamination on this property and has not performed any environmental studies, nor has the property been classified as a brownfield site.

Encouraged Land Uses

The CD zoning district is applied to the downtown commercial area of the City. The City encourages a mixture of high intensity uses to create a lively, pedestrian-friendly environment, with high visual quality. The RH zoning district is applied to high-density residential neighborhoods, which allows housing types that include multifamily and high density single-family residential development. The City of Stockton Municipal Code Title 16 Development Code should be referenced for the number of dwelling units allowable for each zoning type Inside the Greater Downtown area. The CD and RH zoning districts are consistent with the commercial land use designation of the General Plan.

To submit a letter of interest, see [Submission Requirements for Development Opportunity Sites](#).

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Airport Way & 8th Street Property

2135 S. Airport Way, Stockton, CA 95206

Site Characteristics

- General Plan Designation: Commercial
- Zoning:
 - 169-077-03: Commercial, Neighborhood
- Existing Use: Vacant Lot/Land
- Site Size: Consists of one parcel totaling 0.33 acres.

Property Description

This site contains one vacant lot between Ophir Street and S. Airport Way fronting the north side of E. 8th Street. The approximate size of the site is 0.33 acres. The General Plan designation for this site is Commercial with the zoning district identified as Commercial, Neighborhood (CN). To see a Google Street View of this site and surrounding area, view our [virtual ZoomTour for Development Opportunities](#).

Site Condition

An Analysis of Brownfields Cleanup Alternatives (ABCA) was completed in December 2019 as part of the Phase I/II Environmental Site Assessment, which included surface and subsurface soil sampling and soil vapor sampling. The ABCA assumed that abatement of VOC intrusion will be required for buildings constructed on the Site. Furthermore, the ABCA assumed that the abatement of contaminated soil will be required for unrestricted use. The City has identified the site as a possible candidate for remediation to facilitate redevelopment. The Phase I/II Environmental Site Assessment and ABCA can be made available upon request.

Encouraged Land Uses

The CN zoning district is applied to small-scale, limited retail and service areas that are designed to provide for the daily needs of the residents in the immediate, surrounding neighborhood. The City encourages uses that are consistent with this zoning designation, and which result in the area becoming more pedestrian oriented to service adjacent residential communities.

To submit a letter of interest, see [Submission Requirements for Development Opportunity Sites](#).



Airport Way & Folsom Street Properties

1805 & 1814 S. Airport Way, Stockton, CA 95206

Site Characteristics

- General Plan Designation: Commercial
- Zoning:
 - 169-020-02: Commercial, General
 - 169-040-09: Commercial, General
- Existing Use: Vacant Lot/Land
- Site Size: Consists of two contiguous parcels totaling 0.52 acres.

Property Description

This site contains two vacant lots between S. Union Street and S. Airport Way fronting the south side of Folsom Street. The approximate size of the site is 0.52 acres. The General Plan designation for this site is Commercial with the zoning district identified as Commercial, General (CG). To see a Google Street View of this site and the surrounding area, view our [virtual ZoomTour for Development Opportunities](#).

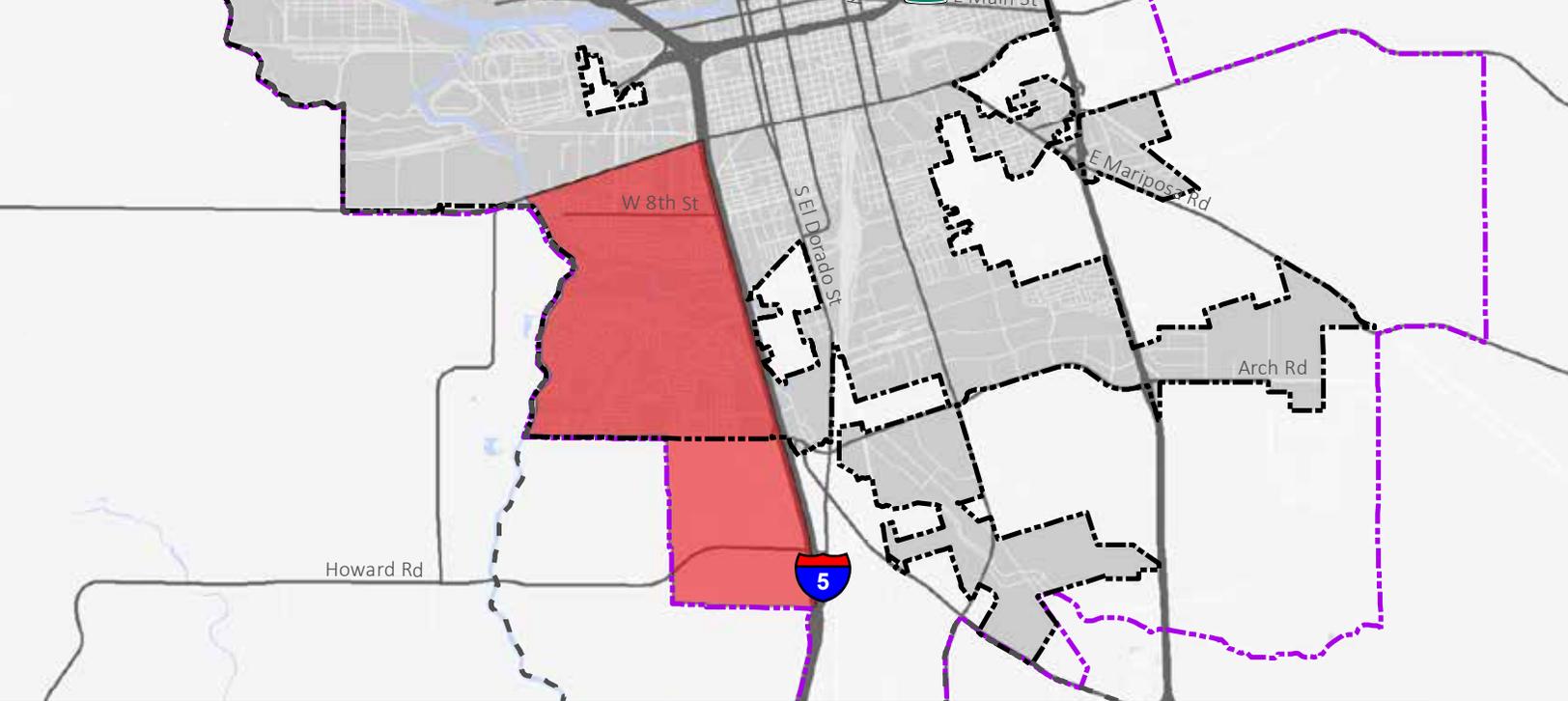
Site Condition

The City has no knowledge of environmental contamination on this property and has not performed any environmental studies, nor has the property been classified as a brownfield site.

Encouraged Land Uses

The CG zoning district is applied to areas appropriate for a wide variety of general commercial uses, including retail, personal and business services; commercial recreational uses; and a mix of office, commercial, and/or residential uses. The City encourages uses that are consistent with this zoning designation, and which enhance the economic vitality of the neighborhood.

To submit a letter of interest, see [Submission Requirements for Development Opportunity Sites](#).



WESTON RANCH / VAN BUSKIRK NEIGHBORHOOD OVERVIEW

The Weston Ranch/Van Buskirk neighborhood is bounded by Highway 4, Interstate 5, and the San Joaquin River. This neighborhood is primarily made up of two large newer residential communities: Van Buskirk, which is north of the French Camp and Walker Sloughs and includes the Van Buskirk Park Golf Course, and Weston Ranch, which is south of the sloughs. The unincorporated southern portion of this neighborhood includes large public facilities and older dispersed residential development.

The overall neighborhood consists of small cul-de-sac pockets in the Van Buskirk residential community. The Weston Ranch community, which is newer than Van Buskirk, also has many cul-de-sac pockets branching off several curvilinear main streets.

The Van Buskirk Golf Course opened in 1961 and is owned and operated by the City of Stockton. By 2011 the decline in popularity of golf began the City's subsidies to continue its operations. By 2019 the golf course closed and the community provided input on how to repurpose the golf course area to support the neighborhoods needs and interest. In 2023 the City formally adopted the Van Buskirk Master Plan.

To support the master plan and due to the neighborhoods proximity to the San Joaquin River, the City also conducted the Biological Resources and Ecosystem Values study. The study serves as a means to ensuring that the proposed master plan operations adhere to federal and state environmental regulations and that the areas natural resources are considered.





Weston Ranch / Van Buskirk Economic Opportunity Partnership Site

Van Buskirk Golf Course

1112 Houston Avenue, Stockton, CA 95206

APN: 169-077-03

Property Description

For almost 60 years the Van Buskirk Golf Course provided the opportunity for residents and visitors to learn, practice, and play the sport of golf. This site consists of the Van Buskirk Park, Community Center, and the now closed Golf Course totaling approximately 192.71 acres. The General Plan designation for this site is Park and Recreation with the zoning district identified as Public Facilities.

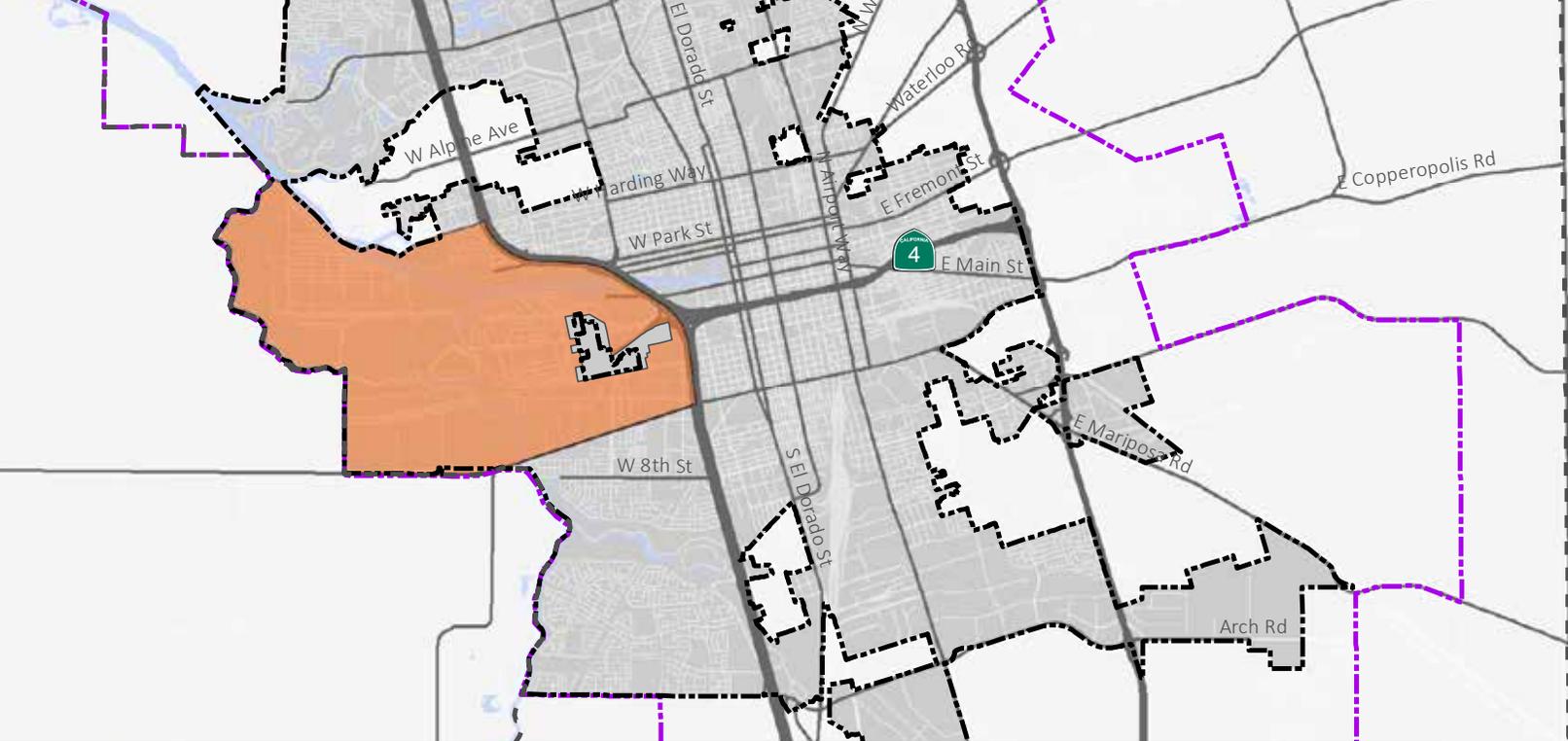
Site Conditions

The Van Buskirk Park and Community Center are currently in use and open to the public. The Golf Course is closed with no public access. Due to its proximity to the San Joaquin River, there is an existing levee that runs along and borders the site. As outlined in the [2023 Van Buskirk Master Plan](#), the site is considered a potential flood control and wetland mitigation area, and may need to conform with approved plans and strategies of the U.S. Army Corps of Engineers and the San Joaquin Area Flood Control Agency. The City has no knowledge of environmental contamination on this property and has not performed any environmental studies, nor has the property been classified as a brownfield site.

Encouraged Land Uses

The City encourages land uses consistent with the Public Facilities zoning designation, and which would enhance and advance economic growth within the South Stockton community. Uses should be consistent with the [2023 Van Buskirk Master Plan](#) and the [2023 Biological Resources and Ecosystem Values of the Van Buskirk Golf Course](#), accepted by City Council on August 22, 2023. Examples of areas open for interest and qualification statements include, but are not limited to, the Trails/Exercise Course, the Bike Trails and BMX Track, Community Garden, Disc Golf, and Golf Academy.

To schedule a site visit, please submit a [Site Visit Interest Form](#). To submit a letter of interest, see [Submission Requirements for Economic Opportunity Sites](#).



MONTE DIABLO WATERFRONT NEIGHBORHOOD OVERVIEW

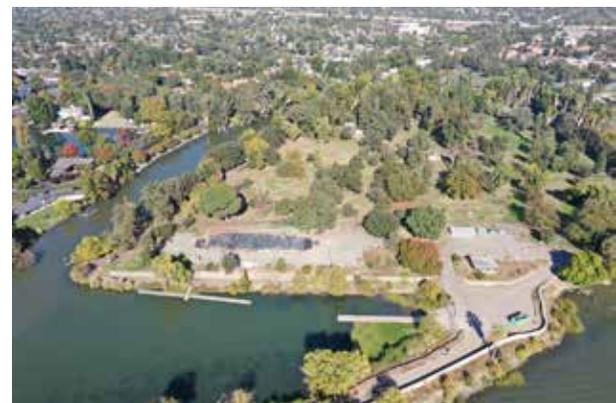
The Monte Diablo Waterfront Neighborhood is bounded by Interstate 5, Highway 4, the Burns Cutoff, the San Joaquin River, and the Smith Canal. This neighborhood includes port and industrial uses south of the San Joaquin River and a residential neighborhood north of the San Joaquin River, near Monte Diablo Avenue and Louis Park. This neighborhood is a combination of low and medium-density residential uses and lacks neighborhood-serving uses due to limited commercial facilities in the area.

The overall neighborhood is largely comprised of large-scale port operations and industrial uses located south and west of the San Joaquin River.

In contrast is a residential community to the east of the San Joaquin River, which is served by large parks, including Louis Park, with amenities including a softball complex with four softball fields, ample parking, and BBQ and picnic areas.

This area is also home to the [Pixie Woods Amusement Park](#), a local fairytale-themed amusement park that has provided entertainment and enchantment for the community for nearly 70 years. Pixie Woods includes numerous play structures, the Pixie Express train, carousel, and the Pixie Queen boat that goes around the Pirate Lagoon.

Louis Park also includes a public boat launch, which is currently closed for the [Smith Canal Gate Structure project](#). The project includes the construction of a floodwall along the San Joaquin River with a gate for boat access to meet the State and Federal standards for flood protection for the area.





Monte Diablo Waterfront Economic Opportunity Partnership Site

Louis Park

3121 Monte Diablo Ave, Stockton, CA 95203

APN: 133-060-12

Property Description

This site is an active public park with the western most parcel consisting of more than 25 acres of green space, boat launch, and parts of the city's fairytale land, known as Pixie Woods. Only a portion of the site, coinciding with the underutilized greenspace in the northern section of the parcel, is available for an economic opportunity partnership.

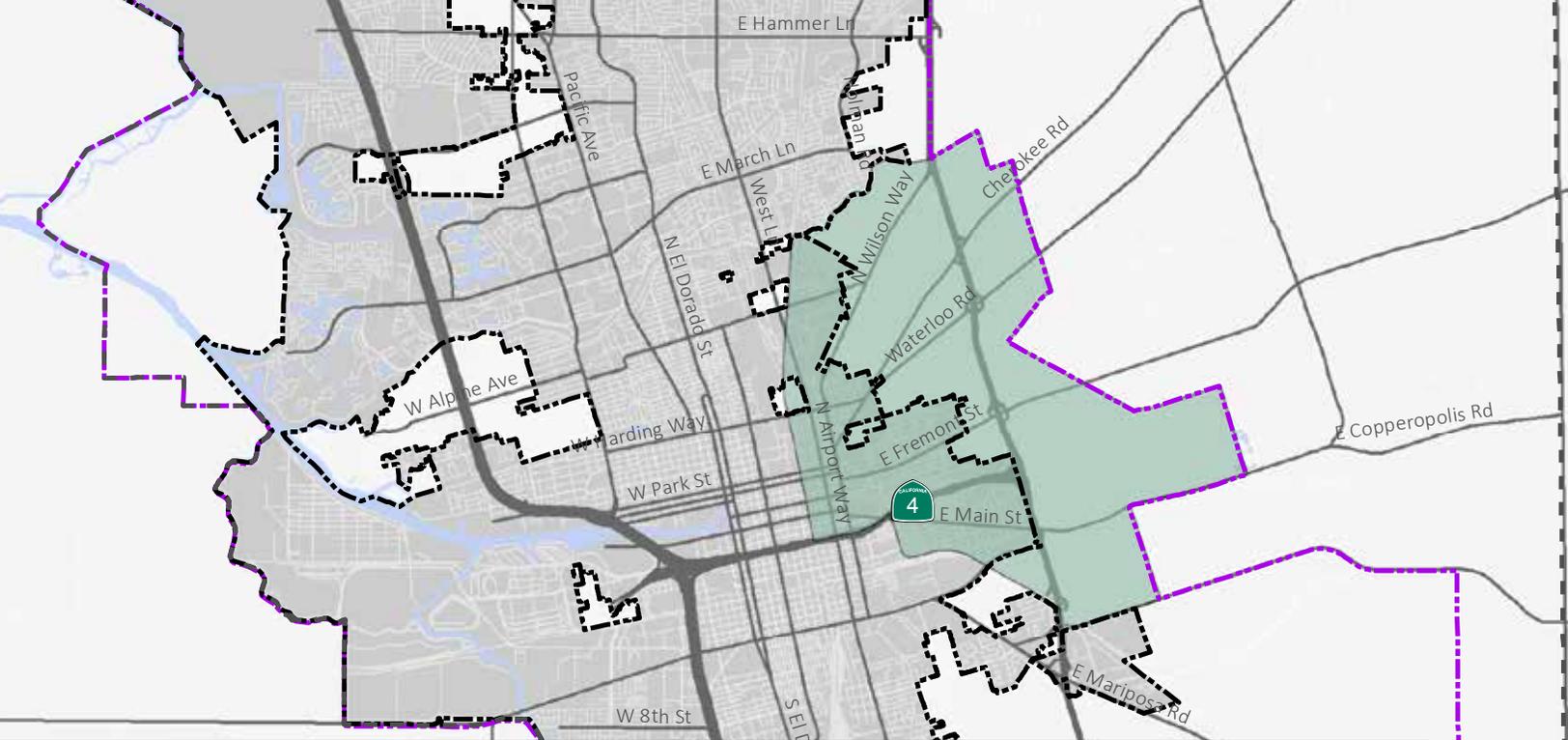
Site Conditions

Louis Park is an active park and is open to the public. The City has no knowledge of environmental contamination on this property and has not performed any environmental studies, nor has the property been classified as a brownfield site.

Encouraged Uses

There is an opportunity to partner with the City to activate a portion of the park to support recreation activities that will serve the needs of the community. The City encourages uses that leverages access to the adjacent Smith Canal waterway. Examples of potential uses that are consistent with the General Plan and Zoning designations includes the development of a recreational water facility, among other uses. The use of the site would need to maintain the tree canopy in the area and seek to incorporate existing vegetation where possible.

To schedule a site visit, please submit a [Site Visit Interest Form](#). To submit a letter of interest, see [Submission Requirements for Economic Opportunity Sites](#).



EAST STOCKTON NEIGHBORHOOD OVERVIEW

East Stockton acts as a gateway into Stockton from the east and contains a number of major corridors, many of which are interconnected. Highway 99 runs through the neighborhood, providing regional connections to major thoroughfares including Wilson Way, Waterloo Road, Fremont Street, and Main Street.

Large commercial and industrial uses are situated along these major corridors and older residential neighborhoods are predominantly situated around them.

The East Stockton neighborhood also includes Franklin High School, which offers a number of Career Technical Education (CTE) Pathways to prepare students for future careers in specialized fields. The CTE programs include:

- Arts, Media & Entertainment
- Building & Construction
- U.S. Army JROTC
- Manufacturing & Production Development
- Education, Child Development & Family Services





East Stockton Development Opportunity Site Overview

Lafayette Street Property

2849 E. Lafayette Street, Stockton, CA

Site Data

- General Plan Designation: Low Density Residential
- Zoning:
 - 157-030-13: Residential, Low Density
- Existing Use: Vacant land
- Site Size: Approx. 0.40 acres

Property Description

The property is located at 2849 E. Lafayette Street and bounded by a single-family home to the east, Highway 4 to the north, and Martin Luther King Jr. Elementary School to the south. To see a Google Street View of this site, view our [virtual ZoomTour for Development Opportunities](#).

Site Condition

The City has no knowledge of environmental contamination on this property and has not performed any environmental studies, nor has the property been classified as a brownfield site.

Encouraged Land Uses

The Low-Density Residential designation allows for single-family residential units, duplexes, triplexes, semi-detached patio homes, town homes, public and quasi-public uses, second units, and other similar and compatible uses. The maximum density is 6.1 units per acre based on gross acreage and 8.7 units per acre based on net acreage.

To submit a letter of interest, see [Submission Requirements for Development Opportunity Sites](#).

SITE VISIT

To request a site visit for any of the sites, please complete a [Site Visit Request Form](#) and include your name, company, title, phone number, email address, website, site name of interest, site address, and availability/preferred times and days. City staff will contact you regarding your request.

RFI/SOQ CONSIDERATIONS

Information to be considered in submitting a letter of interest includes the following:

- The City may require a good faith deposit from the Respondent as part of the negotiation or ground lease process, which will be dependent upon the size and type of the project and will be determined by the City Council.
- The selected developer or operator will be responsible for obtaining any and all governmental approvals (e.g. entitlements, permits, etc.). Selection through the RFI/SOQ process does not guarantee outcomes relative to necessary governmental approvals.
- All Sites are located within the City of Stockton city limits. Development in the City is guided by the City's Municipal Design Guidelines and zoning regulations, and the 2040 Envision Stockton General Plan.
- For Economic Opportunity Sites, the City is ground leasing the Sites "As Is" and is not obligated to repair, improve, or otherwise incur any expense with regard to improving the property.
- The selected developer or operator will be required to pay any and all applicable property taxes or possessory interest taxes when due.
- For Economic Opportunity Sites, any lease will prohibit subleases without prior written approval from the City.
- For Economic Opportunity Sites, the City may be required to first declare a site surplus pursuant to the State's Surplus Land Act, and follow the Act's procedures, before entering into negotiations with a Respondent if the Respondent's desired use of the site includes development or demolition work, or if the desired lease is for a term of 5 or more years (including renewals).

SUBMISSION REQUIREMENTS

Completed submittals must be organized in the same order as the submission requirements listed below. Respondents are required to submit a **PDF format submitted electronically, via e-mail, to Economic.Development@stocktonca.gov** with the Subject line “**RFI/SOQ for Development / Partnership Opportunities**”.

Development Opportunity Submission Elements

The following sites are available for development and disposition opportunities:

- [Lafayette & Stanislaus Properties](#)
- [Airport Way & 8th Street Property](#)
- [Airport Way & Folsom Street Properties](#)
- [Lafayette Street Property](#)

Letters of interest are to be consistent with the vision and goals set forth in the Goals and Objectives section as well as the Envision Stockton 2040 General Plan and Economic Development Strategic Action Plan. For the City to properly evaluate the respondent's qualifications to perform this work, the responses shall include, at a minimum, the following elements:

1. Letter of interest
2. Development Concept
3. Development Team and Relevant Experience
4. References (See Appendix D)

Letter of Interest

The letter of interest should be an executive summary on company letterhead addressing the submission requirements and proposed community benefit. The letter should be signed by an officer of the firm authorized to bind the firm to all comments made in the submittal and should include the name, address, phone number, and e-mail address of the person(s) to contact to represent the firm. The letter should include:

- Site name of interest;
- Site address;
- Brief description of the proposed project;
- Description of the firm's capabilities; and
- Suitability of the proposed development for the City's overall goals and objectives.

Development Concept

The development concept should include a narrative describing the proposed development project and its suitability for the City's goals and objectives:

- Incorporates high-quality design elements;
- Generate long-term revenue through sales and/or property taxes;
- Propose developments that coincide with the City's 2040 General Plan and zoning guidelines;
- Logical concepts that correspond with the City's 2022 Economic Development Strategic Action Plan on enhancing the quality of life for Stockton residents, visitors, businesses, and their employees.

The narrative should also include the project square footage, construction type, materials. If a developer is proposing housing, the narrative should include the total number of units, housing type, and the affordability level. Any site that results in the development of housing will be required to conform with the [Surplus Land Act](#).

Development Team and Relevant Experience

The development team and relevant experience section must include documentation and resumes of the members of the development team demonstrating experience and evidence of the ability to perform on this project. Provide the names, resumes, and the role of each project principal.

This section should also describe how the firm is organized and a brief history of the firm. Also, describe the experience the firm has had with similar processes.

References

Provide a list of references with current contact person, e-mail address and phone number who may be contacted regarding firm performance. Use Appendix D for references.

A background reference review of each respondent. Using Appendix D, please include the following information for three (3) projects that the proposed development team worked on together:

- A. Name of the Project/Study
- B. Location of the Project
- C. Name, title, and contact information for the client.
- D. Project Budget
- E. Date of Completion of the Project

Economic Opportunity Eligibility and Submission Elements

The following sites are available for Economic Opportunity Partnership Agreements:

- [Arena Garage](#)
- [Miners Levee](#)
- [Teen Impact Center](#)
- [Van Buskirk Golf Course](#)
- [Louis Park](#)

Eligibility

At a minimum, Respondents for the Economic Opportunity Partnerships must meet the following criteria:

- An entity legally registered and in good standing with the California Secretary of State and City of Stockton, for a least six months at the time of the application deadline. The requirement to have a City business license for the preceding six months may be waived if the entity has provided significant programming or services within the City in the preceding three years;
- Established legally and in operation for at least three years prior to the application deadline;
- Located or operating in Stockton, is well-established, and has a history of providing ongoing quality programming and/or services to Stockton residents without exclusion to anyone by reason of religion, ethnicity, gender, age, sexual orientation, language, disability or income.

Ineligible Uses

Submissions with any of following uses or activities at a site will not be considered:

- Check cashing facilities
- Massage parlors
- Gambling
- Sale of tobacco products (including vapes, e-cigarettes, etc.)
- Sale of alcohol

Economic Opportunity Submission Requirements

Respondents' submission are to be consistent with the vision and goals set forth in the Project Objectives section, Envision Stockton 2040 General Plan, the Economic Development Strategic Action Plan, and the Van Buskirk Master Plan, if applicable. For the City to properly evaluate the respondent's qualifications, the responses shall include, at a minimum, the following elements:

1. Application (See Appendix B)
2. Letter of Interest
3. Operational Concept
4. Operational Team and Experience
5. Certification of Financial Condition (See Appendix C)

Letter of Interest

The letter of interest should be an executive summary on the organization's letterhead addressing the submission requirements and community benefit. The letter should be signed by an officer of the organization authorized to bind the organization to all comments made in the submittal and should include the name, address, phone number, and e-mail address of

the person(s) to contact to represent the organization. The letter should also include:

- Site name of interest;
- Site address;
- Brief description of the proposed operation;
- Description of the organizations capabilities; and
- Suitability of the proposed operations for the City's overall goals, objectives, and community benefit.

Operational Concept

The operational concept should include a detailed narrative describing the proposed use of the property, including, but not limited to:

- Detailed use of the space, such as the hours of operation, number of employees, anticipated number of clients, etc.;
- Proposed tenant improvements, if any;
- Funding mechanism for ongoing operational costs;
- Logical concepts that correspond with the City's [2022 Economic Development Strategic Action Plan](#) on enhancing the quality of life for Stockton residents, visitors, businesses, and their employees.

If the Respondent is proposing development on an Economic Opportunity Partnership Site, the narrative should also include the project square footage, construction type, and materials.

Operational Team and Experience

The operational team and relevant experience section must include documentation and resumes of the members of the team demonstrating relevant experience and evidence of the ability to manage and operate a new space. Provide the names, resumes, and role of the project manager(s) and operations manager(s).

This section should also describe how the organization is organized and a brief history of the organization. Also, describe the experience the organization has had with similar processes in opening and managing a satellite space.

Financial Statement

The Respondent must be able to demonstrate a good record of performance and have sufficient financial resources to ensure that they can satisfactorily provide the services required herein.

All Respondent are required to fill out Appendix C: Certification of Financial Condition.

The Respondent deemed best evaluated and which the City intends to enter a contract will be required to submit a full and detailed presentation of the true condition of the Respondent's assets, liabilities, and net worth. The report should include a balance sheet and income statement. If the Respondent is a new partnership or joint venture, individual financial statements must be submitted for each general partner or joint venture thereof. If firm is a publicly held corporation, the most current annual report should be submitted.

Any Respondent who, at the time of submission, is involved in an ongoing bankruptcy as a debtor, or in a reorganization, liquidation, or dissolution proceeding, or if a trustee or receiver has been appointed over all or a substantial portion of the property of the Respondent under federal bankruptcy law or any state insolvency, may be declared non-responsive.

EVALUATION AND SELECTION PROCESS

The City is interested in selecting qualified entities with the ability to develop any of the available development sites and qualified organizations interested in partnering for the operation of underutilized City-owned sites. A key component for a successful Respondent will be the ability to indicate the proposed project's capability to meet the City's desired goals and demonstrate the community impact.

Evaluation

The City will review all applications and submissions on an on-going basis to determine whether they are complete and responsive to the requirements of this RFI/SOQ. Only submissions that are complete, responsive, and that meet the minimum qualifications by adhering to the Goals and Objectives, Envision Stockton 2040 General Plan, and Economic Development Strategic Action Plan will be evaluated for further consideration.

Respondents that meet the submission requirements may be asked to submit a second round of documentation containing additional detailed information including, but not limited to, financial documentation, detailed project scope/architectural renderings, project financing, and anticipated development schedule.

Development Opportunity Evaluation Criteria

The City will evaluate the letters of interest, development concepts, and team qualifications against the following criteria and project objectives contained in this RFI/SOQ and may interview select respondents:

Project Development Concept	Ability to meet the City's goals and objectives that are in alignment with the approved and encouraged land uses, increases property values, enhances the environment, and provides a positive benefit for the City.	30%
Background & Project History	Related experience with similar projects, team background and personnel qualifications.	20%
Fiscal Impact	Creates operational cash flow for the City while maximizing development opportunities.	10%
Financial Capability	Obtains the financial capability and the ability to secure adequate financing for the project.	20%
Team Qualifications	Possesses the necessary qualifications, including the education, certification, and past experiences to develop the project.	20%

Economic Opportunity Partnership Evaluation Criteria

The City will evaluate the applications, letters of interest, operational concepts, and team qualifications against the following criteria And project objectives contained in this RFI/SOQ and may interview select respondents:

Vision and Understanding	Ability to meet the City’s goals and objectives that are in alignment with the approved and encouraged land uses, detailed operational plan, outline for vision for the leased space, proposed offering and hours of operations.	20%
Community and Economic Impact	Ability to demonstrate the needs being addressed in activating City-owned property, enhancing the environment, and providing a positive benefit for the citizens of Stockton.	20%
Lease Structure	Detailed lease proposal that identifies the desired term, proposed rent, and any special conditions.	20%
Financial Capability	Obtains the financial capability and the ability to secure adequate financing for the project. All Respondents must use Appendix C: Condition of Financial Condition, and include with its response.	20%
Relevant Experience	Possess the necessary qualifications and past experience managing or operating a similar operations. All Respondents must use Appendix D: References, and include with its response.	20%

Selection and Award

City Council Determination

Based on the evaluation committee’s results, staff will recommend one respondent to the City Council for each of the Sites upon completion of the evaluation process with completed submittal documentation for the proposed development and/or operational project(s). The City Council may elect to direct City staff to enter into an Exclusive Negotiating Rights Agreement (ENRA) or Economic Opportunity Partnership Lease Agreement with the recommended respondent(s). The City Council, at its sole discretion, will make such a decision.

Exclusive Negotiations and Non-Refundable Deposit

Development Opportunities

Upon selection of the developer(s) by the City Council, the selected developer(s) and City may enter into an ENRA to discuss the terms and conditions of a Disposition and Development Agreement (DDA) or purchase option/sales agreement. The terms and conditions will include, at a minimum, the timing, assistance, responsibilities, financing, and schedule for the planning and construction of the proposed project.

Within 30 days of executing an ENRA, the selected developer(s) shall furnish a non-refundable good faith deposit, which may be used for, but not limited to, an appraisal and any other third-party services needed to further evaluate the feasibility of the proposed project.

Economic Opportunity Partnerships

Upon selection of a partner organization to operate a City-owned site by the City Council, the selected organization and City will begin discussions on the terms and conditions of an Economic Opportunity Partnership Agreement for the site. The terms and conditions will include, at a minimum, the timing and schedule for occupancy, responsibilities, financing, and the items listed in Appendix A.

Within 30 days of City Council approval, the selected organization may be elected to furnish a non-refundable good faith deposit, which may be used for, but not limited to, a surveyor and any other third-party services needed to further evaluate the feasibility of the proposed use.

RESERVATIONS AND CONDITIONS

The City reserves the right to reject any and all submissions. Additionally, the project elements, requirements, and schedule of the RFI/SOQ process are subject to change. The City also reserves the unqualified right to modify, suspend, or terminate, at its sole discretion, any and all aspects of this RFI/SOQ process, to obtain further information from any and all respondents, and to waive any defects as to form or content of this RFI/SOQ or any responses by any respondent.

All submitted documents become the property of the City and are subject to the Public Records Act requirements set forth in California Government Code Section 7920.000 *et seq.* Information provided will be kept confidential to the extent permitted by law.

Respondent, and its respective officers, agents, employees, or representatives, shall have no claims whatsoever against the City or any of its elected officials, officers, agents, or employees arising out of or relating to this RFI/SOQ or these procedures except those arising from an agreement executed by the Respondent and City.

EXTERNAL LINKS AND REFERENCE MATERIALS

Documents

- [Van Buskirk Master Plan](#) – August 2023
- [Biological Resources and Ecosystem Values of the Van Buskirk Golf Course](#) – August 2023
- [One Page Strategic Plan FY 2023-24](#) - March 2023
- [Economic Development Strategic Action Plan](#) – January 2022
- [Envision Stockton 2040 General Plan](#) – December 2018
- [General Plan Land Use Map](#)
- [Downtown Stockton Alliance 2018 Strategic Plan](#) – November 2017
- [Downtown Stockton Property-Based Business Improvement District](#) - December 2016
- [Amended Long Range Property Management Plan](#) – December 2015

Links

- City of Stockton: [Site Visit Request Form](#)
- City of Stockton: [RFI/SOQ Virtual Tour](#)
- City of Stockton: [Economic Development portal](#)
- City of Stockton: [Pride in Place Video](#)
- City of Stockton: [The Stockton Advantage Video](#)
- City of Stockton: [Brownfields Website](#)
- City of Stockton: [Interactive Zoning Map](#)
- City of Stockton: [Development Code](#)
- City of Stockton: [Zoning Districts, Allowable Land Uses, and Zone-Specific Standards](#)
- City of Stockton: [Non-Residential Fee Deferral Program Brochure](#)
- City of Stockton: [Project Valuation and Fee Estimate Worksheet](#)
- California Department of Housing and Community Development: [Surplus Land Act Information](#)

APPENDIX A: OUTLINE OF BASIC LEASE TERMS

In order to assist Respondents with the Economic Opportunity Partnership Proposals, the following is a list of some of the basic terms that will be included in the City's form of lease (the "Lease"), which may be subject to change.

Intended Use

The Operator is to operate the Space for the benefit of the citizens of Stockton.

Tenant Improvement Costs

To fit out and furnish the space, the Operator will be required to budget for the necessary work, materials, permits, equipment, fixtures, finishings, appliances, furniture, accessories, construction insurance, systems, HVAC distribution, and fees. The Operator will be required to raise the appropriate funds in order to support all necessary tenant improvement and start-up expenses.

Organizational Operating Costs

The Operator will be responsible for any organizational, programming and administration costs.

Facility Operating, Maintenance and Capital Costs

While the base rent to be paid by the Operator may be nominal, the Operator will be required to pay all costs and expenses as set out in an Agreement with the City, which may include:

- facility utility costs, garbage/recycling costs, internet, telephone, any applicable taxes, insurance and all facility operating expenses (e.g. janitorial, security) associated with the amenity space;
- all facility operating costs and maintenance including regular maintenance and repair, preventative and capital maintenance;
- long term recapitalization of interior building systems and major life cycle interior replacement costs associated with the amenity space; and
- ancillary space maintenance, including regular maintenance and repair, preventative and capital maintenance of parking space and landscaped areas.

The Operator will be required to submit, for example, an annual report including, but not exclusive of, a maintenance plan, financial statements, proposed annual budget, and summary of activities.

Insurance

The Operator will be required to maintain adequate liability and property insurance including, at a minimum, Commercial General Liability, Workers Compensation, Commercial Auto Liability, and other insurance policies determined over time to best protect the interests of the Operator and the City.

Term

The intent is to provide a secure short-term lease. It is anticipated that the lease will be for a total of a 5-year term, with likely up to 2 renewals.

Subleasing

If the Operator intends to sublease the Premise, the use must be consistent with the original intended use approved by the City Council and there must be prior written authorization by the City.

Assignment, Mortgage, Naming Rights

Except with the prior written consent of the City, the Operator will not be able to assign, mortgage or license all or part of the Premises or its interest therein. The Operator will not have the right to name the Premises or any portion thereof without the City's prior written consent.

All other terms and conditions of the Lease will be as required by the City.

APPENDIX B: ECONOMIC OPPORTUNITY PARTNERSHIP APPLICATION

Response Form

Registered Name of Organization		
Postal Address of Organization		
Street Address of Organization		
City of Stockton Business License Number		
Contact	Name	
	Title	
	Phone Number	
	Email	

In relation to this Request for Interest, please indicate which property you are applying for and nominate the dollar rate per month that you would be prepared to pay as a successful Lessee:

Property Name	APN(s)	Lease Rate Per Month	Total \$ Per Year

Please select Yes or No and answer the following questions below:

Organization Profile and References	
Are you a business?	Yes / No
If yes, please provide your Articles of Incorporation, Registered Entity Name, Contact Person's name and contact details inclusive of phone and email address.	

Are you an organization or incorporate body not otherwise defined as a business?	Yes / No
If yes, please provide your Constitution/Rules of Association, Registered Entity Name, Contact Person's name and contact details including phone and email address.	
Agents and Trusts	
Are you acting as an agent for another party or as the trustee of a trust?	Yes / No
If yes, please provide: Agent details including name and address: Name of the trust: Names and addresses of beneficiaries:	
Conflict of Interest	
Will any actual or potential conflict of interest arise if you are awarded a lease, or is any such conflict of interest likely to arise during the term of the lease?	Yes / No
If yes, please provide details and the way in which any conflict will be dealt with.	
Financial Details	
Do you have the financial resources to meet the lease obligations?	Yes / No
Please note that you may be asked to provide a financial profile for your organization and list financial referees.	
Are you presently able to pay all your debts in full as and when they fall due?	Yes / No
Are you currently involved in litigation? If yes, please explain (attach additional pages as necessary).	Yes / No

I/we agree that I am/we are bound by, and will comply with:

- This Partnership Application and its associated attachments, all in accordance with the Conditions of Responding contained in this Request for Interest/Statement of Qualifications.
- All Applications will remain firm for a period of one hundred twenty (120) days from the submission date.
- The Respondent consents to any disclosures made as a result of the City complying with its obligations under the Freedom of Information Act 1991, subject to any legally required consultation.

Date: _____

Signature of authorized signatory of Respondent: _____

Name of authorized signatory (BLOCK LETTERS): _____

Title/Position: _____

Phone Number: _____

Email address: _____

APPENDIX C: CERTIFICATION OF FINANCIAL CONDITION

Solicitation # EDD 24-1023, NOTICE OF DEVELOPMENT OR PARTNERSHIP OPPORTUNITIES

Respondent Name: _____

The undersigned hereby certifies that: [check all applicable boxes]

The Respondent is in sound financial condition and, if applicable, has received an unqualified audit opinion for the latest audit of its financial statements.

Date of latest audit: (If no audit within past 18 months, explain reason below)

The Respondent has no outstanding liabilities, including tax and judgment liens, to the Internal Revenue Service or any other government entity.

The Respondent is current in all amounts due for payments of federal and state taxes and required

employment-related contributions and withholdings.

The Respondent is not the subject of any current litigation or findings of noncompliance under federal or state law.

The Respondent has not been the subject of any past or current litigation, findings in any past litigation, or findings of noncompliance under federal or state law that may impact in any way its ability to fulfill the requirements of this Contract.

He or she is authorized to make the foregoing statements on behalf of the Respondent.

Note: This shall constitute a continuing certification and Respondent shall notify the Contract Lead within 30 days of any material change to any of the representations made herein.

If any one or more of the foregoing boxes is NOT checked, Respondent shall explain the reason(s) in the space below. Failure to include an explanation may result in Respondent being deemed non-responsive and its submission rejected in its entirety.

Signature: _____

Date: _____

Printed Name: _____

Title: _____

APPENDIX D: REFERENCES

NOTICE OF DEVELOPMENT OR PARTNERSHIP OPPORTUNITIES

EDD NO. 24-1023

AGENCY REFERENCE FORM

Supply Three (3) References of Government Agencies and/or Firms for whom Bidder has provided similar Services during the last three (3) years (Attach additional pages as necessary):

LIST OF REFERENCES

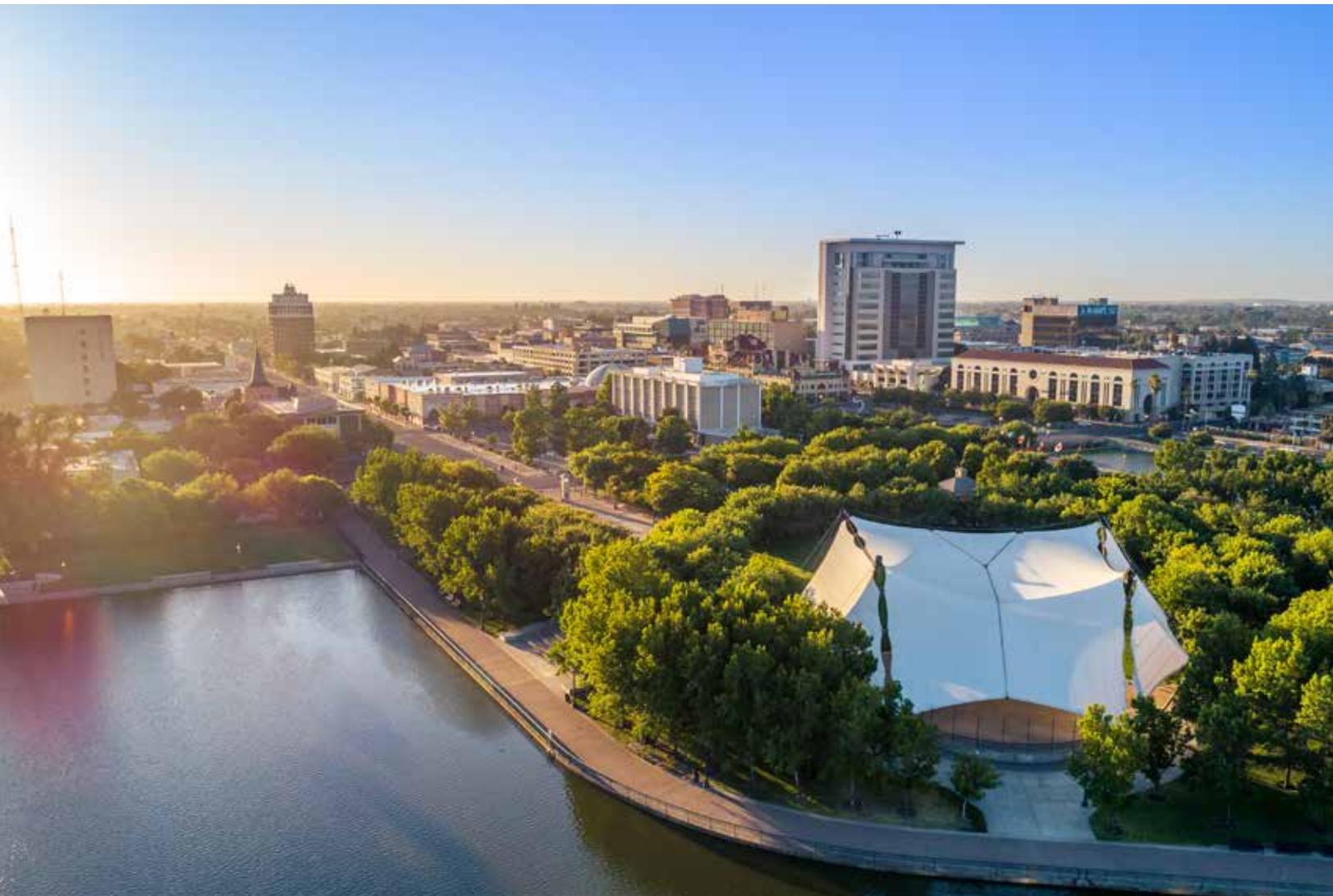
1. Agency or Firm Name:	
Business Address:	
Contact Person:	
Telephone:	
Email Address:	
Description of Service:	
Dates(S) When Service Provided	
2. Agency or Firm Name:	
Business Address:	
Contact Person:	
Telephone:	
Email Address:	
Description of Service	
Dates(S) When Service Provided	
3. Agency or Firm Name:	
Business Address:	
Contact Person:	
Telephone:	
Description Of Service	
Dates(S) When Service Provided	

Signature and acknowledgment by signing below, I certify that I am authorized by the company named above to respond to this request.

Company/Firm Name			
Address		Zip:	
Contact Name			
Email			
Phone			
Signature			



Economic Development Department
economic.development@stocktonca.gov
(209) 937-8539
www.stocktonca.gov/EDDBid
www.advantagestockton.com



Deadline for First Round Review: Thursday, December 14, 2023