



# Downtown parking plazas RFQ responses

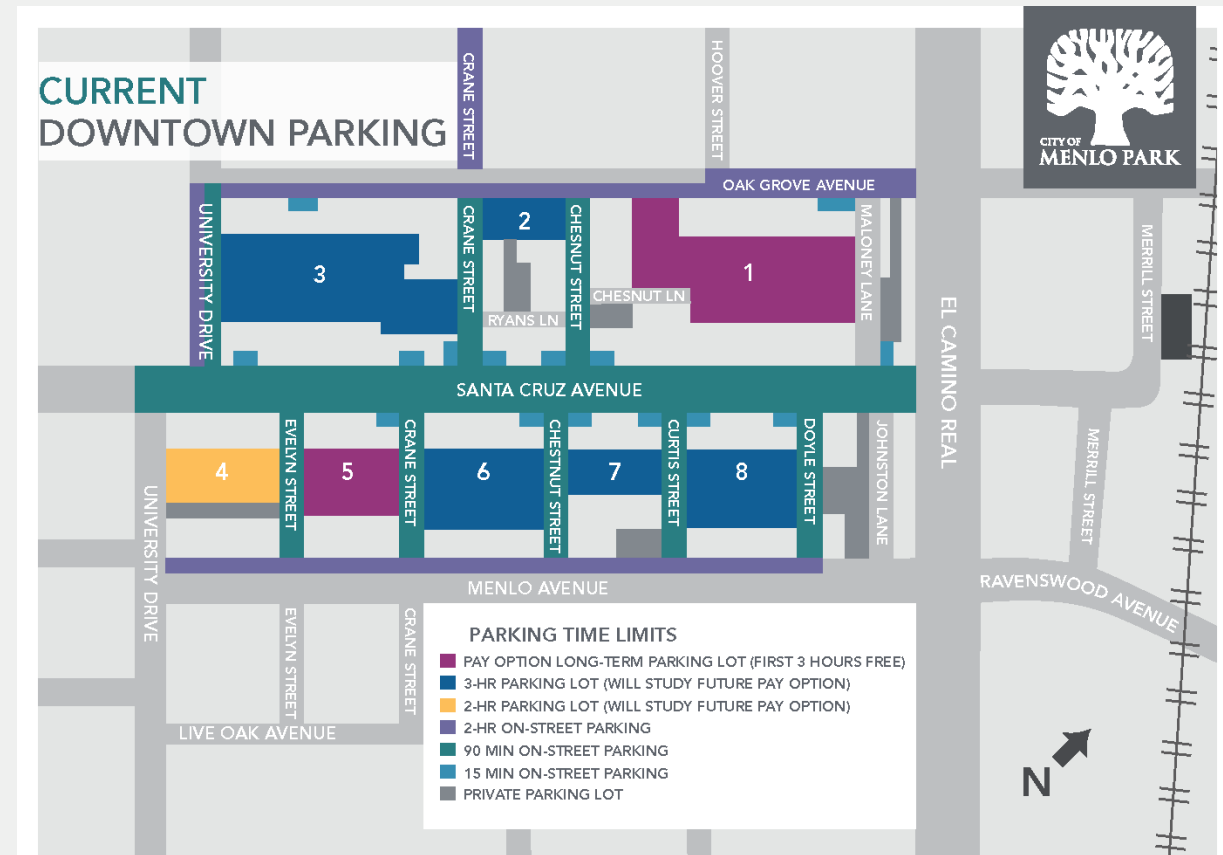
Tom Smith, Principal Planner

# Meeting purpose

1. Review and discuss request for qualifications (RFQ) responses
2. Provide direction on next steps in process
3. Provide feedback on proposed request for proposals (RFP) outline

# Project overview

- Goal: Meet local needs by providing housing close to downtown jobs, services and transit
- Key objectives
  - 345+ affordable units
  - Replacement public parking
  - Meet City's Regional Housing Needs Allocation (RHNA)
  - Support downtown vitality



# Background

- Jan. 2023: Adopted Housing Element identified eight downtown parking plazas as potential housing sites
- Aug. 2024: Feasibility study found Plazas 1, 2 and 3 most suitable
- Jan. 2025: RFQ issued
- March 31: Seven developer responses received
- April 4: Responses published for public review

# RFQ responses overview

Development team	Housing units	Replacement parking	Residential parking
Alliant Communities	345	506 garage spaces	190 garage spaces
Eden Housing	344	<i>Not provided</i>	~32 surface spaces
MidPen Housing	~258-345+	514+ garage/surface spaces	~195-260+ garage/surface spaces
PATH Ventures	400-450	<i>No details</i>	<i>No details</i>
Presidio Bay Ventures	345	235 garage spaces (506 with shared parking)	74 garage spaces (345 with shared parking)
Related Companies	~314-345	506+ garage spaces	~142-161 garage spaces
The Pacific Companies	<i>No details</i>	<i>No details</i>	<i>No details</i>



# Key details

- Five of seven teams provided development concepts
- Concepts have some similarities
  - Housing affordability: 30-120% of area median income
  - Building heights: generally four to eight stories
  - Completion timelines: 2029-2032
- Parking strategies vary
  - Most submittals include replacement public parking and resident parking
    - Public parking: 506-514+ spaces
    - Resident parking: ~32-345 spaces

# Community feedback summary

- 141 public responses to feedback form
- Primary concerns
  - Parking availability
  - Traffic congestion
  - Scale of buildings
  - Construction impacts
- Some conditional support if adequate parking provided
- Requests for alternative locations (USGS, Civic Center)



# Recommended next steps

- Issue RFP to seek more detailed development concepts and information
- Identify developer teams to receive RFP: Alliant Communities, MidPen Housing, Presidio Bay Ventures and Related Companies
- Confirm proposed RFP topics
  - Development vision
  - Housing program
  - Parking strategy
  - Financial proposal
  - Implementation plan
  - Community benefits and engagement
  - Team and experience



# City Council direction

1. Review and discuss RFQ responses
2. Provide direction on next steps in process
  1. Issue RFP
  2. Identify developer teams to receive RFP
  3. Provide feedback on proposed RFP outline



# Thank You