

Selection of Developer for 1600 W. Commonwealth Ave.

City Council
July 6, 2021



Project Chronology

- **Property Declared Surplus – June 16, 2020**
- **Notice of Availability Released – July 2020**
- **City Staff interviewed top proposals – November 2020**
- **Authorization to release RFP – March 16, 2021**
- **5 RFP's received – April 12, 2021**



Wilshire Avenue

Gregory Avenue

Commonwealth Avenue

Basque Avenue

Project Site
Approx. 2.25 acres

CNG
Station

City
Yard

Hunt
Library

Railroad ROW

RAIL-5

RAIL-4

S Basque Ave

S Basque Ave

S Basque Ave

030-273-48

030-273-47

030-273-32

030-273-31

030-273-18

030-273-05

030-273-12

030-273-17

031-113-01

031-113-02

031-113-34

031-131-30

030-275-01

030-275-02

030-275-03

030-275-04

030-275-05

030-275-06

030-274-21

030-274-11

030-274-12

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030-274-22

030-274-18

030-290-17

030-290-05

030-290-16



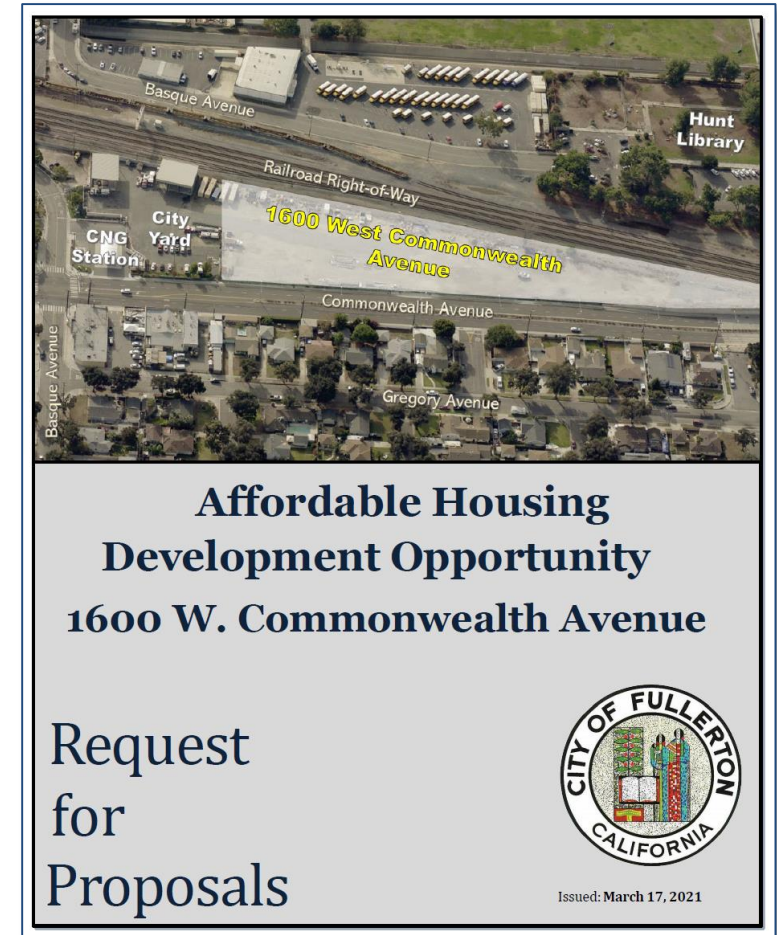
Property Details and History

- 3.87 Acre site – 2.25 acres undeveloped
- Currently zoned Manufacturing, General (M-G)
- Olson Company project in 2006
- Acquired by the City in 2008/2009
- 2018 ENA request for development with PSH housing – never executed



Request for Proposal Components

- Site Description and Background
- Project Vision / Goals
- Recommended Development Standards
- Submittal Requirements
- Evaluation Criteria





C & C Development

PROJECT SUMMARY

PARKING:
UNCOVERED: 89 PARKING SPACES
COVERED: 36 PARKING SPACES
TOTAL: 126 PARKING SPACES
ACCESSIBLE: 5 PARKING SPACES
PARKING RATIO: 2.55 : 1 SPACE/UNIT

AREA CALCULATIONS:
TOTAL SITE AREA:
100,711.5 SQFT (2.31 ACRES)

21.21 DU/AC

UNIT COUNT:

49 UNITS

MATRIX SUMMARY
1 BEDROOM 10
2 BEDROOM 20
3 BEDROOM 19



49 Units

1 bedroom – 10 units
2 bedroom – 20 units
3 bedroom -19 units

Rent AMI

30% - 12 units
50% - 12 units
60% - 24 units

125 parking spaces 2.55 per unit

Project designed for family, 8 permanent supportive housing units, Veteran's preference for 20% of units and preference for Fullerton ties



C & C Development



Community Room, Exercise Facility, Computer Room, BBQ Pavilion & Outdoor Seating Area, Onsite Leasing Office, Onsite Resident Manager



Jamboree Housing

55 Unit Site Plan - Preferred



55 Units

- 1 bedroom – 27 units
- 2 bedroom – 14 units
- 3 bedroom -14 units

Rent AMI

- 30% - 9 units
- 40% - 9 units
- 45% - 6 units
- 50% - 6 units
- 60% - 24 units

83 parking spaces

Project designed for family, if requested can provide permanent supportive housing units



Jamboree Housing

Elevation - West Side Detail



Courtyards, BBQ areas, tot lot and other programmable spaces such as a community garden,
Onsite Resident Manager



Meta Housing



62 Units

1 bedroom – 29 units
2 bedroom – 17 units
3 bedroom -16 units

Rent AMI

Less than 30% - 7 units
30-50% - 7 units
51-80% - 47 units

102 spaces
1.65 spaces per unit

Project designed for family



Meta Housing



Manager's office, laundry room, community room/kitchen. Open community amenities include a BBB area, picnic tables, courtyard seating, open family lawn area with tree canopy. Outdoor fitness equipment area, tot lot, garden area and a small dog run





National CORE

Proposed Site Plan



PROJECT DATA

Site Area 2.25 Acres
59 Affordable Family Apartments
Building Types:
3 Story Walkup - Double Loaded Corridor
28 1- Bedroom Units
16 2-Bedroom Units
15 3-Bedroom Units
59 Residential Units Total
2,400 SF Community Center
Total Building Area 58,629 SF
Parking Provided 91 Cars (1.54/Unit)

Site Plan

59 Units

1 bedroom – 28 units
2 bedroom – 16 units
3 bedroom -15 units

Rent AMI

30% - 12 units
40% - 12 units
50% - 19 units
60% - 15 units

91 parking spaces
1.54 per unit

Project designed for family



National CORE



Community center,
swimming pool and hot tub,
tot lot/playground,
community gardens, laundry
facilities, and outdoor



Related California



55 Units

Studio – 8 units
1 bedroom – 17 units
2 bedroom – 16 units
3 bedroom -14 units

Rent AMI

30% - 11 units
45% - 7 units
50% - 14 units
60% - 23 units

98 parking spaces
1.78 per unit

Project designed for
family



Related California



Pool, fitness circuit, outdoor play spaces, community garden, courtyards, community kitchen, multi-purpose/lounge area, computer room, tot lot, community garden, dog wash area and possibly a dog-park



Recommended Action

City Council consider the five (5) proposals and select a developer for staff to negotiate an Exclusive Negotiation Agreement

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