

Selection of Developer for 1600 W. Commonwealth Ave.

City Council
October 19, 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





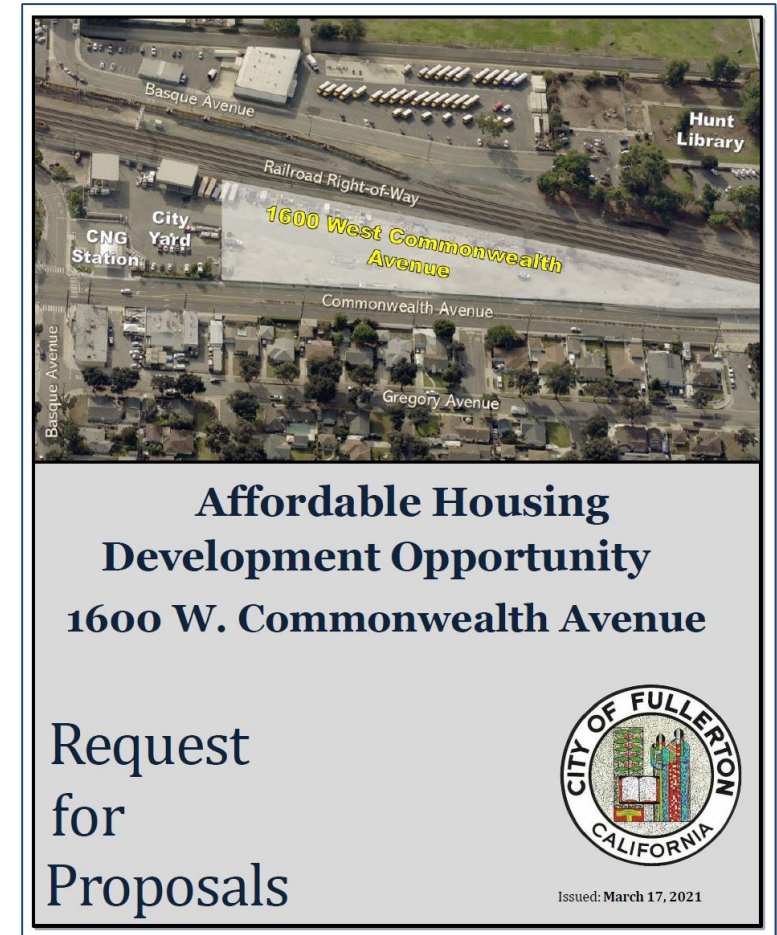
Property Details and History

- 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



PROJECT SUMMARY

AREA:	± 1.74 AC
UNITS:	55 DU
DENSITY:	31.6 DU/AC
BUILDING:	3-STORY ON GRADE
PARKING:	W/TUCK-UNDER GARAGE
	83 SPACES

UNIT SUMMARY

1BR/1BA (±590 - 640 SF):	27 UNITS (50 %)
2BR/1BA (±780 - 800 SF):	14 UNITS (25 %)
3BR/2BA (±975 S.F.):	14 UNITS (25 %)
TOTAL:	55 UNITS (100%)

PARKING SUMMARY

PARKING REQUIRED PER SB 1518	
1.0 SPACE / 1BR UNIT:	27 SPACES
2.0 SPACES / 2 BR UNIT:	28 SPACES
2.0 SPACES / 3 BR UNIT:	28 SPACES
TOTAL:	83 SPACES

PARKING PROVIDED:	
OPEN:	56 SPACES
TANDEM:	8 SPACES
GARAGE:	19 SPACES
TOTAL:	83 SPACES

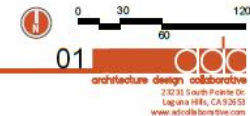
FULLERTON FAMILY AFFORDABLE HOUSING

CONCEPTUAL DENSITY STUDY

FULLERTON, CA

01-20-21

ADC # 20200004



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 – 26 units
2 bedroom – 17 units
3 bedroom -16 units

Rent AMI

Less than 30% - 7 units
30-60% - 23 units
70% - 28 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 members independently rank the five proposals:

Rank the top proposal with 5 points

Second place proposals with 4 points

Third place proposals with 3 points

Fourth place proposals with 2 points

Fifth place proposals with 1 point

Each proposal's points will be calculated and the proposal with the most points will be selected

Selection of Developer for 1600 W. Commonwealth Ave

City Council
July 6, 2021