

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Kara Douglas**  
Assistant Deputy Director

**Victoria Mejia**  
Business Operations Manager

December 29, 2016

Dear Prospective Developers:

**RE: Orbisonia Heights Redevelopment**– Request for Qualifications/Request for Proposals

Contra Costa County is seeking a master developer for the Orbisonia Heights site, located in the Pittsburg/Bay Point BART Station Specific Plan Area southeast of the State Highway 4/Bailey Road interchange in the unincorporated community of Bay Point in Contra Costa County. The site is an excellent location for a residential mixed-use, transit-oriented development and represents an exciting opportunity for the Agency to enter into a public/private partnership with an experienced developer.

The 7.6-acre Orbisonia Heights site currently consists of vacant land and existing public streets. The site abuts Ambrose Park, and vehicular and pedestrian access to the park passes through the site. The site is included within Development Zone II, Area 4 of the Pittsburg/Bay Point BART Station Area Specific Plan (“Specific Plan”).

The purpose of this solicitation process is to select a qualified developer with proven experience, financial resources and professional expertise to deliver a high quality, residential mixed-use development for the Orbisonia Heights site. The process will be conducted in two phases, first with a Request for Qualifications (“RFQ”) and then a Request for Proposals (“RFP”). The Agency anticipates that it will enter into exclusive negotiations for development of this site, culminating in a Disposition and Development Agreement (“DDA”) with the selected developer.

The Department of Conservation and Development will be holding an informational meeting for interested developers at 10:00 am on Thursday, January 26, 2017, at the Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553.

Developer Qualifications are due by 4:00 pm Thursday, February 3, 2017, directed to:

Maureen Toms, Deputy Director  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

It is anticipated that the Developer Selection Committee will short-list developers and request proposals by February 24, 2017 with a submittal date of April 21, 2017. A copy of the Request for Qualifications/Request for Proposals can be mailed to interested parties by contacting me at 925-674-7878 or via email at [maureen.toms@dcd.cccounty.us](mailto:maureen.toms@dcd.cccounty.us) or by accessing the website <http://www.cccounty.us/6413/Development-Opportunities>. The Specific Plan and Zoning information are also on the website (<http://www.cccounty.us/6413/Development-Opportunities>).

Should you have any questions or would like to discuss this offering further, please contact me at 925-674 -7878 or via email.

Sincerely,



Maureen A. Toms, AICP  
Deputy Director

Cc; Bay Point Municipal Advisory Council Members  
Ed Diokno, District 5 Staff