

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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Director

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Deputy Director

Maureen Toms
Deputy Director

Kara Douglas
Assistant Deputy Director

Victoria Mejia
Business Operations Manager

December 30, 2016

Dear Prospective Developers:

RE: Rodeo Downtown Sites– Request for Qualifications/Request for Proposals

Contra Costa County is seeking a master developer for two sites in Downtown Rodeo, located along Parker Avenue in the west Contra Costa County community of Rodeo. The site is an excellent location for a residential mixed-use, artist live-work, and downtown commercial development and represents an exciting opportunity for the County to enter into a public/private partnership with an experienced developer.

The 1.5-acre vacant Rodeo Town Plaza site (Site 1) consists of three County-owned properties. The County anticipates that this project would incorporate a Rodeo Town Plaza, as well as a combination of residential and commercial uses. It is anticipated that this project will function as the central downtown gathering place for Rodeo citizens, business owners and visitors, and act as a catalyst for further economic development activity in downtown Rodeo.

The County is also the owner of a Site 2 (189/199 Parker Avenue) on the next block west of the Town Plaza site. Proposals to incorporate that property will also be considered. An alternative site for the senior center currently located at 189 Parker Avenue is under consideration.

The purpose of this solicitation process is to select a qualified developer(s) with proven experience, financial resources and professional expertise to conduct a public planning process and develop a high quality, residential mixed-use developments and town plaza for Site 1 in the Rodeo community. The process will be conducted in two phases, first with a Request for Qualifications (“RFQ”) and then a Request for Proposals (“RFP”). The County anticipates that it will enter into exclusive negotiations for development of the sites, culminating in a Disposition and Development Agreement (“DDA”) with the selected developer(s). This solicitation is being made to developers the County believes would be qualified and interested in this opportunity.

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 24, 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 March 11, 2017 with a submittal date of May 11, 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 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; Rodeo Municipal Advisory Council Members
Vincent Manuel, District 5 Staff