

REQUEST FOR INTEREST

A World-Class Waterfront
Development Opportunity Centrally
Located in Silicon Valley

redwoodcityport.com



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REDWOOD CITY**

BE PART OF HISTORY IN THE MAKING



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REDWOOD CITY**



LETTER FROM THE BOARD

With sweeping views of South San Francisco Bay and close proximity to some of the most influential companies in the world, the Port of Redwood City invites your interest to this once in a lifetime development opportunity.

The Port is a hidden gem centrally located in Silicon Valley and is ready to be reimagined into a world-class waterfront destination with uses that enhance public access and employment along the waterfront.

In its 2020 Vision Plan, the Port identified this opportunity, which focuses on creating a destination that maximizes land use, improves operations and infrastructure, and protects the environment - all while strengthening the Port's impact to the region's economy and its residents' quality of life.

The Port of Redwood City is issuing this Request for Information (RFI) to solicit interest in this exciting opportunity. We welcome parties to submit their next-generation development concepts by Friday June 25, 2021. Submission details and the project's timeline can be found on page 10.

On behalf of the Port of Redwood City, thank you for your interest!

Richard Claire
Commissioner

Richard Dodge
Commissioner

R. Simms Duncan
Commissioner

Ralph Garcia
Commissioner

Lorianna Kastrop
Commissioner

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A ONCE-IN-A-LIFETIME OPPORTUNITY TO SHAPE A WATERFRONT DESTINATION

In a region where explosive growth has been the norm over the last several decades, it is unusual to find prime developable land ready for investment.

But at the Port of Redwood City, there are several acres of waterfront real estate on the South San Francisco Bay waterfront just waiting to be reimaged.

The Port Commission's 2020 Vision Plan calls for the development of a unique shoreline attraction and is looking for development partners to support this aspiration.

Creative development ideas to deliver an exciting waterfront destination are welcomed!





SITE CHARACTERISTICS

The project site includes an immediate opportunity of 7.6 acres with the possibility of adding 5.8 acres in the future as shown on the map to the left.

The initial opportunity is flat, mostly paved, underutilized land bordered by the municipal marina, Redwood Creek, Beeger Road and Seaport Boulevard. The marina could be incorporated into the concept if desired. Existing uses include an office building, yacht club, sailing center, conference center, public parking and promenade.

The site must comply with the City of Redwood City's General Plan and is subject to permitting from the San Francisco Bay Conservation and Development Commission (BCDC), which has authority over developments proposed within 100 feet of the shoreline.

Zoned as Marina, proposals should have a public access and community benefit focus with destination-type uses like restaurants, retail shops, creative/contemplative spaces or other activating recreational uses that have a direct nexus to the site's proximity to the water.

General Plan development standards establish a maximum height of three stories and a 0.5 floor area ratio (FAR). Housing or other residential type uses are not allowed. Office space is strongly discouraged unless it is visitor serving.

The future opportunity site is improved with office buildings and paved parking areas and may become available once long-term leases expire in the future.



DEVELOPMENT FACTORS

The Port's objective is to redevelop this site into a new waterfront destination that generates lease revenues via long-term ground lease arrangements.

Community-serving uses with a direct nexus to the site's proximity to the water are favored - options like restaurants, hotels and other visitor-serving attractions.

The Port requires that the developer accommodate the Sequoia Yacht Club in their concept. It is anticipated that the yacht club as a non-profit would pay minimal rent to the master lessee. The yacht club is a mutually beneficial use to the Port and strongly supports the municipal marina. The Port understands that the yacht club may need to be relocated in a different location within the plan area.

The marina is owned and operated by the Port and may also be incorporated into the project if desired by the master lessee.

Respondents are encouraged to incorporate sustainability measures into the development site. Specifically, the Port would like to see charging stations for electric vehicles added to the redeveloped parking lot as part of the project.

The site also presents the opportunity to feature an architectural element or focal point to the site. The Port would like the respondent to consider incorporating an antique Port of Redwood City locomotive into the design of the project.

Finally, a proposed ferry service is currently underway that would connect Redwood City to San Francisco and/or Oakland with a terminal site on Port property at the eastern end of Seaport Boulevard, which will also support the location's destination status.





LOCAL DEMOGRAPHICS

With some of the most impressive employers in the world located in close proximity to the site, this development opportunity boasts extraordinary demographics to support a world-class waterfront destination. Major Silicon Valley organizations like Oracle, Google, Facebook, Stanford University and more are all located nearby, providing local residents with significant discretionary spending potential.

These demographics deliver a unique opportunity for an innovative developer to fill an unmet demand for waterfront commercial use in the South Bay.

DEMOGRAPHICS AT-A-GLANCE

Within a three-mile radius from the project site.

	2019	2024 (projected)
Population	98,534	101,396
Households	34,754	35,857
Median Household Income	\$102,479	\$117,971
Average Household Income	\$149,271	\$168,702



6,437

Total
Businesses



75,925

Total
Employees



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PREPARING YOUR RESPONSE

Interested parties are invited to submit their response by, Friday, June 25 as outlined on this page.



Responses will inform a recommendation to the Port Commission regarding a strategy for a subsequent Request for Proposal (RFP), which is expected to be issued in Q4 of 2021.



Next steps may include, but are not limited to, a Request for Qualifications (RFQ), Request for Proposal (RFP) and/or an Exclusive Negotiation Agreement (ENA).

PROPOSAL SUBMISSION AND EVALUATION CRITERIA

Responses should include:



Cover letter



Relevant development and staff experience



Intended approach with attention to Port's Vision and development factors described in this RFI

RESPONDENT QUALIFICATIONS

Respondents should have extensive specialty in entitlement and redevelopment and/or active maritime-related, port-supporting business experience.

Qualified firms should be able to demonstrate:



Creative and innovative approaches to development and management



Relevant commercial or development experience with particular experience in long-term ground leases



Financial capability to implement the development project



A record of partnering with public agencies in developing similar projects



A record of completing similar development projects on schedule.

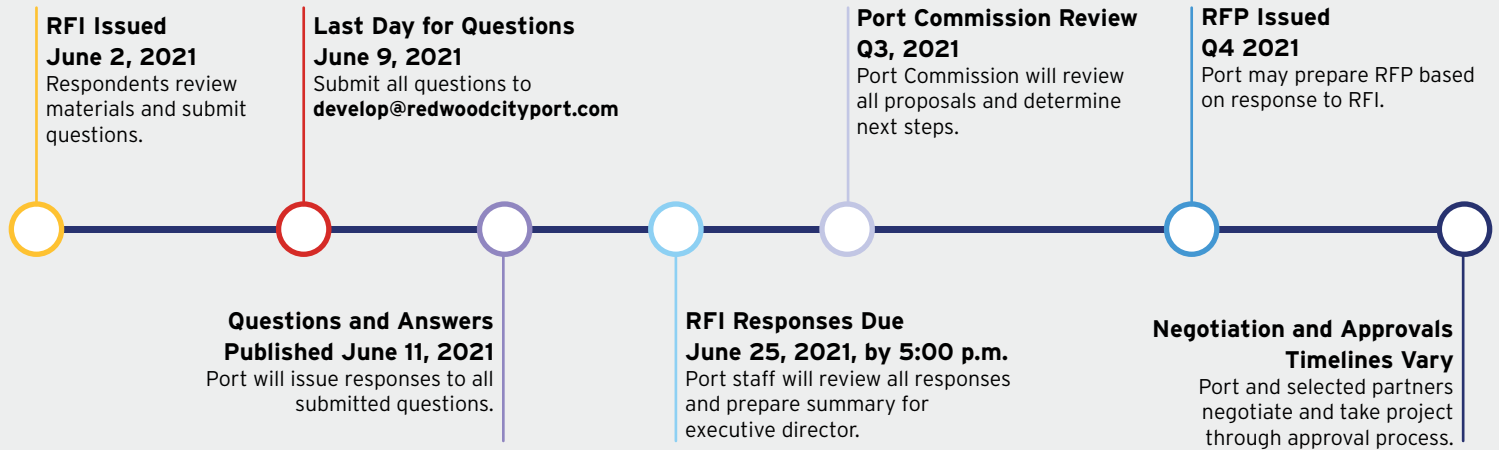
GENERAL INFORMATION AND LIMITATIONS

The issuance of this RFI and the submission of a proposal by any respondent, or the acceptance of such proposal by the Port of Redwood City, does not obligate the Port in any manner. No commissions will be paid to outside parties or brokers in connection with this RFI or subsequent development. The Port reserves the rights to:

- Amend, modify or withdraw this RFI
- Extend the deadline for submission of proposals
- Revise any requirements of the RFI
- Hold discussions with any respondent
- Require supplemental statements of information from any firm
- Restrict any future RFI for all or a portion of the site to only those who respond to this RFI
- Accept or reject any or all proposals

Responses submitted to this Request for Information may be subject to the California Public Records Act and should not be deemed privileged and confidential.

DEVELOPMENT TIMELINE



PROPOSAL DETAILS

RESPONSE DUE DATE

Friday, June 25, 2021, by 5:00 p.m. PST. Submittals received by the due date will be included in the process; those delivered after will not be considered.

RESPONDENT IS TO DELIVER

Three (3) bound copies and one (1) reproducible unbound copy.

DELIVER PROPOSALS TO:

Port of Redwood City
Attn: Kristine A. Zortman, Executive Director
675 Seaport Boulevard, Redwood City, CA 94063

RFI QUESTIONS

For questions regarding this RFI, please contact:

Trish Wagner

Business Development Manager
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(650) 306-4150



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