

# Redevelopment Agency

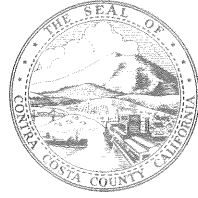
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# Contra Costa County



August 10, 2005

## Commissioners

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Dear Property Owners/Prospective Developers:

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

The Contra Costa County Redevelopment Agency (“Agency”) 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 older single family homes and existing public streets. The site abuts Ambrose Park, and vehicular and pedestrian access to the Park passes through the site. The development site may potentially include a portion of Ambrose Park along the border. The site is included within Development Zone II, Area 4 of the Pittsburg/Bay Point BART Station Area Specific Plan (“Specific Plan”). The site is also within the jurisdiction of the Agency’s Bay Point (formerly West Pittsburg) Redevelopment Project Area 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. This solicitation is being made simultaneously to all existing owners of property in the site area and to developers the Agency believes would be qualified and interested in this opportunity. If an existing owner is qualified and selected to be the master developer, the Agency will alternatively negotiate a Disposition and Development and Owner Participation Agreement (“DDOPA”).

The Redevelopment Agency will be holding an informational meeting for interested developers at 1:00 p.m. on Tuesday, September 6, 2005, at the County Administration Building, 651 Pine Street, Room 107, Martinez, CA 94553.

Developer Qualifications are due by 4:00 pm Monday, September 19, 2005, directed to:  
Mark Sawicki  
Seifel Consulting Inc.  
221 Main Street, Suite 420  
San Francisco, CA 94105  
Phone: 415-618-0700  
Fax: 415-618-0707  
Email: mark@seifel.com

The above address is effective beginning August 29, 2005. For contact prior to August 29, 2005, please use 1388 Sutter Street, Suite 520, San Francisco, CA 94109 (phone 415-931-9600 and fax 415-931-9602) to contact Mr. Sawicki.

It is anticipated that the Developer Selection Committee will short-list developers and request proposals by October 20, 2005 with a submittal date of December 8, 2005.

A copy of the Request for Qualifications/Request for Proposals is on the Agency's website ([www.ccreach.org](http://www.ccreach.org)) or can be mailed to interested parties by contacting me at 925-335-7230 or via email at [mtoms@cd.cccounty.us](mailto:mtoms@cd.cccounty.us). The Specific Plan, "Rules for Business Tenant Preference and Owner Participation in the Bay Point (formerly West Pittsburg) Project Area", and general redevelopment information are also on the website ([www.ccreach.org](http://www.ccreach.org)).

Should you have any questions or would like to discuss this offering further, please contact me at 925-335-7230 or via email.

Sincerely,



Maureen A. Toms, AICP  
Redevelopment Project Manager

Cc; Bay Point Project Area Committee Members  
Developer Selection Committee Members