

Question and Answer
700/800 Pre-Submittal Meeting
January 6, 2010

Can you submit on any or all of the sites?

Yes. Qualifications are being accepted for any combination of Areas 1, 2 and 3.

Are you looking for proposals for the buildings as well as improvements to the street?

Qualifications are being sought for the redevelopment of the Agency-owned buildings and property. In 2008, City Council approved a Master Plan for K the Street Streetscape. The first phase of the K Street Streetscape project is currently under construction on the 700 block of K Street. The project includes installation of pavers, new lighting, landscaping, furniture and fixtures. The City is also currently studying the reintroduction of cars to K Street.

Would you accept residential on any of the sites?

It is certainly a goal of the City and Agency to add residents to Downtown. It is envisioned that the ground floor will remain as retail.

Can the residential be market rate or only affordable?

It can be either, it is a goal of the City to provide housing for a range of incomes in Downtown.

What is the status of the light rail station?

As part of the K Street Streetscape project, the light rail station on the 700 block of K Street is being relocated to 7th Street between K and L streets. The new station should open by the end of this month and the existing station on K Street will subsequently be demolished.

Who should we contact with questions about the process?

Beth Tincher at btincher@cityofsacramento.org or (916) 808-7730. Deadline to request clarifications is February 12, 2010.

What buildings included in the RFQ are historic?

- 700 K Street- APN: 006-0096-002 (previously Men's Warehouse building);
- 712-714 K Street- APN: 006-0096-005 (previously Plaza Galleria); and
- 1117-1123 8th Street- APN: 006-0098-021 (partial) (Bel Vue Apartment building)

Can you clarify the Bel Vue's building footprint? Does the façade behind 815 L Street on the alley have to be preserved?

The Bel Vue building facing 8th Street includes the three story brick building, and from the alley the building includes from the 8th Street to the parcel line. Beyond

the parcel line is the back side of 815 L Street building. 815 L Street is not a historic resource and does not have to be preserved.

What funding is available to assist with the development?

Available funds are limited, but the Agency currently owns the land and the buildings and will evaluate the financial structure of each submittal.

How many units are in the Bel-Vue?

28 Units

Is there any flexibility in the number of pages for the submittal?

No, 30 pages is the maximum.

Will the sign-in sheet be posted to the website?

Yes, the sign-in sheet can be found at

<http://www.cityofsacramento.org/econdev/development-projects/700-800BlockJKLRFQ.cfm>

Are any of the buildings owned by the State?

No, all of the buildings included in the Request for Qualifications are owned by Redevelopment Agency of the City of Sacramento.

Can we get inside the buildings?

Yes, we will set up tours for attendees of the pre-submittal meeting and post the available dates and times on the project website. Registration for these tours will be required.

Who will be on the Selection Panel?

The selection panel has not yet been identified, but will contain representatives from City staff, Agency staff and professional third parties.