

**San Diego Association of Governments
Downtown Bus Stopover and Multiuse Facility
Public-Private Partnership Opportunities**

August 2018

Objective

SANDAG will be investigating the possibility of forming a public-private partnership to develop a multiuse project consisting of a bus Stopover, offices, and residential and retail development in the Columbia-Civic/Core neighborhood of Downtown San Diego. The project site encompasses a full city block bounded by A, B, State, and Union Streets.



Background

The San Diego Association of Governments (SANDAG), in cooperation with the San Diego Metropolitan Transit System (MTS), plans to seek proposals from the private sector to identify an innovative multiuse development solution for the Downtown Bus Stopover and Multiuse Facility.

Submission Schedule

SANDAG plans to begin the development partner procurement process in summer 2019.

Process

SANDAG envisions a two-stage procurement process. The process will consist of:

- 1) Request for Qualifications ("RFQ") to shortlist potential partners; and
- 2) Request for Proposals ("RFP") directed to all pre-qualified proponents.

Complete technical specifications for the project will be provided as part of the Request for Proposals package.

About the San Diego Association of Governments and the San Diego Metropolitan Transit System

SANDAG serves as the forum for regional decision-making for the 18 cities and county government within its jurisdiction. SANDAG builds consensus; makes strategic plans; obtains and allocates resources; plans, engineers, and builds public transportation, and provides information on a broad range of topics pertinent to the region's quality of life. SANDAG is governed by a Board of Directors composed of mayors, councilmembers, and county supervisors from each of the region's 19 local governments.

San Diego MTS provides bus and rail services across 570 square miles of the urbanized areas of San Diego County, as well as the rural parts of East County. MTS's 15-member Board consists of four appointees from the San Diego City Council, one appointee from each city council of Chula Vista, Coronado, El Cajon, Imperial Beach, La Mesa, Lemon Grove, National City, Poway and Santee, one appointee from the San Diego County Board of Supervisors and one San Diego County resident elected by other Board members to serve as Chairman.

Project Description and Site

Bus and Rapid service to Downtown San Diego has increased, especially in recent years. A large number of buses begin and end their route in western Downtown. Currently, the buses are parking curbside between runs. Downtown needs a long-term solution that takes buses off city streets when they are temporarily out of service between runs. The Downtown Multiuse and Bus Stopover Facility would do that, improving the transit system that provides reliable and efficient service for thousands of San Diegans who rely on it as their primary mode of transportation. It would increase the availability of on-street parking Downtown and allow for the removal of portable toilets from local sidewalks, greatly improving the atmosphere of Downtown neighborhoods and providing respectable rest facilities for local bus drivers.

SANDAG has received numerous comments from the Downtown community that a bus Stopover by itself is not the highest and best use of Downtown property. In response to this, SANDAG intends to pursue the development of a multiuse facility that could include office space, retail, housing, and useable outdoor areas.

SANDAG owns one-third, 20,000 square feet, of the project site and is in the process of negotiating the purchase of the remaining properties. Project details include:

- Property Size: 60,000 square feet
- Anticipated Uses: 280,000 square feet residential, 300,000 square feet of office, 20,000 square feet of street-facing retail. SANDAG anticipates needing up to 120,000 square feet of office space.
- Anticipated Building Height: up to 400 feet
- Floor Area Ratio: 6.0 base minimum, 10.0 base maximum, 20.0 maximum with all incentives

Sustainability and Active Transportation

The street and infrastructure surrounding the site are critical to supporting the walkable, transit-friendly nature of Downtown, creating successful first-last mile connections to transit. Developers will be encouraged to design a project that provides accommodations to the greatest degree possible for all modes of active transportation and public transit access. The site is located near transit making it a good candidate for a Transit Oriented Development (TOD).

Project Status

On June 22, 2018, the SANDAG Board of Directors authorized the purchase of property from two willing sellers and to continue negotiations with the other property owners. Once negotiations have been successfully completed, SANDAG intends to solicit proposals for a public-private partnership for the financing, design, construction, and management of the Downtown Bus Stopover and Multiuse Facility. SANDAG and MTS hope to have the project open for use in 2023.

For More Information

Visit sandag.org/stopover, or contact Richard Chavez, Principal Project Manager, at (619) 699-6989, or richard.chavez@sandag.org.