

Request for Qualifications and Proposals

POMONA UNIFIED SCHOOL DISTRICT
Approximate 15,683 SF Development Site Available



890 - 892 W Franklin Avenue
Pomona, CA



TABLE OF CONTENTS



DOMINIC D. DUTRA

BS, MBA, CCIM

ddutra@3dstrategies.com

510.366.9931

DRE License No. 00963281



3	PROPERTY INFORMATION
4	PROPERTY PHOTOS
7	ZONING
9	GENERAL PLAN MAP
10	DEMOGRAPHICS
11	CITY OF POMONA
12	SELECTION PROCESS FOR SUBMITTALS
13	DOCUMENTATION OF FINANCIAL STABILITY
14	WAIVER
15	DISCLAIMER

PROPERTY INFORMATION

Pomona Unified School District invites proposals for the acquisition of 890 - 892 W Franklin. An opportunity for investors and developers to acquire two parcels totaling approximately 0.26 acres.

The properties are located near the corner of White and Franklin Street, bisected by an alley and directly across the street from PUSD's Fremont Academy of Engineering and Design.

ADDRESS	890 - 892 W Franklin Ave, Pomona CA
APN	8349-025-903 + 8343-025-904
OWNER	Pomona Unified School District
LOT SIZE	Approx. 15,683 SF
BUILDING SIZE	N/A
CURRENT ZONE	R-1-6000 + SB330 Overlay (City of Pomona)
ZONING CODE UPDATE	Western Parcel - NE1 = [LM2-G1-CX1] Eastern Parcel - RN1 = [HM1-N1-R1]*
GENERAL PLAN	Residential Neighborhood
CURRENT USE	Vacant Land
TITLE REPORT	Link
PLOTTED EASEMENTS	Link



**Subject to change. The City of Pomona is in the process of updating the Pomona Zoning Ordinance (the base code that regulates land use in the City). The second draft to the update was published April 11, 2024 and the update is expected to be adopted by Spring 2024.*

PROPERTY PHOTOS



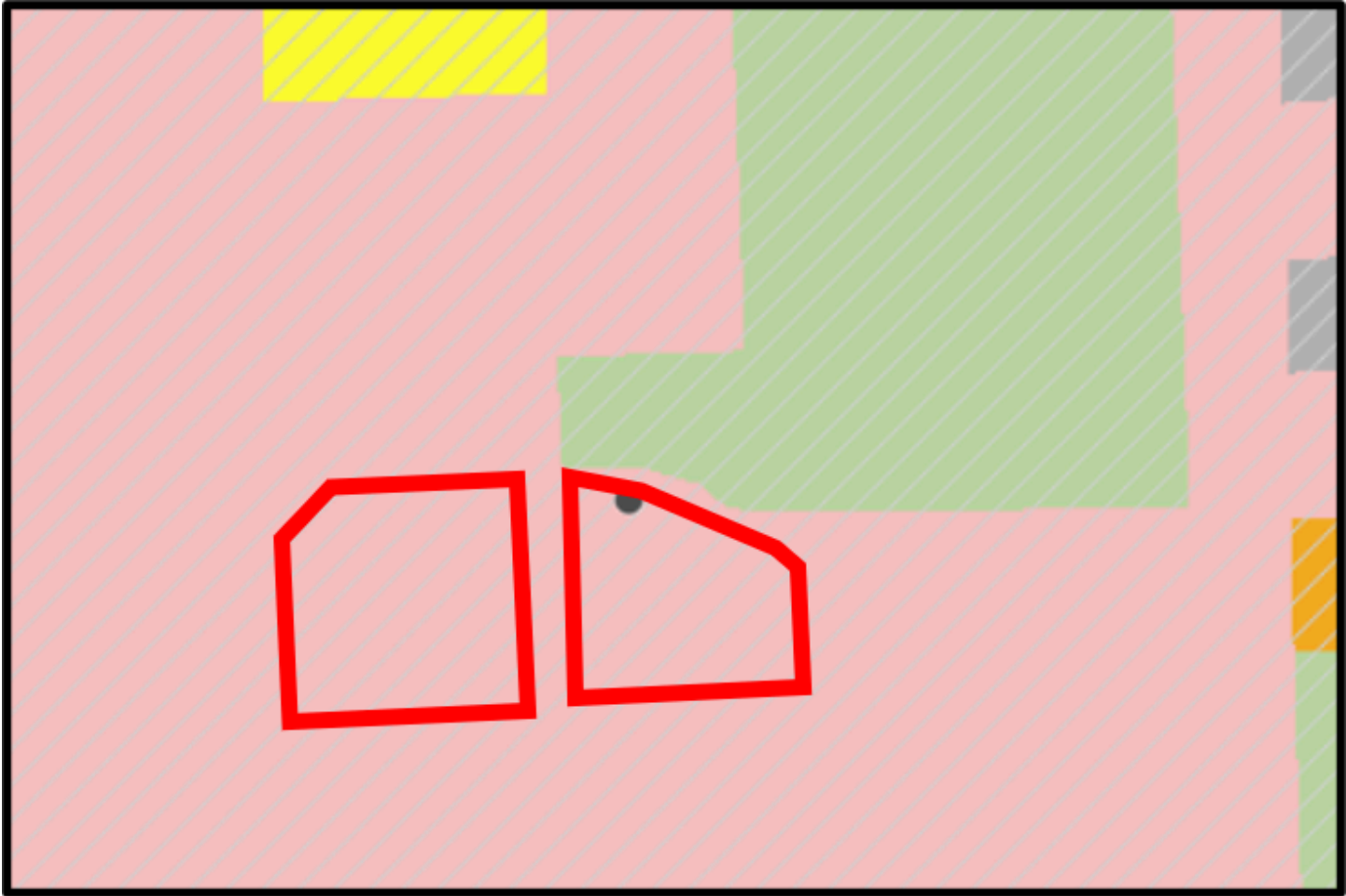
PROPERTY PHOTOS



PROPERTY PHOTOS



ZONING MAP



Zone: R-1-6000 + SB330 Overlay (City of Pomona)
Zoning Code Update: Western Parcel - NE1 = [LM2-G1-CX1], Eastern Parcel - RN1 = [HM1-N1-R1]

**Subject to change. The City of Pomona is in the process of updating the Pomona Zoning Ordinance (the base code that regulates land use in the City). The second draft to the update was published April 11, 2024 and the update is expected to be adopted by Spring 2024.*

ZONING CODE UPDATE



Western Parcel - APN: 8343-025-903 (8,712 SF)

ZONING CODE UPDATE (FROM DRAFT MAP MARCH 2024) | NED1 = [LM2-G1-CX1]

Zoning District	Form Module	First Bracket Set Frontage Module	Use Module	Zoning District Description
Neighborhood Edge District 1 (NED1)	Low-Rise Medium 2 (LM2) Sec. 330.B	General 1 (G1) Sec. 440.A	Commercial Mixed 1 (CX1) Sec. 520.C	Sites with low-rise buildings up to 3 stories tall, located close to the street with somewhat active ground stories, and residential and minimal commercial primary uses.

1. GENERAL INTENT

- Medium scale development intended to accommodate a variety of housing options—up to 3 stories tall—including a mixture of townhouses, live-work units and small scale multifamily with flexible ground floors for a variety of smaller scale commercial uses. Neighborhood Edge Districts (NED) typically transition to Residential Neighborhood Districts (RND) from zoning districts with more intense development.
- Neighborhood Edge Districts (NED) implement the Neighborhood Edge Place Type established in the General Plan.

330.B. Low-Rise Medium 2 (LM2)

1. BUILDING PLACEMENT

2. BUILDING FORM

Category	Requirement	Primary Street	Side Street
LOT SIZE	Lot Area (min)	n/a	All
	Lot Width	60'	45'
	Front access (min)	40'	30'
BUILDING	Building height (max stories/feet)	3/42'	3/42'
	Building width (max)	150'	150'
	Building depth (max)	10'	10'
FENCES AND WALLS	Front yard type	See Frontage Module	See Frontage Module
	Side/rear yard type	Type VI	Type VI
	Impervious coverage (max)	70%	70%
LANDSCAPING	Frontage planting area (min)	50%	50%
	Frontage yard fence and wall type allowed	Type A1	Type A2
	Alley setback (min)	3' or 20'	15' or 30'

440.A. General 1 (G1)

1. STREET ORIENTATION

2. STREET-FACING FACADE

Category	Requirement	Primary Street	Side Street
BUILD-TO	Applicable stories (min)	All	All
	Build-to depth (max) (max stories/feet)	10'	10'
	Build-to width (min)	80%	50%
ENTRANCES	Street-facing entrance	Required	Required
	Entrance spacing (max)	75'	100'
	Required Entry feature	Required	No
LANDSCAPING	Frontage planting area (min)	50%	50%
	Frontage yard fence and wall type allowed	Type A1	Type A2
	Alley setback (min)	3' or 20'	15' or 30'

510.C. Commercial-Mixed 1 (CX1)

Intent

The CX1 Use Module allows for commercial uses generally within a 2,000 square foot establishment size on the ground story, as well as a wide range of housing types. The Use Module is intended to support the clustering of commercial service, office, cultural and institutional uses that cater to immediately surrounding neighborhoods.

Eastern Parcel - APN: 8343-025-904 (6,970 SF)

ZONING CODE UPDATE (FROM DRAFT MAP MARCH 2024) | RND1 = [HM1-N1-R1]

Zoning District	Form Module	First Bracket Set Frontage Module	Use Module	Zoning District Description
Residential Neighborhood District 1 (RND1)	House Medium 1 (HM1) Sec. 320.C	Neighborhood Yard 1 (N1) Sec. 420.A	Residential 1 (R1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.

1. GENERAL INTENT

- A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.
- Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the General Plan.

520.C. House Medium 1 (HM1)

1. BUILDING PLACEMENT

2. BUILDING FORM

Category	Requirement	Primary Street	Side Street
LOT SIZE	Lot Area (min)	n/a	All
	Lot Width	45'	30'
	Front access (min)	40'	30'
BUILDING	Building height (max stories/feet)	2.5/32'	2.5/32'
	Building width (max)	60'	60'
	Building depth (max)	n/a	n/a
LANDSCAPING	Frontage planting area (min)	50%	50%
	Frontage yard fence and wall type allowed	Type A1	Type A2
	Alley setback (min)	3' or 20'	15' or 30'

420.A. Neighborhood Yard 1 (N1)

1. STREET ORIENTATION

2. STREET-FACING FACADE

Category	Requirement	Primary Street	Side Street
BUILD-TO	Applicable stories (min)	All	All
	Build-to depth (max)	25'	20'
	Build-to width (min)	50%	30%
ENTRANCES	Street-facing entrance	Required	n/a
	Entrance spacing (max)	30'	n/a
	Required Entry feature	Required	No
LANDSCAPING	Frontage planting area (min)	50%	50%
	Frontage yard fence and wall type allowed	Type A3	Type A3
	Alley setback (min)	3' or 20'	15' or 30'

510.A. Residential 1 (R1)

Intent

The R1 Use Module is intended to accommodate a wide variety of housing types for a variety of housing needs in a predominantly residential setting, to accommodate certain accessory uses, and to facilitate the efficient management of municipal resources.

GENERAL PLAN MAP

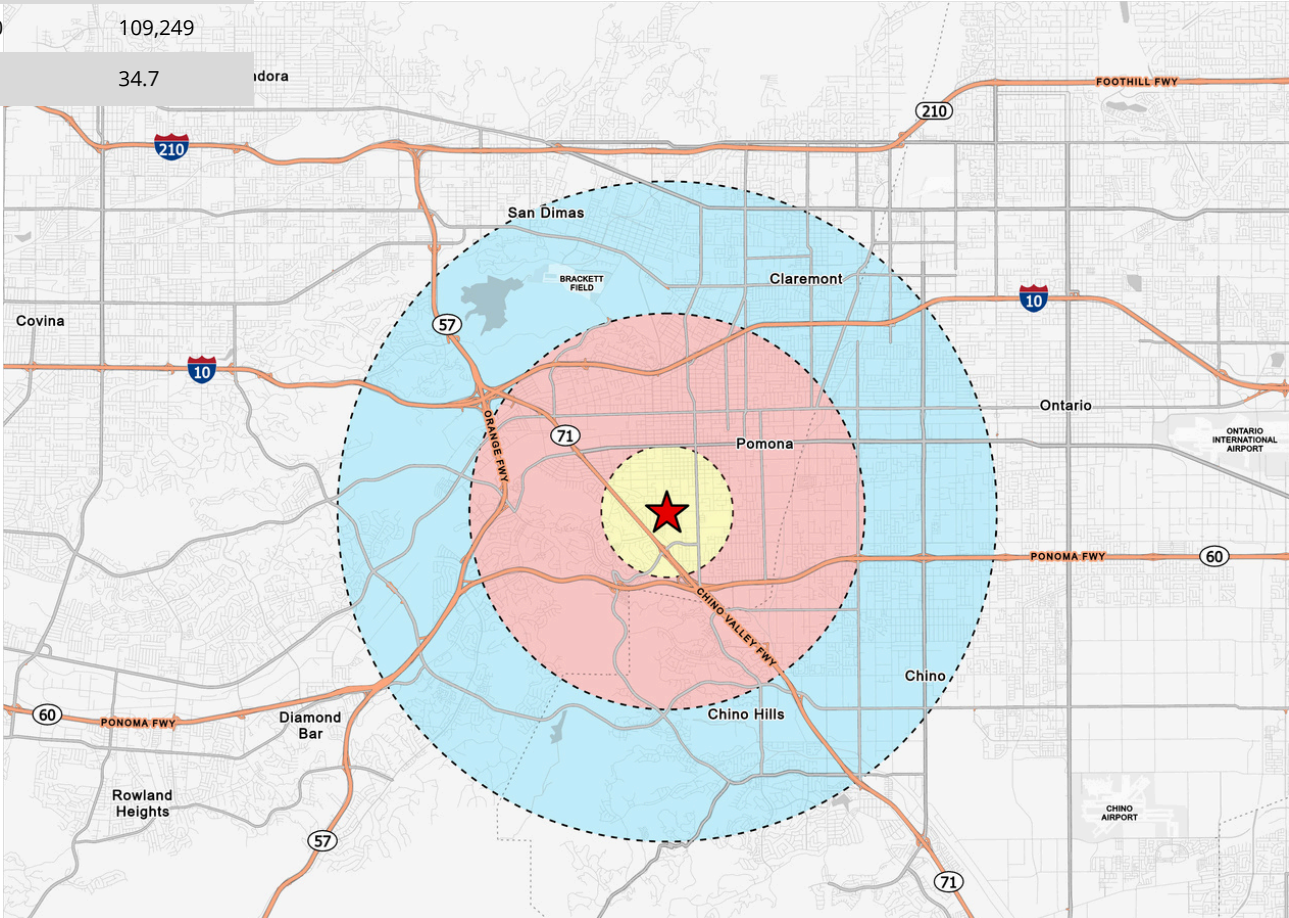


General Plan: Residential Neighborhood



DEMOGRAPHICS

DEMOGRAPHICS (ESRI)			
	1 MILE	3 MILE	5 MILE
POPULATION (2023)	25,313	160,241	360,308
5 YEAR GROWTH (2023 - 2028)	-0.37%	-0.64%	0.26%
MEDIAN HHI	\$70,232	\$76,807	\$83,566
% Pop w/ Bachelor or Above	18.21%	24.30%	30.86%
Total Households	6,464	45,920	109,249
Median Age	30.9	32.9	34.7



POMONA, CA

Nestled amidst the vibrant tapestry of the San Gabriel Valley, Pomona, California, exudes the quintessential charm of a diverse and dynamic city. Surrounded by the majestic San Gabriel Mountains and situated near the bustling energy of Los Angeles, this eclectic urban center offers a perfect blend of cultural richness and recreational opportunities that captivate residents and visitors alike.

One of the most captivating features of Pomona is its rich cultural heritage and vibrant arts scene. With a backdrop of stunning mountain vistas and a bustling cityscape, residents are treated to a melting pot of cultural experiences and artistic expressions. From world-class museums and galleries to lively festivals and performances, there's never a shortage of creativity and inspiration in this dynamic city.

Beyond its cultural allure, Pomona boasts a thriving downtown area brimming with historic architecture, trendy boutiques, and diverse dining options, creating a vibrant hub of community life. Whether strolling through art walks or savoring international cuisine, residents find endless delights in the heart of the city.

With its diverse population, rich history, and vibrant cultural scene, Pomona offers a coveted lifestyle for those seeking the perfect blend of urban excitement and natural beauty. Whether yearning for a historic home in the city center or a modern retreat in the foothills, Pomona presents a diverse array of real estate options to suit every preference. Experience the allure of Pomona and discover the endless possibilities that await in this vibrant city.



SELECTION PROCESS FOR SUBMITTALS



SELLER'S RESERVATION OF RIGHTS

- To reject any and all proposals received in response to the RFP;
- To accept an offer other than the highest bid (price) as part of a comprehensive review process that includes, but is not limited to, the missional and strategic interests of Pomona Unified School District.
- To waive and/or modify any informalities, irregularities, or inconsistencies in any proposal;
- To negotiate any aspect on the proposal with any prospective buyer, terminate negotiations and select the next most responsive proposal;
- To prepare and release a new RFP, or take such action as deemed appropriate if negotiations fail to result in an agreement;
- To change the evaluation criteria or modify any other provision in this RFP.
- To award the contract, in whole or in part, to one or more bidders.

DOCUMENTATION OF FINANCIAL STABILITY



All proposals must provide documentation demonstrating the buyer's ability to meet the obligations described in the proposal. The financial documentation is a critical factor in determining whether a proposal is viable.

Documentation of financial responsibility may include the following:

1. Financial statements for the past three (3) years.
2. A letter of reference from a major bank or lending institution.
3. A statement describing any and all litigation in which the entity and its principals have been involved during the past five (5) years, as well as any litigation which is pending or threatened against the entity and principals, and can reasonably be known by the entity.
4. A statement regarding any past or current bankruptcies involving the entity, the principals, or any sub-entity.
5. All documentation of financial responsibility shall be submitted with the proposal at the same time as the proposed purchase terms.
6. The Owner reserves the right to perform a background or credit check on any entity or principals.
7. This proposal is made directly to interested parties. All responses must be net of any broker's commission.

Additional information may also be requested.

WAIVER

On May 15, 2024, the Pomona Unified School District's Board of Trustees adopted Board Resolution No. 29 (2023-24) seeking a waiver of California Education Code section 17455 et seq., directing statutory offers to be made, and authorizing issuance of this Request for Qualifications and Proposals ("RFQ/P"), subject to approval of the waiver by the State Board of Education. In compliance with statutory requirements and the Board-adopted resolution(s), the District is simultaneously notifying various agencies that the Properties are being offered for sale, and those agencies may be entitled to certain priorities for consideration over other members of the public that are interested in purchasing the Property. The District applied to the State Board of Education for a waiver of certain Education Code requirements in order to provide the District with the greatest possible flexibility in the process of selling surplus properties. If approved, the waiver will apply to Education Code sections 17473 and 17474, and to portions of sections 17455, 17466, 17469, 17472, and 17475. It is anticipated that the waiver will be reviewed and approved by the State Board at its meetings scheduled for November 8-9, 2023, which will authorize the District to accept a proposal in response to this RFQ/P. The most compelling rationale for a school district to use a Request for Qualifications and Proposal process for selling properties is that unlike the bid process, which essentially limits the Board of Trustees to price as the sole criteria for selecting its "preferred party", the Board of Trustees can entertain other more subjective, but very important considerations. This is especially important when considering the residential or other development of school district property because this process is lengthy and complex and the Board will need to thoroughly review not only the proposals being submitted, including price, but the qualifications of the proposer. These other very important qualifications include, but certainly are not limited to, the following:

Experience: The developer should have a strong track record in developing similar properties – including in Pomona and/or surrounding cities - and a good understanding of the school district's complex needs.

Financial Stability: The developer should have a strong financial standing which will ensure that the project is fully funded and completed without any glitches.

Deposit Structure: Because the project will take 6-12 months before close of escrow, the developer should have the ability to release substantial nonrefundable deposits.

Reputation: The developer should have a good reputation in the community, which will ensure that the school district will receive a quality development that will also be respectful of the varying needs of key stakeholders such as neighbors, community members, school district staff, board members, city appointed and elected officials, etc.

Project Design and Planning: The developer should have a solid plan for the development which takes into account the community's needs and the school district's requirements, including zoning considerations, building codes, and environmental regulations. This is especially true with the state passage of key housing legislation such as SB 330 and others.

Construction Quality: The developer should be able to deliver a quality construction that will stand the test of time and meet the school district's and community's expectations.

Resources: The developer should have the necessary resources and staff to manage the project efficiently and effectively.

Effective Communication and Community Engagement: The developer should be an effective communicator and be able to keep the school district informed throughout the development process while also engaging with the neighbors and community in numerous public venues and through various media channels.

DISCLAIMER



DOMINIC D. DUTRA

BS, MBA, CCIM

ddutra@3dstrategies.com

510.366.9931

BRE License No. 00963281



While the information contained herein has been provided in good faith and in an effort to provide prospective buyers with relevant property data, it should not be considered a substitute for a thorough due diligence investigation.

The information contained herein has been obtained from sources we believe to be reliable; however, 3D Strategies has not verified, and will not verify, any of the information contained herein, nor has 3D Strategies conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

3D Strategies has not made any investigation, and makes no warranty or representation, with respect to the subject property, the future projected financial performance of the property, the property's development potential, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with Local, State and Federal regulations, or the physical condition of the improvements of the subject property.