

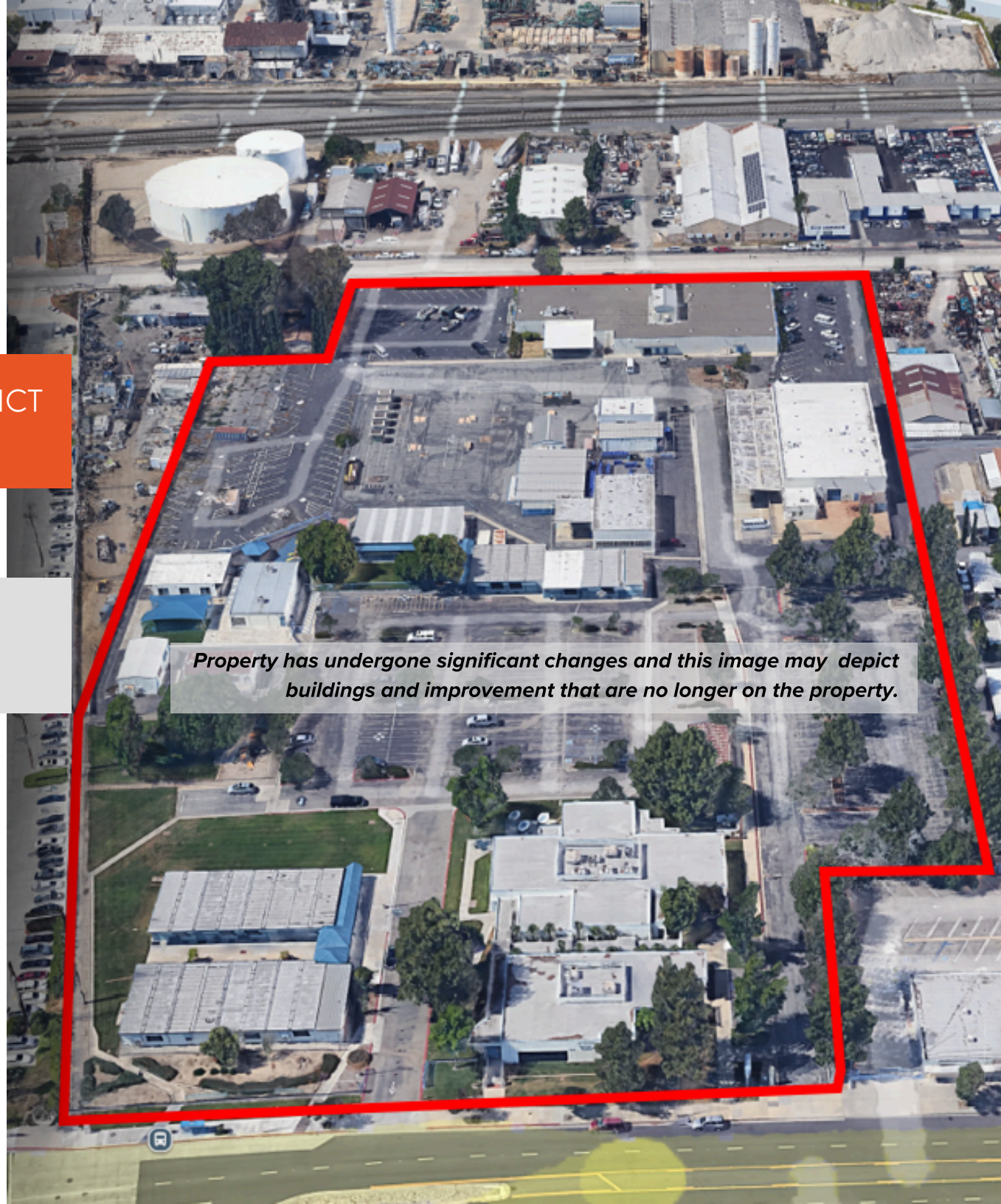
# Request for Qualifications and Proposals

POMONA UNIFIED SCHOOL DISTRICT  
**10.23 Acres**

**REDEVELOPMENT  
OPPORTUNITY**



1515 W Mission Blvd  
Pomona, CA 91766





## **DOMINIC D. DUTRA**

BS, MBA, CCIM

ddutra@3dstrategies.com

510.366.9931

DRE License No. 00963281



# **TABLE OF CONTENTS**

<b>3</b>	<b>PROPERTY INFORMATION</b>
<b>4</b>	<b>PROPERTY PHOTOS</b>
<b>6</b>	<b>ZONING MAP</b>
<b>8</b>	<b>GENERAL PLAN MAP</b>
<b>9</b>	<b>CONCEPTUAL SITE PLANS</b>
<b>13</b>	<b>DEMOGRAPHICS</b>
<b>14</b>	<b>CITY OF POMONA</b>
<b>15</b>	<b>SELECTION PROCESS FOR SUBMITTALS</b>
<b>16</b>	<b>DOCUMENTATION OF FINANCIAL STABILITY</b>
<b>17</b>	<b>WAIVER</b>
<b>18</b>	<b>DISCLAIMER</b>



# PROPERTY INFORMATION



The Adult School Site is approximately 10.23 acres consisting of three parcels, that span the city block with frontage on both W Mission Boulevard and W 2nd Street. The parcel that has frontage along W 2nd Street is approximately 8.85 acres (the “Large Parcel”) and the two smaller parcels that have frontage along W Mission Boulevard are approximately 1.38 acres in total (the “Smaller Parcels”).



The uses along W Mission Boulevard near the property are a mix of residential and commercial while the uses along W 2nd Street near the property are mostly industrial in nature. The General Plan for the entire property is Workplace District Edge(T4-A) – with a housing designation of 70 dwelling units per acre. In reviewing the new Pomona Zoning and Development Code (effective July 31, 2024), the City of Pomona has assigned the Large Parcel a zoning designation of WD1-[LM4-G1-IX1]. The Smaller Parcels fall in the Corridors Specific Plan and are within Midtown Segment(T4). The Large Parcel’s IX1 zoning designation will not allow for any distribution or fulfillment oriented industrial use. The General Plan will require this property to be a reasonably dense housing development. The City has also identified the Smaller Parcels with frontage along W Mission Boulevard in the Housing Element (2021-2029) as a potential affordable housing site.

<b>ADDRESS</b>	1515 W Mission Blvd, Pomona, CA 91766
<b>APN</b>	8348-020-902, 8348-020-904, 8348-020-905
<b>OWNER</b>	Pomona Unified School District
<b>LOT SIZE</b>	Approx. 10.23 Acres
<b>ZONING CODE</b>	<b>APN 8348-020-905</b> (Large Parcel) WD1 = [LM4-G1-IX1] <b>APN 8348-020-902, -904</b> (Smaller Parcels): Corridors Specific Plan - Midtown Segment
<b>GENERAL PLAN</b>	Workplace District Edge, Transect Zone: T4-A
<b>CURRENT USE</b>	Vacant
<b>PRELIMINARY REPORT</b>	<a href="#">LINK</a>
<b>PLOTTED EASEMENTS</b>	<a href="#">LINK</a>





# PROPERTY PHOTOS

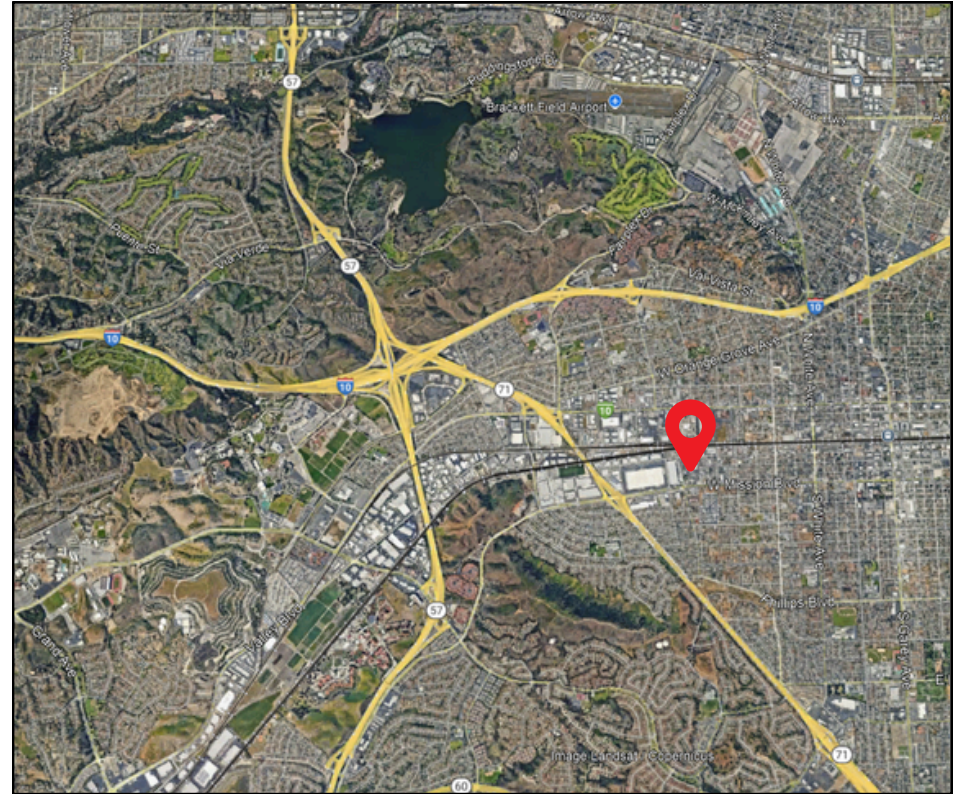
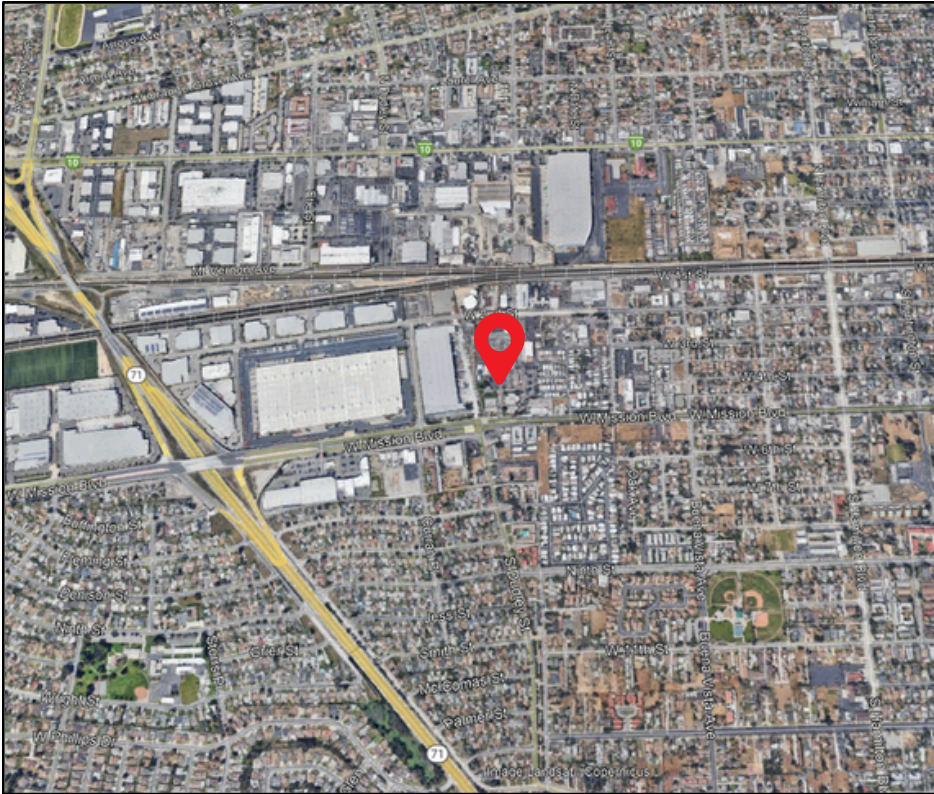


*Property has undergone significant changes and this image may depict buildings and improvement that are no longer on the property.*





# PROPERTY PHOTOS





# ZONING MAP



**Zoning:**  
**APN 8348-020-905**  
**(LARGE PARCEL)**  
WD1 = [LM4-G1-IX1]  
  
Zoning Code: [LINK](#)

**Zoning:**  
**APN 8348-020-902, -904 -**  
**(SMALLER PARCELS)**  
Corridors Specific Plan -  
Midtown Segment  
  
Corridor Specific Plan: [LINK](#)

*\*Note: Prospective buyer must verify zoning independent of this document shall not rely on information contained herein.*



# ZONING RELATED TO INDUSTRIAL USES

**APN 8348-020-905**

Large Parcel  
WD1 = [LM4-G1-IX1]  
Zoning Code: [LINK](#)

Allowed Use Table

Part 5 | Use

Use	Use Module															Reference
	R1	RX1	CX1	CX2	CX3	CX4	CX5	IX1	I1	I2	I3	P1	P2	OS1	OS2	
<b>PRODUCTION-ORIENTED INDUSTRIAL</b>																
<b>Production:</b>																
General	-	-	-	-	-	-	-	C*	P*	P*	P*	-	FD	-	-	<a href="#">Sec. 540.F.1.</a>
Assembly Line	-	-	-	-	-	-	-	C*	P*	P*	P*	-	FD	-	-	<a href="#">Sec. 540.F.1.</a>
Animal Products Processing	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Artisanal Manufacturing	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	<a href="#">Sec. 540.F.1.</a>
<b>Food and Beverage Manufacturing:</b>																
Small	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	<a href="#">Sec. 540.F.1.</a>
Large	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
<b>Product Maintenance, Restoration, and Repair</b>	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	<a href="#">Sec. 540.F.1.</a> <a href="#">Sec. 540.F.2.</a>
<b>Media Production:</b>																
Backlot/Outdoor Facility	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	<a href="#">Sec. 540.F.1.</a>
Indoor Support Facility	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	<a href="#">Sec. 540.F.1.</a>
Soundstage	-	-	-	-	-	-	-	-	P*	P*	P*	-	FD	-	-	<a href="#">Sec. 540.F.1.</a>
<b>Research and Development</b>	-	-	-	-	-	-	-	P*	P*	P*	P*	-	FD	-	-	<a href="#">Sec. 540.F.1.</a>
<b>Recycling:</b>																
Recycling Facility	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	
Recycling Facility, Convenience	-	-	-	-	-	-	C	C	C	-	-	-	FD	-	-	
Recycling Manufacturer	-	-	-	-	-	-	-	-	-	C	C	-	FD	-	-	
Recycle, Recycling	-	-	-	-	-	-	-	-	-	-	-	-	FD	-	-	

**KEY: P = Permitted; C = Conditional use permit; - = Not permitted; \* = Use standard applies;**  
**FD = Fairplex Overlay District; W = Wireless facility permit; CD = Cannabis Overlay District**

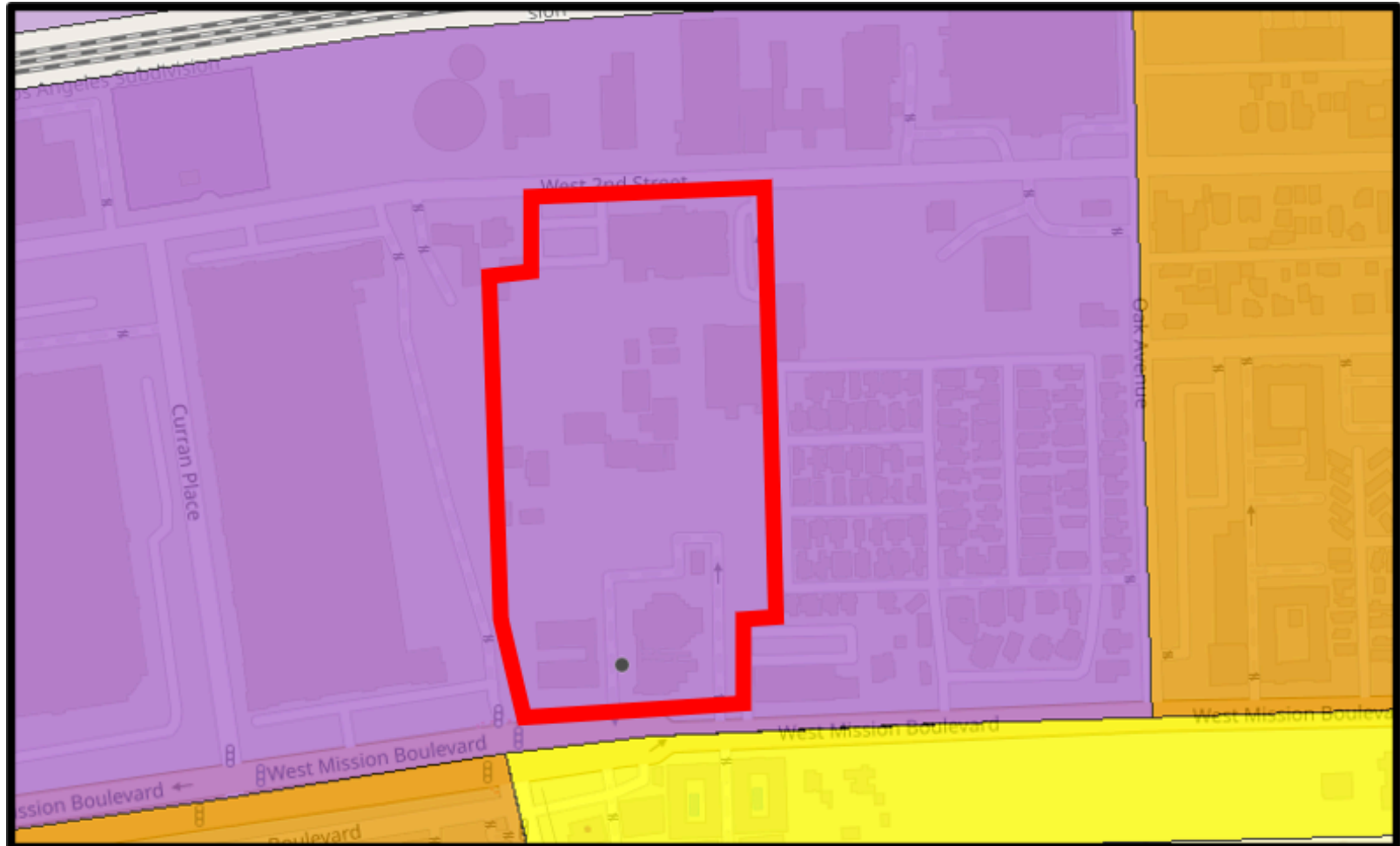
**APN 8348-020-902, -904**

Smaller Parcels  
Corridors Specific Plan - Midtown Segment: [LINK](#)

2.2 Building Use Regulations	Standards
<b>2.2.1 Use Types</b>	
<b>A. Retail</b>	
1. Specialty Goods Anchors	---
2. Community Oriented Anchors	permitted (L2)
3. Entertainment Anchors	---
4. Eating & Drinking Establishments	NC (U2)
5. Specialty Goods & Foods	NC (U3)
6. Entertainment & Recreation	---
7. Convenience Uses	NC, CS
8. Business Services	NC, CS
9. Personal Services	NC, CS
10. Service Commercial & Repair	---
11. Large Scale Commercial Goods	---
12. Vehicle Sales	---
<b>B. Civic &amp; Cultural</b>	conditional
<b>C. Workplace</b>	
1. Professional Services	permitted
2. Medical Services	permitted
3. Light Industrial	conditional
<b>D. Lodging</b>	permitted
<b>E. Live Work</b>	permitted
<b>F. Residential</b>	
1. Multi-Family w/ Common Entry	permitted
2. Multi Family w/ Individual Entries	permitted
3. Attached Single Family	permitted
4. Detached Single Family	---



# GENERAL PLAN MAP



**General Plan: Workplace District Edge, Transect Zone: T4-A**

General Plan: [LINK](#)

# CONCEPTUAL RESIDENTIAL DEVELOPMENT SCHEMES BY URBAN ARENA



**OC SD OAK**  
3195 Red Hill Avenue, Loft F  
Costa Mesa, CA 92626  
714 754 4500

## NARRATIVE

### PROJECT

Project Name: 1515 W. Mission Blvd  
Project#: 24-131

### OPTION A

Option A features the UA Towns and UA Split in a site plan exclusively composed of townhomes. The buildings are oriented to front on W. Mission Blvd and 2nd St, with the main entrance on Mission Blvd opening to a spacious and inviting public open space. Units face the primary circulation loop road with alleys used for garage access.

### OPTION B

Option B features the UA Split and introduces the UA MR1 for greater product differentiation. The UA Split buildings are oriented to side along the western and eastern property lines, allowing the homes to face the landscaped paseos between buildings instead of the adjacent industrial site or mobile home community.

### OPTION C

Option C is an all-apartment design featuring tuck-under apartments, offering plenty of parking and open space for both residents and the surrounding community. Parking along the perimeter loop road serves as a buffer between the adjacent industrial site and the mobile home community.

## PRODUCT DESCRIPTIONS

### UA Towns

This 3-story townhome offers 2-3 bedroom units with three floor plans ranging from 1,842 to 2,141 sf net. This product presents a typical townhome design that feels both familiar and inviting to buyers. Variations in unit depth add visual interest and architectural character, while side-facing entrances on the end units enhance curb appeal and create a well-rounded, attractive appearance from all sides.

### UA Split

This 3-story townhome offers 2-4 bedroom units with four floor plans ranging from 1,307 to 2,107 sf net. Its innovative design splits the corner units into two sections, effectively doubling the number of corner units. This innovative approach creates a building that is visually striking not only from the front but also from the sides, which feature two stacked loggias, enhancing the architectural appeal and wrapping the structure with elegance.

### UA MR1

This 3-story motor court townhome offers 2-3 bedroom units with six floor plans ranging from 1,198 sf to 2,020 sf net. Standard 2-car garages accessed via a shared driveway. Private outdoor spaces are provided for each unit on the ground floor as well as on the floors above. The open-concept layout provides comfort and versatility, with Plan 4 allowing for an optional den and Plan 6 allowing for an optional fourth bedroom.

### Tuck-under Apartments

This 3-story apartment product offers 1-3 bedroom units with five floor plans ranging from 712 to 1,412 sf net. These apartments feature tandem garages beneath the residential units, optimizing space and offering convenient access to each apartment. The garages provide direct entry to a shared hallway, creating an elevated entry experience compared to traditional apartment layouts. The buildings are designed with structural walls aligned directly above one another, allowing for simplified structural design and more cost-effective construction.



# CONCEPTUAL RESIDENTIAL DEVELOPMENT SCHEMES BY URBAN ARENA

## OPTION A



Net Site Area: 10.13 ac  
 Total Units: 196 units  
 Average Net Density: 19.35 du/ac  
 Total Buildable SF: 363,733 sf  
 Community Building: 3,000 sf

### UNIT SUMMARY

#### UA SPLIT (3-STORY)

Plan Type	S.F.	Bed/Bath	Garage	Stories	# units	% of total	Buildable SF
Plan 1	1,307	2/2.5	2-tandem	3	24	29%	31,368
Plan 2	1,480	3/3.5	2-std	3	24	29%	35,520
Plan 3	2,019	4/3.5	2-std	3	16	19%	32,304
Plan 4	2,107	4/3.5	2-std	3	19	23%	40,033
Total					83	100%	139,225

#### UA TOWNS (3-STORY)

Plan Type	S.F.	Bed/Bath	Garage	Stories	# units	% of total	Buildable SF
Plan 1	1,842	2/3	2-std	3	35	31%	64,470
Plan 2	1,967	3/3.5	2-std	3	40	35%	78,680
Plan 3	2,141	3/3.5	2-std	3	38	34%	81,358
Total					113	100%	224,508

### PARKING SUMMARY

#### MIN. PARKING REQUIRED

			Min. spaces required
2 BR	2 spaces/unit	59 units	118 spaces
3 BR	2.5 spaces/unit	102 units	255 spaces
4 BR	3 spaces/unit	35 units	105 spaces
Guest	1 space/4 units	196 units	49 spaces
Total Required			527 spaces
10% reduction for development within 3,000 ft of transit station			474 spaces

#### PARKING PROVIDED

	Spaces provided
Garage - std	344 spaces
Garage - tandem	48 spaces
Parallel street parking	126 spaces
Total Provided	518 spaces

# CONCEPTUAL RESIDENTIAL DEVELOPMENT SCHEMES BY URBAN ARENA

## OPTION B



Net Site Area: 10.13 ac  
Total Units: 188 units  
Average Net Density: 18.56 du/ac  
Total Buildable SF: 295,570 sf

### UNIT SUMMARY

#### UA SPLIT (3-STORY)

Plan Type	S.F.	Bed/Bath	Garage	Stories	# units	% of total	Buildable SF
Plan 1	1,307	2/2.5	2-tandem	3	38	37%	49,666
Plan 2	1,480	3/3.5	2-std	3	38	37%	56,240
Plan 3	2,019	4/3.5	2-std	3	9	9%	18,171
Plan 4	2,107	4/3.5	2-std	3	19	18%	40,033
<b>Total</b>					<b>104</b>	<b>100%</b>	<b>164,110</b>

#### UA MR1

Plan Type	S.F.	Bed/Bath	Garage	Stories	# units	% of total	Buildable SF
Plan 1	1,198	2/2.5	2-std	3	14	16.7%	16,772
Plan 2	1,203	2/2.5	2-std	3	14	16.7%	16,842
Plan 3	1,340	3/2.5	2-std	2	14	16.7%	18,760
Plan 4	1,686	4/3 (opt. den)	2-std	2	14	16.7%	23,604
Plan 5	1,943	4/3.5	2-std	3	14	16.7%	27,202
Plan 6	2,020	3(opt. 4)/3.5	2-std	3	14	16.7%	28,280
					<b>84</b>	<b>100%</b>	<b>131,460</b>

### PARKING SUMMARY

MIN. PARKING REQUIRED				Min. spaces required
2 BR	2 spaces/unit	66 units		132 spaces
3 BR	2.5 spaces/unit	66 units		165 spaces
4 BR	3 spaces/unit	56 units		168 spaces
Guest	1 space/4 units	188 units		47 spaces
<b>Total Required</b>				<b>512 spaces</b>
10% reduction for development within 3,000 ft of transit station				461 spaces

#### PARKING PROVIDED

		Spaces provided
Garage - std		300 spaces
Garage - tandem		76 spaces
Parallel street parking		88 spaces
<b>Total Provided</b>		<b>464 spaces</b>



# CONCEPTUAL RESIDENTIAL DEVELOPMENT SCHEMES BY URBAN ARENA

## OPTION C



Net Site Area: 10.13 ac  
Total Units: 300 units  
Average Net Density: 29.62 du/ac  
Total Buildable SF: 308,774 sf

### UNIT SUMMARY

#### TUCK UNDER APARTMENTS

Plan Type	S.F.	Bed/Bath	Garage	Stories	# units	% of total	Buildable SF
Plan 1	712	1/1	-	3	90	30%	64,080
Plan 2A	1,028	2/2	-	3	52	17%	53,456
Plan 2B	1,071	2/2	-	3	70	23%	74,970
Plan 2C	1,078	2/2	-	3	18	6%	19,404
Plan 3A	1,374	3/3	-	3	52	17%	71,448
Plan 3B	1,412	3/3	-	3	18	6%	25,416
Total					300	100%	308,774

### PARKING SUMMARY

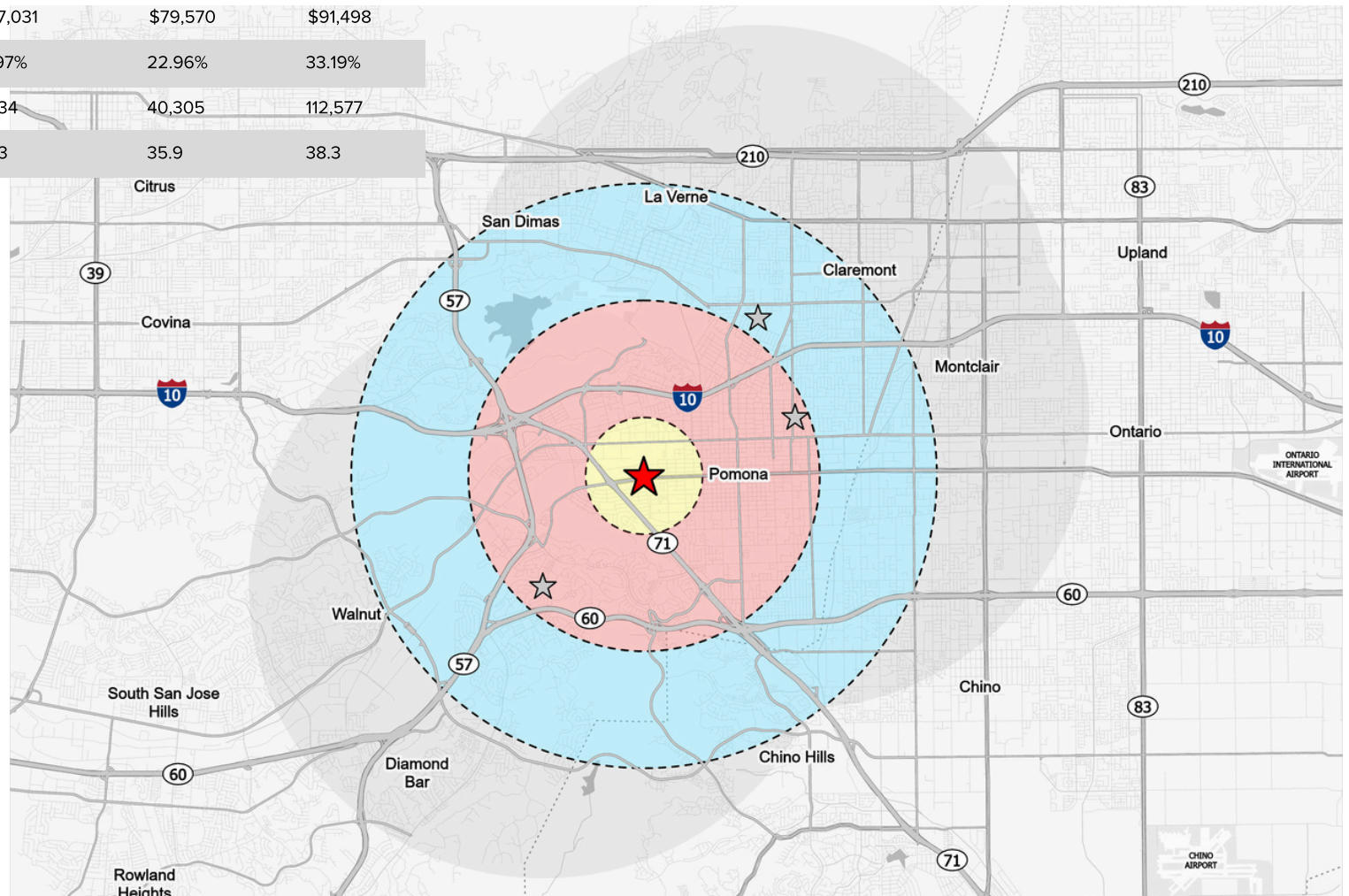
MIN. PARKING REQUIRED				Min. spaces required
1 BR	1.5 spaces/unit	90 units		135 spaces
2 BR	2 spaces/unit	140 units		280 spaces
3 BR	2.5 spaces/unit	52 units		130 spaces
Guest	1 space/4 units	300 units		75 spaces
Total Required				620 spaces
10% reduction for development within 3,000 ft of transit station				558 spaces

PARKING PROVIDED			Spaces provided
Garage - tandem			352 spaces
Parallel street parking			94 spaces
Open guest spaces			185 spaces
Total Provided			631 spaces

# DEMOGRAPHICS

## DEMOGRAPHICS (ESRI)

	1 MILE	3 MILE	5 MILE
Population (2024)	25,039	139,160	359,386
5 Year Growth (2023 - 2028)	-1.49%	-2.42%	-1.52%
Median HHI	\$67,031	\$79,570	\$91,498
% Pop w/ Bachelor or Above	14.97%	22.96%	33.19%
Total Households	6,734	40,305	112,577
Median Age	33.3	35.9	38.3





# 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](mailto: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.