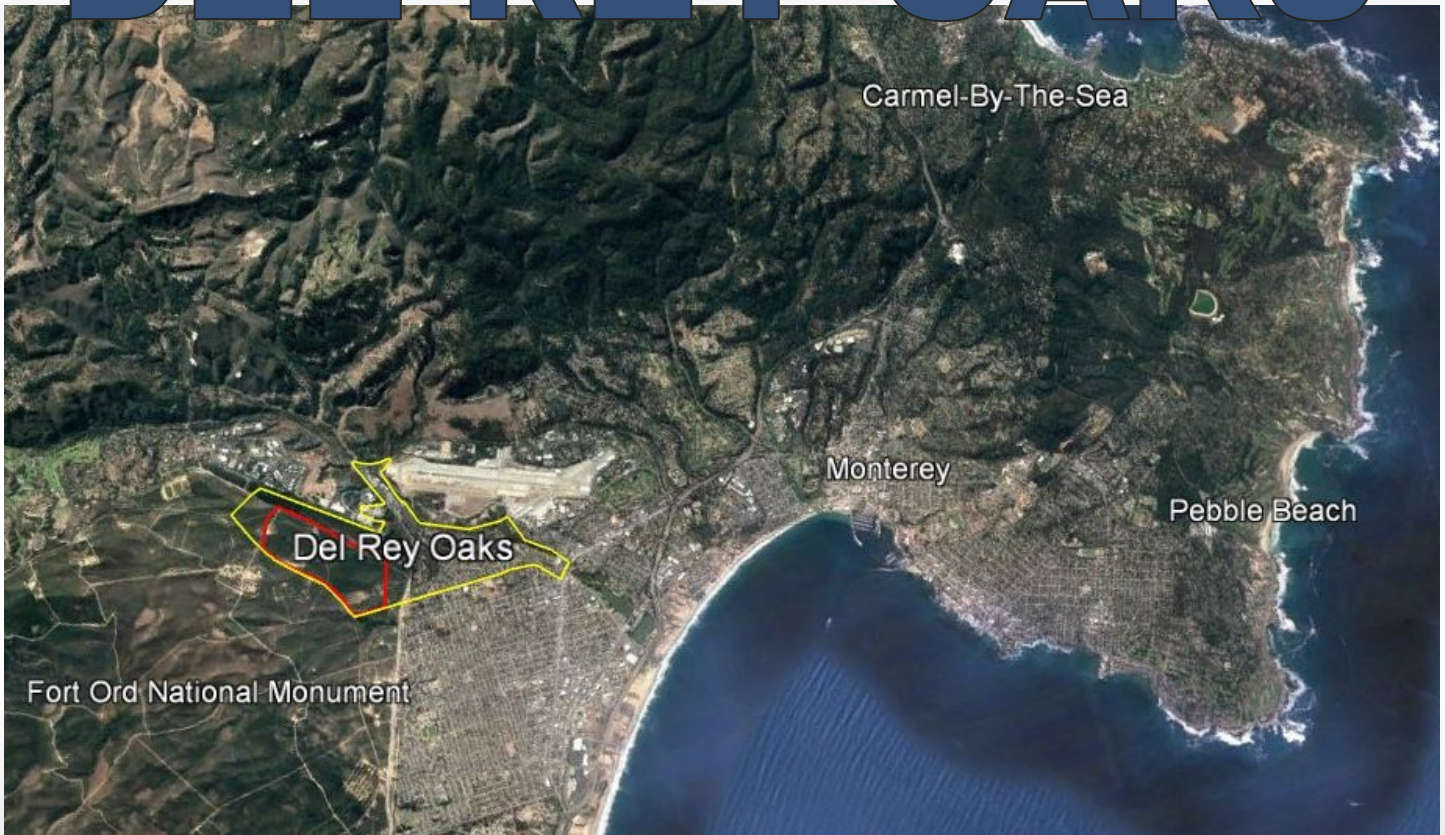


MONTEREY PENINSULA MASTER DEVELOPMENT OPPORTUNITY

+/- 230 ACRES

DEL REY OAKS



The City of Del Rey Oaks is pleased to present the opportunity to engage in a public-private partnership to master develop a location on the Monterey peninsula located on the former Fort Ord Military Installation. Del Rey Oaks envisions an addition to our community that incorporates cultural, recreational, residential, and commercial uses. Public investment in the area will include \$8 million for road improvements on South Boundary Road and additional funding for trail and utility infrastructure.

Developing the future of Del Rey Oaks



Del Rey Oaks *California*

Development Opportunity

The City invites Letters of Interest for a master planned development that complements our existing community.

Developers are encouraged to consider a development with combination of the following priority elements (not all elements have to be included):

Cultural - Community Center with Performing Arts and Art Exhibition Space, Nature Center, and Library.

Recreational - Recreational Trail, Parks, Sports Fields, and Courts.

Commercial and Residential– Café, Restaurants, Local Vendor Market, Mixed-Income Multifamily and Single Family Residential, Flex Industrial, and Hotel.

Community Serving– Outdoor Space/Public Plaza, Teen Activity Center, Primary School, Classroom, and Pre-School/Day Care.

Developer Submittal Requirements

Qualified developers are asked to submit a Letter of Interest with the following:

- General site concept or ideas that conform with the above vision. This may include overview of design, proposed land uses, renderings, etc. Detailed site plans are not required at this time.
- Project team member qualifications
- Demonstration of financial capacity to develop the Project as proposed.
- At least three representative projects of similar scale and type.
- Experience with California development and Federal reuse development.
- Contact information for public-agency references from previous projects.

Further information will be requested from selected development teams.

Preliminary Timeline

- Release of Offering Memorandum.....October 4, 2019
- Submittals Due.....October 25, 2019
- Developers Notified of Preliminary Determination.....November 15, 2019
- Selected Applicants Present to Council.....November 26, 2019

Additional steps may be identified throughout the application review process. The City reserves the right to interview selected applicants and request additional information such as detailed site and financial plans.

If you would like more information, including detailed instructions on submit a proposal, **please contact Kim Carvalho at kcarvalho@delreyoaks.org or 831.394.8511**. More information can be found on the Del Rey Oaks website at www.delreyoaks.org/development

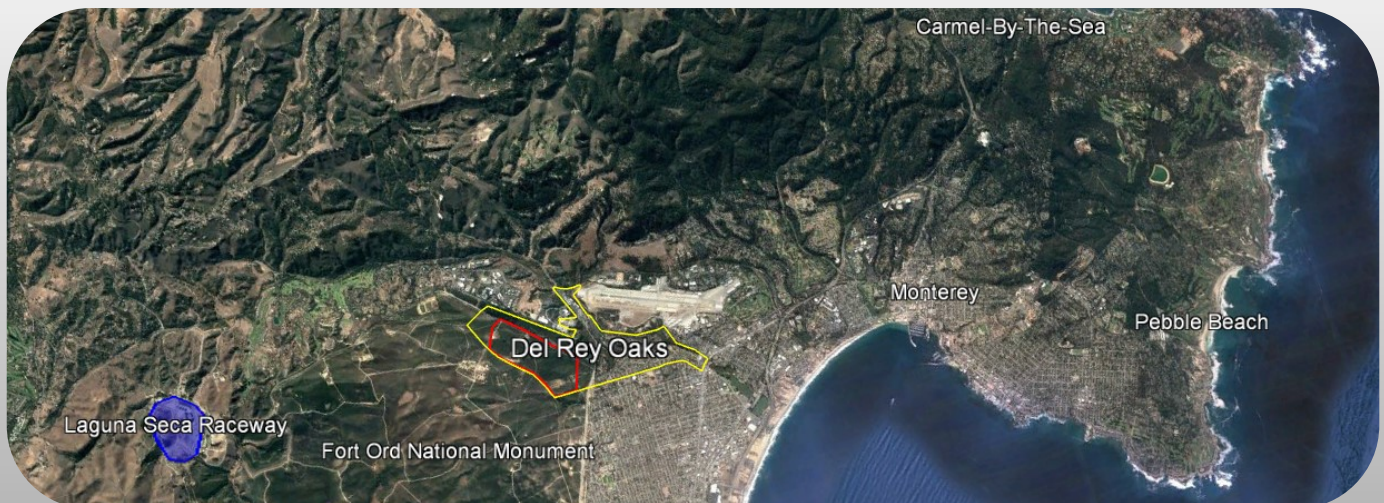
The Opportunity:

Partner with the City of Del Rey Oaks to Master develop a 230 acre community. The City has \$8 million dedicated for the improvement of South Boundary Road.



The Environment:

The site is central to the Monterey Peninsula and is the sunbelt which enjoys more sunny days than its neighbors. The location borders the 14,650 acre Fort Ord National Monument with 86 miles of rugged trail. It is the gateway to the Laguna Seca Raceway which is home to annual races such as the Sea Otter Classic, Rolex Monterey Motorsports Reunion, Monterey Grand Prix, Superbikes World Championship, and the Trans Am SpeedFest. This location is minutes away from the Monterey Peninsula Regional Airport, Cannery Row, Fisherman's Wharf, and Pebble Beach, home of the world famous Pebble Beach Pro Am and Concours d'Elegance.





Del Rey Oaks *California*

The Space

APN	031-191-026
Acreage	+/- 230
Zoning	Neighborhood Commercial with Visitor Overlay (C-1-V)
Water	183 acre feet of Potable Water
Max Building Height	30 Feet
Ownership	City of Del Rey Oaks

The City will consider zoning changes to make the right project feasible.

