

A stylized graphic of a city skyline with a sunburst background. The skyline features several buildings of varying heights and widths, rendered in a dark blue color. The sunburst is composed of numerous thin, radiating lines in a light yellow or gold color, creating a bright, glowing effect behind the buildings.

**City of San Diego
Redevelopment Agency**

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**Crossroads
Redevelopment
Project Area**

**Owner Participation
Application/Submittal Requirements**
October 31, 2003

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 - a. Crossroads Redevelopment Plan
 - b. Mid City Communities Plan

Owner Proposal Submittal Requirements

Owners/Developers:

The following outlines the minimum submittal requirements for a development proposal. The outline includes the requirements of the Redevelopment Agency's "Rules Governing Participation by Property Owners and Preferences for Business Occupants to Reenter in Business within the Crossroads Redevelopment Project Area" and other pertinent information that will be needed to analyze your proposed project/activity.

I. Development Team (Complete Worksheet A)
Please provide additional copies of Worksheet A if necessary

Identification of the Developer, development partner(s), consultant(s), and other members of the development team who would be responsible for implementing the proposed project (name of individual, firm address, and telephone number). Provide a summary of each individual's experience in the development of projects similar in scale and scope to the proposed project.

II. Development Summary (Complete Worksheet B)
Please provide additional copies of Worksheet B if necessary

Site Development Summary, which identifies the site proposed for development and summarizes the development proposal for each site. Further information to be provided in the Development Summary Worksheet include:

- A. Description of existing uses on the site;
- B. A site plan of the proposed project including surface or structured parking;
- C. A general project description identifying the proposed uses and the square footage of the proposed development;
- D. A more detailed description of the residential component (if any) of the proposed project, including parking to be provided;
- E. A more detailed description of the commercial component (if any) of the proposed project, including parking to be provided;
- F. Description of any public improvements (if any) to be installed with the project

- G. A financial summary indicating estimated costs associated with the proposed project;
- H. An estimated schedule indicating key dates such as construction start and completion dates;
- I. A summary of what actions/contributions will be requested of the Agency;
- J. Conceptual drawings/renderings may be submitted if available but are not required for the initial proposal.

III. Statement of Qualifications (Complete Worksheet C)
Please provide additional copies of Worksheet D if necessary

Developer's Statement of Qualifications and Financial Responsibility.

IV. Statement of Conformity (Complete Worksheet D)
Please provide additional copies of Worksheet D if necessary

- A. Would the project conform to the Crossroads Redevelopment Plan and Mid City Communities Plan?
- B. How would the proposed project further the goals of the Redevelopment Plan?
- C. Are there any known challenges such as property acquisition, financing gaps, community support, environmental issues, etc. specific to this project?

I. Proposed Development Site		
Site Description by Street Location		
Parcel Number(s) and Description of Existing Uses ✓ Indicate which parcel(s) are owned by the Proposed Developer	APN	Existing Use
ATTACH A SITE MAP		

II. General Project Description	
Total Gross Square Feet (GSF) of proposed development site	
Total GSF of proposed development	
Total GSF of residential portion of proposed development <i>(if any)</i>	
Total GSF of commercial portion of proposed development <i>(if any)</i>	
Total GSF of parking	
Total number of parking spaces	

III. Proposed Uses
Description of proposed uses in the development <i>(be as specific as possible and include possible tenants if known)</i>

IV. Public Improvements	
Describe the Public Improvements <i>(if any)</i> to be provided with the Development	

V. Financial Summary	
Estimated Construction Costs <i>(excluding parking)</i>	\$
Estimated cost of parking construction	\$
Estimated cost for land acquisition	\$
Estimated financing costs	\$

VI. Property Tax	
Will any of the project be exempt from property tax? <i>(if yes, please explain)</i>	

VIII. Agency Involvement <i>(land acquisition, gap financing, other assistance)</i>	
Description of Agency assistance which will be requested <i>(if any)</i>	

I. Developer Information

Name: _____

Address: _____

Telephone/Fax: _____

E-mail: _____

II. Is the Developer a subsidiary of, or affiliated with, any other corporation(s), joint venture(s) or firm(s)? No Yes

If yes, list each such corporation, joint venture, or firm by name and address, specify its relationship to the developer, the percentage of interest of the partners, and identify the officers and directors or trustees common to the developer and such other corporation or firm:

Name: _____

Address: _____

Relationship: _____

Officers/Directors/Trustees: _____

% of Interest: _____

III. The following individual(s) is authorized to negotiate on behalf of the development entity/team and the following individuals are responsible for project execution:

Name(s): _____

Position: _____

Telephone/Fax: _____

E-mail: _____

IV. Financial Capacity

A. Sources and amount of cash available to Developer to meet equity requirements of the proposed undertaking:

1. In Bank(s):

Bank: _____

Address: _____

City, State, Zip: _____

Amount: _____

Bank: _____

Address: _____

City, State, Zip: _____

Amount: _____

2. By loans from affiliated or associated corporations or firms:

Name: _____

Address: _____

City, State, Zip: _____

Amount: _____

B. Names and addresses of three (3) bank references:

1. Bank: _____

Address: _____

Contact person: _____

Telephone: _____

2. Bank: _____
Address: _____
Contact person: _____
Telephone: _____

3. Bank: _____
Address: _____
Contact person: _____
Telephone: _____

C. Name and address of three (3) business references:

1. Company: _____
Address: _____
Relationship: _____
Contact person: _____
Telephone: _____

2. Company: _____
Address: _____
Relationship: _____
Contact person: _____
Telephone: _____

3. **Company:** _____
Address: _____
Relationship: _____
Contact person: _____
Telephone: _____

D. Has the Developer or (if any) the parent corporation or any subsidiary or affiliated corporation of the Developer's officers or principal members, shareholders or investors been adjudged bankrupt, either voluntary or involuntary, within the past ten (10) years? No Yes

If yes, give date, place, and under what name:

Date: _____
Place: _____
Name: _____

E. Has the Developer or (if any) the parent corporation or any subsidiary or affiliated corporation of the Developer's officers or principal members, shareholders or investors been involved in litigation relating to a development project either voluntary or involuntary, within the past three (3) years? No Yes

If yes, give date, place, general description and current status:

Date: _____
Place: _____
General Description: _____
Current Status: _____

F. Total amount of development work completed by Developer during the last three (3) years:

\$

G. Projects currently in planning or development by the Developer or principals of the development entity:

I. Indicate to the best of your knowledge whether the proposed project conforms to the following documents or if you believe an amendment will be necessary:		
Crossroads Redevelopment Plan	<input type="checkbox"/> Conforms	<input type="checkbox"/> Requires Amendment
Mid City Communities Plan	<input type="checkbox"/> Conforms	<input type="checkbox"/> Requires Amendment

II. Brief description of how the proposed project will further the goals of the Crossroads Redevelopment Plan

III. Brief description of potential challenges specific to this proposed project

IV. Brief description of how the “Rules Governing Participation by Property Owners and Preferences for Business Occupants to Reenter in Business within the Crossroads Redevelopment Project Area” apply to the proposed developer

Certification

I/We _____ certify that this Developer's Statement of Qualifications and Financial Responsibility is true and correct to the best of my/our knowledge and belief.

Name

Name

Title

Title

Signature

Signature

Date

Date

Street Address

Street Address

City, State & Zip

City, State & Zip

Description

Crossroads Redevelopment Plan

The Crossroads Redevelopment Plan was adopted by City Council on May, 6 2003 by Ordinance Number 0-19174. It is a 31-page document that describes the Project objectives, boundaries of the Project Area, proposed Redevelopment activities, land uses permitted within the Project Area, and a general description of methods for financing the Project. A copy of the document is available at:

www.sandiego.gov/redevelopment-agency/crsrdocs

Mid City Communities Community Plan

The Mid City Communities Plan was originally adopted by the City Council on July 14, 1987 and subsequently amended on October 3, 2000, January 19, 1999, May 4, 1998, June 20, 1989, and September 11, 1989 by Resolution Numbers R-293938, R-291202, R-290045, R-273822, and R-274362. Copies of this document can be obtained from the City of San Diego's Planning Department.