

ATTACHMENT 1
NOTICE OF AVAILABILITY – SUMMARY AND DEVELOPMENT FRAMEWORK
HOUSING ELEMENT SITE 84 – SURPLUS LANDS ACT OFFER



DRAFT

Notice of Availability Overview:

The City of Sausalito is soliciting proposals for the development of a portion of the City-owned Martin Luther King Jr. (MLK) Park Property (APN 063-170-03), formally designated as Surplus Land pursuant to the California Surplus Lands Act (SLA). The development area corresponds to Site 84 in the City’s adopted and State-certified Sixth-Cycle Housing Element and was rezoned following voter approval of Measure K during the November 4 Special Election.

Measure K authorizes the creation of a housing overlay zone on limited portions of the MLK Park Property to facilitate no more than 50 units of housing on no more than two acres of the site. Consistent with the Housing Element and the adopted ballot language, the City has expressed its intention to prioritize senior housing, with units that address very low- and low-income affordable housing needs.

To support an economically viable project delivering this level of affordability, the City is open to evaluating mutually financially feasible development partnerships, including consideration of reduced or significantly discounted ground lease terms.

All existing recreational, school, dog park, and sports court uses on the broader MLK Park Property shall remain in place and must not be impacted by any proposed development. The overlay zone maintains all applicable building height limits and development standards established in the City’s Municipal Code and Housing Element.

The site currently includes active tenant school uses (Lycée Français de San Francisco and The New Village School) and associated circulation and parking areas. These uses must remain operational, and any development must ensure that school operations and site access are preserved.

MLK Development Area Detail (Site 84):



- Parking**
 - 72 existing public parking spaces
- Site**
 - No existing sidewalks at parking areas or along Coloma
 - 2 acre proposed site for housing

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Development Framework:

The City of Sausalito seeks a development partner capable of delivering a high-quality, context-sensitive housing project that advances the objectives of the City's State-certified Sixth-Cycle Housing Element and the intent of Measure K. Any development proposal for the MLK Park Property must comply with the following:

Site and Building Parameters

- Maximum 50 dwelling units
- Development limited to no more than two (2) acres
- Maximum height of 32 feet
- Maximum two (2) stories
- Architectural design consistent with adjacent neighborhood and institutional context
- Site planning respectful of surrounding active uses, including:
 - Lycée Français de San Francisco
 - New Village School
 - Recreational fields and courts
 - Dog park, park and community facilities

Protection of Existing Uses

- All current park, recreational, dog park, and sports court uses must not be displaced or negatively impacted.
- School operations and circulation shall not be impacted.
- Developer must:
 - Coordinate circulation planning with the City, Lycée Français and the New Village School
 - Ensure safe and continuous access for students and staff throughout construction and following completion
 - Address potential parking displacement, including alternative parking strategies if needed

Coordination and Infrastructure

- A comprehensive circulation and access coordination plan is required.
- The developer will participate in collaborative planning with the City, school tenants, and other partner agencies throughout design and entitlement phases.
- All improvements and construction activities must maintain public safety and continuity of access to all existing uses.

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Surplus Lands Act Requirements:

This opportunity is governed by the California Surplus Lands Act (Government Code §54220 et seq.).

Accordingly:

- This Notice of Availability (NOA) has been issued to:
 - The California Department of Housing and Community Development (HCD)
 - Local public entities within the jurisdiction
 - Housing sponsors or developers registered with HCD
- Interested entities have 60 days from the issuance of the NOA to submit a written notice of interest.
- If one or more timely notices of interest are received, the City will enter a minimum 90-day good-faith negotiation period.
- HCD guidelines and SLA documentation apply to the entire disposition process.
- Issuance of this NOA does not guarantee that the City will transfer, lease, or enter into any final agreement regarding the property.

The City reserves the right to withdraw or modify the NOA, reject any or all proposals, or negotiate concurrently with multiple qualified respondents.

All future development remains subject to:

- City zoning and development standards
- Environmental review (CEQA)
- All required City permitting and approval processes

City Objectives:

The City of Sausalito seeks a development partner capable of delivering a high-quality, community-oriented affordable senior housing project aligned with Measure K and the Housing Element. The City's objectives include:

Production of Affordable Senior Housing:

- Up to 50 units of high-quality, senior-focused affordable housing
- Commitment to very low- and low-income affordability
- Project designed at two stories or fewer, within the height limit of 32 feet

Efficient Use of Limited Land Area:

- Thoughtful, efficient site planning within a two-acre development envelope
- Sensitivity to adjacent school and recreational uses
- Building massing and architectural character integrated with neighborhood context

Respect for Existing Community Uses:

- Protection of all park, school, and recreational operations
- Compatibility with continuous activity at:

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- Dog park
- Sports courts
- Educational campuses
- Community field and open spaces

High Design Quality and Sustainability:

- Durable, energy-efficient construction
- Sustainable systems and long-term operational resilience
- Designs that contribute meaningfully to Sausalito's architectural and civic character

Partnership and Feasibility:

- Transparent, collaborative working relationship with the City
- Clear understanding of Surplus Lands Act requirements
- Demonstrated ability to deliver affordable senior housing projects
- Strong financing and project delivery capabilities

Required Submittals:

Proposers must submit complete, well-organized packages containing the following:

1. Cover Letter:

- Introduction to the development team
- Summary of qualifications
- Acknowledgment of Measure K requirements, Housing Element policies, and SLA procedures

2. Development Team Profile:

- Organizational structure
- Experience with affordable and/or senior housing
- Resumes and biographies of key personnel
- Examples of comparable completed projects

3. Conceptual Development Program:

- Proposed unit count and affordability levels
- Senior-oriented features, services, and amenities
- Preliminary site plan demonstrating compliance with:
 - Two-acre limit
 - Height and story limits
 - Development parameters and existing use protections
- Conceptual building massing

4. Financing and Operations Plan:

- Funding strategy
- Project feasibility assumptions

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- Ownership and partnership structure
 - Property management and long-term affordability plan
5. Community Engagement Approach:
- Strategy for transparent, respectful engagement with the Sausalito community
 - Proposed methods for outreach, collaboration, and design input
6. Project Schedule:
- Estimated timeline for:
 - Design and entitlement
 - Financing
 - Construction
 - Occupancy
7. Statement on Surplus Lands Act Compliance
- Explanation of how the proposer will meet all SLA obligations
 - Understanding of statutory requirements, negotiation procedures, and affordability standards
8. SLA Notice of Interest Requirements
(Required only for the initial SLA response window)
- Entity name and contact information
 - Description of a project vision consistent with the development parameters
 - Coordination plan addressing school circulation and parking
 - Preliminary financing capacity statement
9. Submission
- Notice of your interest shall be delivered to Brandon Phipps, Assistant City Manager, at 420 Litho Street, City of Sausalito, CA 94965.
 - You may also direct your questions to bphipps@sausalito.gov or by calling (415) 289-4142

Conclusion:

Proposals should reflect the policy intent of Measure K, the goals of the Housing Element, and the statutory requirements of the Surplus Lands Act, while demonstrating a feasible, high-quality, and community-oriented plan for senior affordable housing on the MLK Park Property.