



## LETTERS OF INTEREST

For Adaptive Reuse / Redevelopment Opportunity  
1040 Flower St., Turlock, CA

The City of Turlock (the “City”) is seeking letters of interest from all qualified parties who may wish to pursue an adaptive reuse or redevelopment project of a former armory building and adjacent property (see images in the appraisal report). The property is City owned and is comprised of 1.48 acres (APN 061-003-017) with an 11,918 square foot former armory structure and 40 parking spaces. The building was constructed in 1963 and consists of concrete block construction. The State of California Military Department has continuously occupied the facility however it is now vacated. A third-party appraisal and phase I/II environmental reports, lead abatement and lead clearance report are available in the associated attachments.

The State of California Military Department has mitigated the lead contamination identified in the environmental report. Interested parties should carefully review the reports for other identified contaminants as the City will not be responsible for mitigation. The land is zoned P-S – Public & Semi-Public and is located within an established neighborhood. The property is within walking distance to an elementary school, retail shopping and sits across the street from Soderquist Park, little league baseball facility. The site is designated Public in the General Plan however, given the location of the facility, a rezone and General Plan Amendment to residential or similar compatible land use is a potential option.

To determine the level of development interest in the aforementioned property, the City is seeking letters of interest from organizations and individuals. To better understand the level of interest and opportunities at this site, letters may include responses to the following:

Potential use of the property in 500 words or less  If a Request for Qualifications/Proposals (RFQ/RFP) was issued, would you likely submit a response?  What information would you need from the City to be able to submit a proposal?

Letters should contain individual/company background and contact information. At this time, the City is not seeking formal proposals. Based on the level of interest expressed in the letters received by 5:00 P.M. on Friday, September 4, 2020, a subsequent process may ensue to make the property available for development. The anticipated timeline to release an RFQ is Winter 2020 and a subsequent RFP process is expected to begin in Spring 2021. Letters of interest are not required to participate in any future process. Please submit your letter of interest either by email or mail to:

Allison Van Guilder, Director of Parks, Recreation and Public Facilities  
City of Turlock 156 S. Broadway Turlock, CA 95380-5454  
avanguilder@turlock.ca.us

For more information regarding this process, please contact Allison Van Guilder at 209-668-6001.