

BID WALKTHROUGH

RFP: Use of Historic Lynn House

June 9, 2025

Welcome, the meeting will begin shortly.



ANTIOCH ECONOMIC DEVELOPMENT DEPARTMENT



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AGENDA

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Site Description	04	Q&A	08

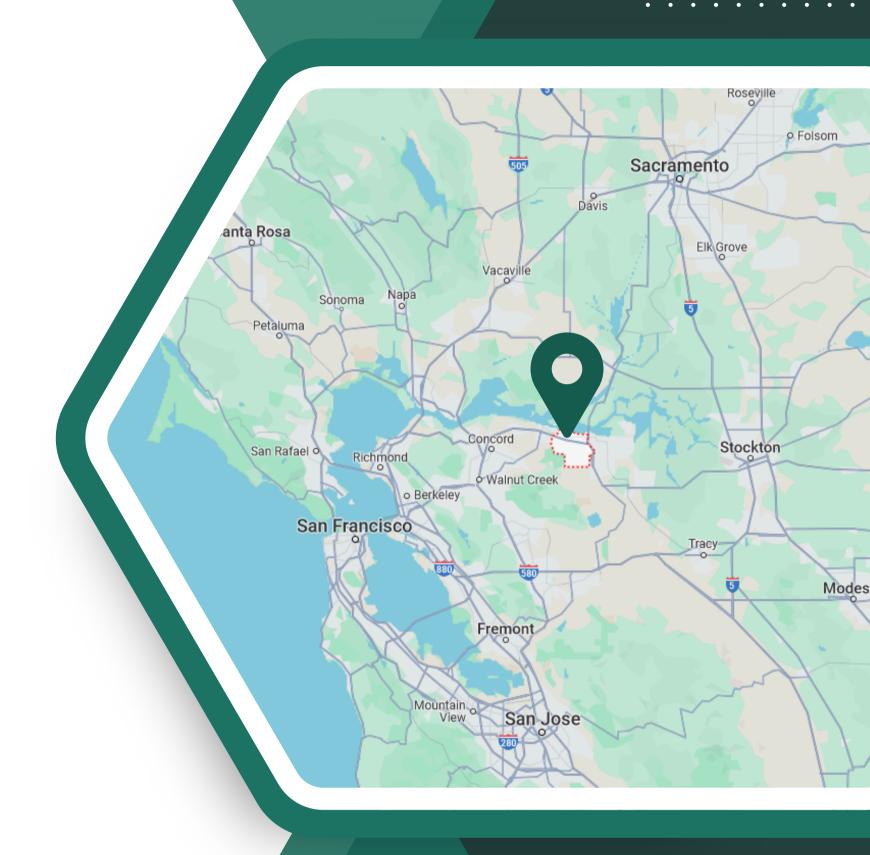
Please ask questions during Q&A

KEY DATES



ABOUT ANTIOCH

- Second largest city in Contra Costa
 115,000+ residents, 36,400 households
- Home to industrious professionals
 \$90,709 average household income. 26% of residents have
 Bachelors, Graduate, Doctoral, or Professional degrees
- Popular for diversity, open space, market rate housing, water recreation, and schools



RIVERTOWN OPPORTUNITY



Cultural Center

Historic buildings, cultural landmarks, local shops and restaurants



Family-Friendly

Local events and festivals, ample parking



Recreation

Boating and fishing facilities, parks, waterfront views



Zoning

Downtown Specific Plan

Waldie Plaza

SITE DESCRIPTION

809-815 W. First Street, Antioch, CA Shares Parcel # 066091015 with the Hard House

- 1,400 SF Interior Available
 - 2 story structure
 - 2 rooms, 1 bathroom
 - Fire sprinklers, elevator, detached garage, small kitchen, living room, security system, ADA compliant

Honse

Hard

- Constructed 1905-1915

 Most recent use was by the Arts & Cultural
 Foundation of Antioch as an art gallery
- High Visibility & Accessibility

Railroad



Prospects High School



WHO SHOULD APPLY

Expertise

Organizations or companies that have a need for space and are an allowable use in historic downtown Antioch
*Note: The City is not interested in nightclubs, music shows, or recording studios

Community Benefit

Make the case for how the presence of your Firm will benefit downtown Antioch

Ability to Perform Scope

Provide documentation such as Business Plan and Expense Report

SCOPE OF SERVICES

"The What"

O1 Conduct and maintain a successful business in Downtown Antioch

Maintain a City owned building within allowable use per City Zoning

Be part of the Antioch community and maintain an active presence

Show how the City of

Antioch and its downtown
will prosper with your firm

"The How"

Pay rent and other fees in a timely manner

Maintain an active business license

Maintain a successful
Business Plan and show an
expense report

Follow terms of lease agreement



DOWNTOWN SPECIFIC PLAN

Mixed Use District Goal: An attractive, walkable
environment that preserves and celebrates the
history and architecture of the community and the
district, serves as a cultural and celebratory
centerpiece for the City, encourages new investment
in both existing buildings and new construction, and
offers a high-quality unique experience to residence
and visitors alike.

Mixed Use District Objectives:

- Fewer vacancies, more visitor-serving uses
- Access to the San Joaquin River
- More festivals and large community events
- Improved pedestrian experience
- Preservation and restoration of historic resources

Mixed Use District (MU) -

Introduction

This district contains the early twentieth century buildings that constitute the oldest surviving development in the City of Antioch and its most significant historic resources. The basic form of the MU District is a traditional, grid-form, commercial downtown with a mix of historic one and two-story buildings, contemporary infill buildings, linear parks, and surface parking lots. The functional center of the District is 2nd Street, between A Street and L Street, which serves as a linear commercial spine running from east to west. Prominent land uses on 2nd Street include Antioch City Hall, El Campanil Theatre, the Nick Rodriguez Community Center, and a number of small restaurants and businesses. The intersection of 2nd Street and G Street is the traditional center of the Rivertown Historic District and greater Downtown Antioch. Residential uses are currently infrequent over commercial uses, but are closely present in nearby neighborhoods. The commercial prominence continues on G Street to 5th Street, where it transitions into a mixed residential neighborhood.

Maximum Residential Density: 28 units per acre.

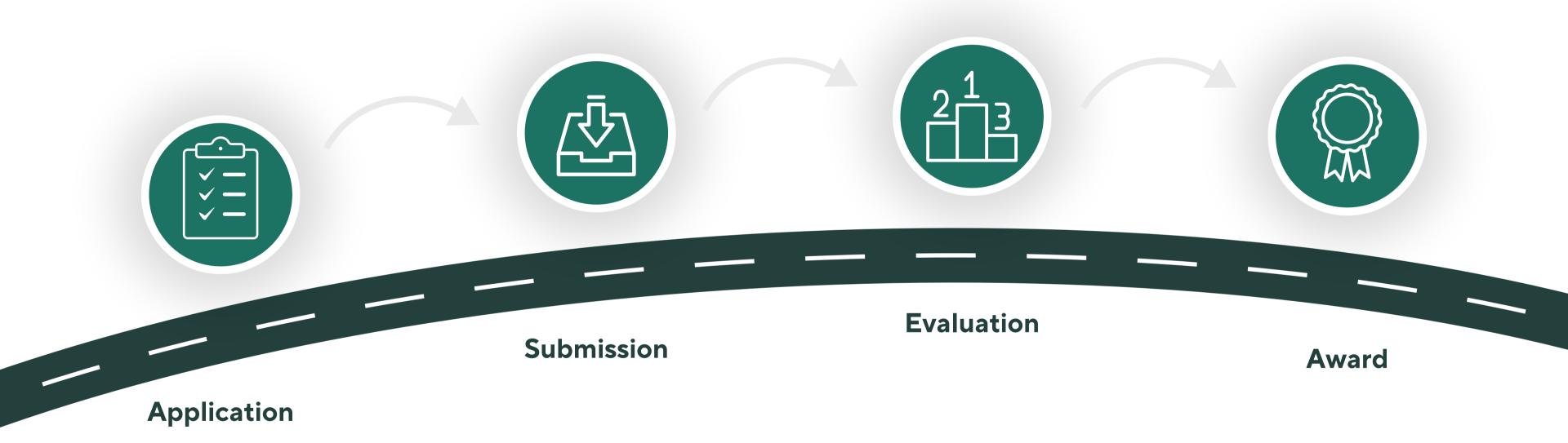
Major Issues

- Historic Buildings
- Parking Facilities
- Commercial Mix
- Vacant Lots

The purpose of the Mixed Use District is to encourage an ultimate mix of residential, retail, restaurant, public and entertainment uses that serves as a local and regional attraction. The physical form of the Mixed Use District lends itself to a comfortable and enjoyable pedestrian experience.

Read more in DTSP p. 13-16

NEXTSTEPS



APPLICATION

Checklist

- Signed cover letter
- Project name
- Respondent name, contact person, address, phone number, fax number, email address
- Willingness to comply with RFP procedures

Elements to Include

- Description of how Scope of Services will be met (how you plan on using the Lynn House)
- Rent Structure
- Statement of Qualifications and Experience
- Terms of Lease Agreement
- Business Plan including price structure
- References



SUBMISSION

Envelope Contents

- 3 copies of proposal
- 1 USB flash drive with proposal
- Mark clearly on the outside: "SEALED PROPOSALS FOR RFP USE OF HISTORIC LYNN HOUSE – DO NOT OPEN WITH REGULAR MAIL."

Deliver to: 200 H St, Antioch CA 94509



EVALUATION

Best Value includes cost, as well as:

- Qualifications (ex: training, experience, creativity, references, past performance) should complement City weaknesses
- **Feasibility** (methodology, reasonableness) should propose reasonable use
- Land use (within bounds of Downtown Specific Plan) should be non-residential
- Willingness to abide by Lease Agreement Example (shown in Exhibit 2) - initial term of Agreement will be determined by proposals submitted



AWARD

Process

- Staff will notify respondent(s) who will be considered for further evaluation and negotiation
- Interviews may be conducted
- If awarded, official Lease Agreement will follow. No quotes are binding until the Agreement is signed by all parties

Lease Agreement example is in Exhibit 2 of the RFP.



QUESTIONS



925-779-6168

Email

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Website

www.antiochca.gov/rfps

Location

200 H St, Antioch CA 94509

Call or email with any additional questions by 4pm on June 16.









