

# PROPOSAL FOR TOWN HALL SQUARE

## MIXED USE PROJECT IN DOWNTOWN SAN LEANDRO

PREPARED FOR:  
**THE CITY OF SAN LEANDRO**

SUBMITTED BY:  
**BEAM DEVELOPMENT LLC**  
4100 Redwood Road, Suite 10-292  
Oakland, CA 94619



FEBRUARY 28, 2017



**Beam Development LLC**  
**4100 Redwood Road, Suite 10-292**  
**Oakland, CA 94611**

May 12, 2017

Mr. Larry Bell  
Senior Vice President  
Transwestern

Ms. Katie Bowman  
Economic Development Manager  
Community Development department  
City of San Leandro

RE: Purchase and Development of the Town Hall Square Site, San Leandro

Dear Mr. Bell and Ms. Bowman:

We are pleased to submit the following revised offer for the purchase and development of the Town Hall Square site in San Leandro by Beam Development LLC ("Beam," or "Buyer"). This offer provides certain revised terms to our earlier submittal dated February 28, 2017. All the details in the earlier submittal, if they are not addressed below, remain the same.

**A. Purchase Price:**

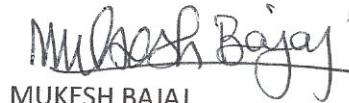
The proposed purchase price for the Successor Agency and the City owned parcels (Parcel numbers 1,2,3,5,6, & 7 contained in the RFP, issue date November 28, 2016 for approximately 0.69 acres is Two Million One Hundred Thousand and no/100 Dollars. (\$2,100,000). Buyer will deposit \$200,000 for a 180-day due diligence period, commencing on August 1, 2017. This deposit will be refundable during the due-diligence period and all subsequent extension periods discussed herein. Buyer will have, at its option, eight (8) six-month extension periods by paying \$25,000 per six-month extension period. The extension deposits will be non-refundable to the Buyer. Close of escrow would occur within ninety (90) days of the last day of the last extension period or Buyer's acquisition of entitlements, whichever occurs first.

**B. Adjacent Parcels:**

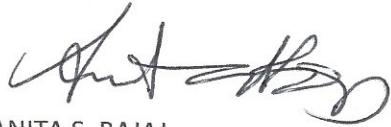
Union Bank owns parcel # 4, estimated at 11,079 square feet, and currently utilizes the site for customer parking. PSK owns the office building located at 1145 E. 14th Street, and is shown as parcel 8 in the RFP. This parcel is approximately 12,500 square feet. During the Due-diligence period and the extension periods, the Buyer will make best efforts to acquire both of these parcels in order to develop the project as outlined in our February 28 submittal. If despite best efforts, buyer is unable to acquire these additional parcels at reasonable economic terms, the Buyer will still retain the option to close escrow and acquire the City-owned parcels during the Due-diligence and the extension periods as outlined in paragraph A. above.

We are excited for the opportunity to develop the Town Hall Square site and we are looking forward to working with the City to execute a Sale and Purchase Agreement and during the subsequent development work. If you have any questions or suggestions, please do let us know. We remain flexible and will work with the City to develop a project that we will all be proud of. You can reach Mukesh Bajaj at 510-406-1657, or Anita Bajaj at 510-332-2167. Our email addresses are: [maebajaj@gmail.com](mailto:maebajaj@gmail.com) and [aembajaj@gmail.com](mailto:aembajaj@gmail.com).

Sincerely,



MUKESH BAJAJ



ANITA S. BAJAJ

BEAM DEVELOPMENT LLC

February 28, 2017

Mr. Larry Bell  
Senior Vice President  
Transwestern  
500 Ygnacio Valley Road, Suite 100  
Walnut Creek, CA 94596

Mr. John Elder  
Jones Lang LaSalle  
1331 North California Blvd., Suite 350  
Walnut Creek, CA 94596

**Subject: Response to RFP for Purchase and Development of The Town Hall Square Site**

Dear Mr. Bell and Mr. Elder:

Pursuant to the Request for Proposals prepared on behalf of the City of San Leandro (City), Beam Development LLC (Beam) and our Development Team (Team) are pleased to present our conceptual vision and plans for the development of the Town Hall Square site. The Team includes Branagh, Inc. and Hunt Hale Jones Architects (Hunt Hale), along with Ankor Design, Development & Construction Inc. Our Team's proposed approach includes collaborating with the City and its stakeholders to develop a shared vision to transform the Town Hall Square into a dramatic multimodal hub that serves as the gateway to downtown San Leandro.

The Town Hall Square site is on the most prominent block of downtown San Leandro. It is a walking distance from City Hall and Root Park, and will become an exciting focus of the San Leandro Creek trail being planned. The central feature of this project will be the creek-facing dynamic public plaza. With two floors of retail and commercial spaces hosting restaurants, cafes, bakeries, and art galleries, the plaza will create a hub of residential and retail activity. As we have conceptualized it, Town Hall Square will contribute to the character and vitality of the area thereby establishing it as the gateway to the City. We are presenting in this proposal an overview for a dynamic, welcoming, high quality urban public space that will be the heart of downtown San Leandro.

The project is envisioned to be a total of 1.2 acres and will include 119 residential units totaling about 106,000 sq. ft. over a vibrant, two-level retail plaza totaling about 29,000 sq. ft. Right from the get go of this conceptual design, our team has internalized the City's plans and vision, to create a dramatic and forward-looking transit oriented design, that furthers the City's vision and incorporates technological, social, market and demographic trends of this dynamic East Bay community.

The Team has incorporated for your review its extensive credentials in this proposal, including extensive expertise and experience in designing and developing Transit Oriented Developments (TOD). An important aspect of this proposal is Beam's ability to self-fund the entire project, if needed, without the need of uncertain or complex financing. We have also outlined our strategy for purchasing two of the eight parcels that are not part of this sale and which are needed for this development. In fact, we have already started preliminary negotiations for the purchase of these two parcels. We understand that adjacent parcel owned by Chevron USA is more than likely not available for purchasing and our enclosed plans do not contemplate utilizing that parcel. If selected, however, Beam will explore the option of acquiring this parcel as well. In addition, Beam is also submitting a proposal to develop Washington and Parrott site. We believe that simultaneously embarking on both of these major projects will be synergistic and foster a seamless partnership with the City. With our Team, the City can be assured it will achieve its goals of developing two thriving, high density, TOD influenced mixed-use projects of exceptional quality and character.

The Team is appreciative of the opportunity to submit this proposal and is looking forward to working with the City towards creating these projects. We believe that our vision and continuity proposed herein will serve the community and enrich the physical and economic character of San Leandro.

Thank you for your time and consideration.

Warm Regards,

Anita Bajaj  
Managing Member  
Beam Development LLC

Mukesh Bajaj  
Managing Member  
Beam Development LLC

# 2

## **DEVELOPMENT TEAM**

TOWN HALL SQUARE, SAN LEANDRO

1. Development Team:  
Beam Development LLC  
Branagh INC  
Hunt Hale Jones Architects  
Ankor Design, Development & Construction Inc.
2. Experience
3. References
4. Financial Viability

# BEAM DEVELOPMENT LLC

Beam Development LLC,  
4100 Redwood Road, Suite 10-292  
Oakland, California 94619

Office: (510) 868-6222  
Fax: (510) 788-6844

Anita Bajaj, Managing Member  
Cell: (510) 332-2167  
anita@remaefund.com

Mukesh Bajaj, Managing Member  
Cell: (510) 406-1657  
maebajaj@gmail.com

## OVERVIEW OF BEAM

Beam Development, LLC (“Beam”), a de novo entity formed specifically for the purpose of developing the Town Hall Square and/or Parrott Street projects, is wholly-owned by Anita and Mukesh Bajaj. Beam will provide capital for the purchase and development of the projects and will own and operate the projects for the foreseeable future.

Beam conducted significant due diligence in searching for the most capable and reputable development partners with the requisite experience in designing, planning and executing the project as envisioned by the City. The top talent from Branagh Inc. (Branagh), Hunt Hale Jones Architects (Hunt Hale), and Ankor Design, Development and Construction, Inc. (Ankor) were selected to comprise the Development Team (Team). The Team’s combined experience with transit oriented design (TOD) strategies, expertise in Green Building practices, as well as the Team members’ successful partnerships on other development projects, makes them the ideal Team to develop a notable mixed-use retail and multi-family residential complex at the Town Hall Square Site.

With an eye towards detail and excellence in design, the Team has carefully studied and adopted the City’s vision and plan as the foundation for this development proposal. The Team has extensive expertise and experience in creating projects that positively impact the communities they serve and the following pages overview the wealth of knowledge, experience, capabilities and resources that each participant brings as we feature (a)

similar high profile, mixed use development projects; (b) demonstrated success in completing transit-oriented developments; and (c) highlight successes in meeting and exceeding CALGreen building standard codes. The Team's combined experience brings more than 150 years of expertise in innovative architecture, urban planning, construction and property management.

Headquartered in Oakland, Beam is part of a fully integrated real estate enterprise managed by husband and wife team, Anita and Mukesh Bajaj. The duo brings a wealth of experience as they have lived in Oakland for more than 20 years and have been engaged in various civic and successful business activities. They are well versed in community planning trends and city initiatives to prioritize mass transit available to centralized communities with walkable living. With active involvement in property management and development projects, the Bajajs are well familiar with the best practices and intricacies of working with municipalities to bring highly profiled projects to life.

With their history of starting with neglected single family dwellings and apartment complexes and turning them into beautiful homes for East Bay residents, and eventually expanding to the development of complex, multimillion dollar projects, the Bajajs bring experience and more than adequate financial resources to completely fund the purchase and development of the Parrott Street site without any contingencies and vagaries of financing and short-term vicissitudes of the real estate market.

## TEAM'S EXPERIENCE

We start by showcasing our experience by briefly describing two smaller development projects that are currently underway by Anita and Mukesh Bajaj to illustrate their strong working relationship with Hunt Hale and a sister company of Branagh. Additional exemplary projects that follow demonstrate Branagh's and Hunt Hale's extensive experience with relevant mixed-use and Transit Oriented Developments (TOD) in urban environments throughout Northern California.

# BRANAGH INC



Branagh Inc.  
750 Kevin Court  
Oakland, CA 94621

Office: (510) 638-6455  
Web: [branaghinc.com](http://branaghinc.com)

## ABOUT BRANAGH INC

Branagh has been in the construction business for more than 100 years. John Branagh is the fourth generation Branagh to assume leadership of this venerable construction company in 2014. Branagh has been involved in hundreds of projects including residential, commercial and educational facilities of all types. Their deep-rooted experience has always recognized the critical importance of team building in project development and execution.

Branagh's residential experience includes renovation and new construction, and projects ranging from a cluster of detached single family homes to a 500-unit apartment complex. Their portfolio also includes the first live work condominium conversion in the Bay Area, which has been lauded as an impressive socially responsible accomplishment. Branagh is sensitive to the complexities of properly building homes that are affordable. From below market rate townhomes to luxury condominiums, the firm takes the steps necessary to ensure the quality that the developer promises and that clients and residents expect and deserve.

Branagh's industrial and commercial construction experience encompasses manufacturing facilities, office buildings, laboratories, shopping centers, luxury hotels, and sports clubs. Branagh has extensive experience with the "fast track" handling that many commercial and mixed use projects require. They are experienced at balancing the need for "fast track" construction with the need for thoughtful, quality development.

Branagh has built more than 50 educational facilities throughout Northern California. Clients include the University of California, the Atomic Energy Commission, and 17 northern California school districts. In 1994, Branagh and its design team worked from conceptual drawings by a Korean Architect to design and build a 100,000-square foot elementary school in Suwon, South Korea, The Central Christian Academy.

# HUNT HALE JONES ARCHITECTS

Hunt Hale Jones Architects  
444 Spear Street, Suite 105  
San Francisco, CA 94105



Office: (415) 512.1300  
Web: [hunthalejones.com](http://hunthalejones.com)

Dan Hale, Partner  
[dhale@hhja.com](mailto:dhale@hhja.com)  
(415) 568-3833

## ABOUT HUNT HALE JONES ARCHITECTS

Hunt Hale Jones Architects is a residential architectural firm based in San Francisco.

Since 1993 HHJA have been a leader in planning and design services for urban and suburban neighborhoods, affordable housing, and the luxury home markets. We have project in more than 40 Bay Area cities and have fostered strong working relationships with all of these municipalities. We view our clients as partners, offering unparalleled service while delivering outstanding results. We bring our creativity, experience, and a commitment to sustainability and technology to each design to ensure our clients' expectations and interests are fully realized.

HHJA is a progressive, open firm, that achieves results through nurturing collaboration, leadership and diversity in each of our team members. For 23 years Hunt Hale Jones Architects have built a practice consisting of exceptional and enthusiastic staff who work seamlessly together to fully coordinate all facets of the projects they undertake. Each project has a tailored approach based on specific goals identified at the start of the project life-cycle. Strong communication and collaboration with internal and external teams result in stunning and unique product every time.

# **ANKOR DESIGN, DEVELOPMENT & CONSTRUCTION INC.**

Ankor Design, Development & Construction INC.  
737 Foothill Blvd.  
La Canada Flintridge, CA 91011

Arun Jain, President  
[adccinc@gmail.com](mailto:adccinc@gmail.com)  
(818)219-4596

## **ABOUT ANKOR DESIGN, DEVELOPMENT & CONSTRUCTION INC.**

Ankor is helmed by Arun Jain, President, who majored in Planning and Urban Design, and obtained his bachelor's and master's degrees in architecture from UCLA. He has 36 years of planning and design experience in India and the United States. He worked on design and construction supervision for two large exhibitions/sports pavilions, housing complexes in Delhi, India, with over 3,000 residential units. He also managed construction site for a high-rise mixed-use office and residential building in Delhi, India. In the United States, Arun has designed several dozen multi-family residential and other types of projects.

In 2001, Arun was given the responsibility by the City of La Canada to revamp the design guidelines for residential buildings. In 2010, he was appointed as the planning commissioner by the City Council of the city of La Canada-Flintridge. He has made very significant contributions to urban planning in this capacity. He is actively involved in civic and community affairs, has participated in zoning code updates, updated and adopted the city housing element and general plan, and is currently working to update the residential design standard.

He is currently in the process of designing two (2) commercial/office and retail projects in the area that are both more than 12,000 sq. ft. in size each. He recently provided construction management and consulting services for a 35,000 sq. ft. and 12,000 sq. ft. medical facilities under a federal New Medical Facilities and tenant improvement project grant.

Arun brings an invaluable urban planning and city planning expertise and perspective to the Team. He is uniquely positioned to understand the City's vision for Downtown San Leandro and assist the Team in designing and building the project in accordance with that vision.

# 2.1

## **DEVELOPMENT TEAM - EXPERIENCE**

TOWN HALL SQUARE, SAN LEANDRO

# BEAM DEVELOPMENT LLC - EXPERIENCE

## GARDEN ACRES CONDOMINIUMS CONDOMINIUMS

San Leandro, CA

### TRACT MAP 7834

FOR CONDOMINIUM PURPOSES

EDEN TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA

FOR THE CONSTRUCTION OF (13) UNITS  
OF LOT 36, MAP OF "GARDEN ACRES", FILED  
SEPTEMBER 1, 1920 IN BOOK 6 OF MAPS, PAGE 41,  
ALAMEDA COUNTY RECORDS

EDEN TOWNSHIP, COUNTY OF ALAMEDA, CALIFORNIA



VICINITY MAP  
N.T.S.

YEAR TO BE COMPLETED  
June 2017

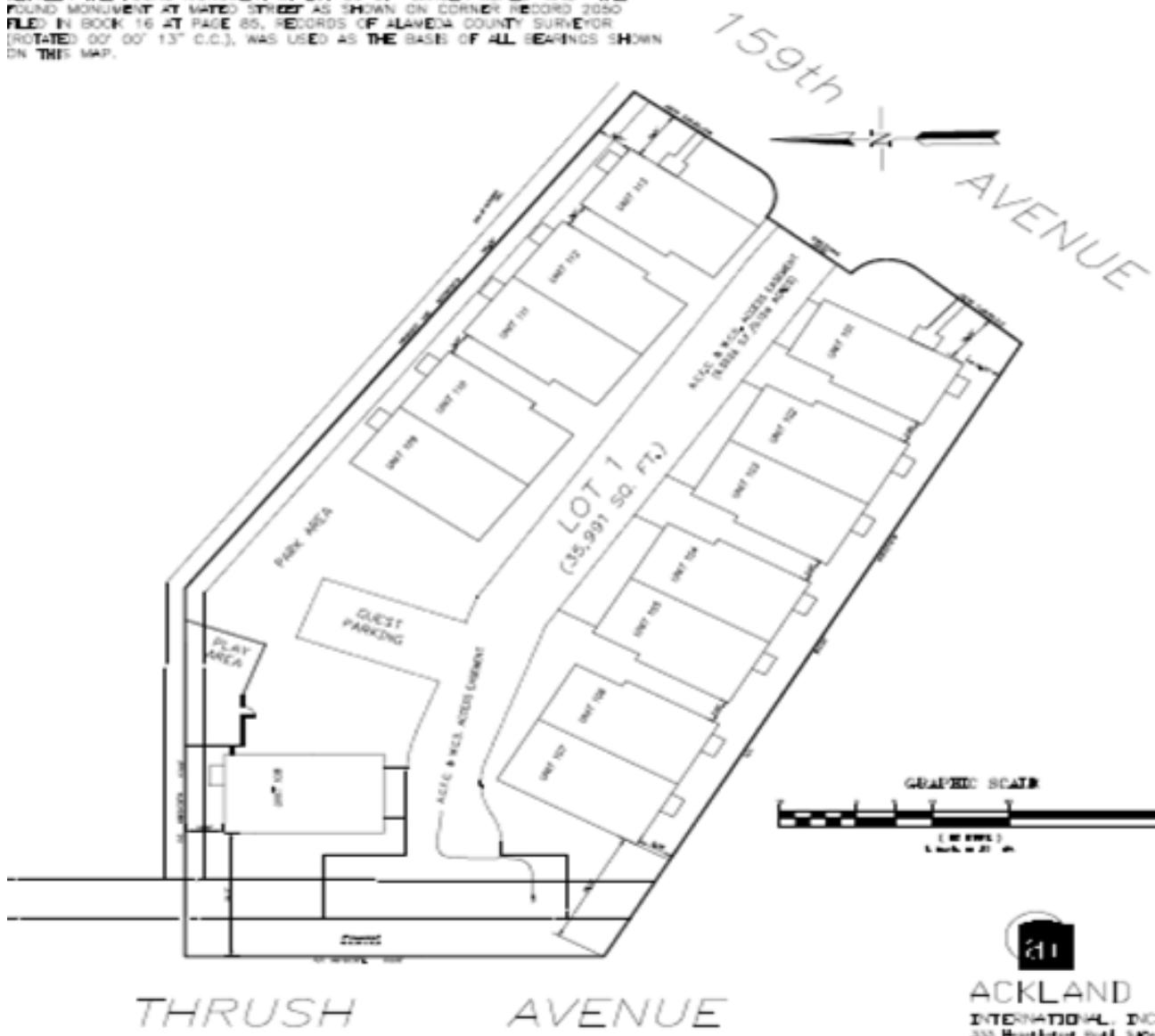
TEAM  
Anita & Mukesh Bajaj  
are developing this  
project with Branagh  
Development LLC (a sister  
company of Branagh)

With an expected completion date of June 2017, this urban infill project totals 13 units consisting of five duplex buildings and three detached units. The duplex units are 2.5 stories, have three (3) bedrooms, a game room and 3.5 bathrooms, averaging 1,800 sq. ft. each. The detached units are two stories, have three (3) bedrooms and 2.5 bathroom ranging in size from 1,461 sq. ft. to 1666 sq. ft. All units come with a private two car garage. The project is laid out with an interior private street. The site improvements include 10 concrete bioswales structures averaging 7' x 22' x 4'.

This project has added value to the neighborhood in numerous ways. With little development in this area over the past 20 years, this project is enhancing this Ashland neighborhood in the unincorporated part of San Leandro, close to the BART station. The project is receiving significant positive feedback from the County, the neighbors and retailers and is in full compliance with the 2013 California Green Building Standard Code (CALGreen).

## BASIS OF BEARINGS

THE BEARING N 37° 52' 00" E ALONG THE MONUMENT LINE OF 159TH AVE  
BETWEEN THE FOUND MONUMENT AT LOT 36 OF "CARLTON ACRES" AND THE  
FOUND MONUMENT AT MATED STREET AS SHOWN ON CORNER RECORD 2050  
FILED IN BOOK 16 AT PAGE 85, RECORDS OF ALAMEDA COUNTY SURVEYOR  
(ROTATED 0° 00' 13" C.C.), WAS USED AS THE BASIS OF ALL BEARINGS SHOWN  
ON THIS MAP.



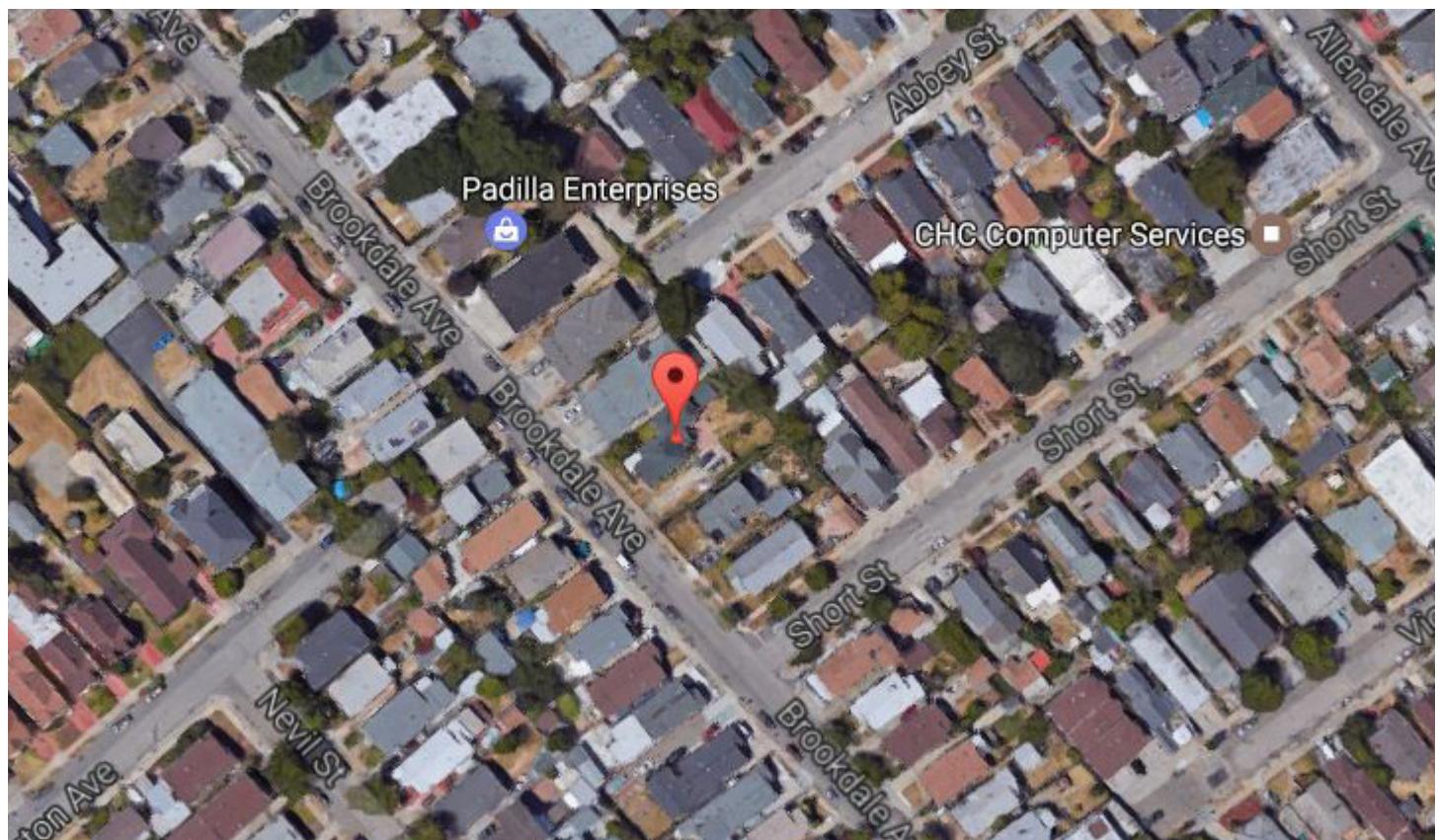
ACKLAND  
INTERNATIONAL, INC.  
333 Highway Road, Suite 304  
Oakland, CA 94621

## BEAM DEVELOPMENT LLC - EXPERIENCE

# 3612 BROOKDALE AVENUE

CONDOMINIUMS

*Oakland, CA*



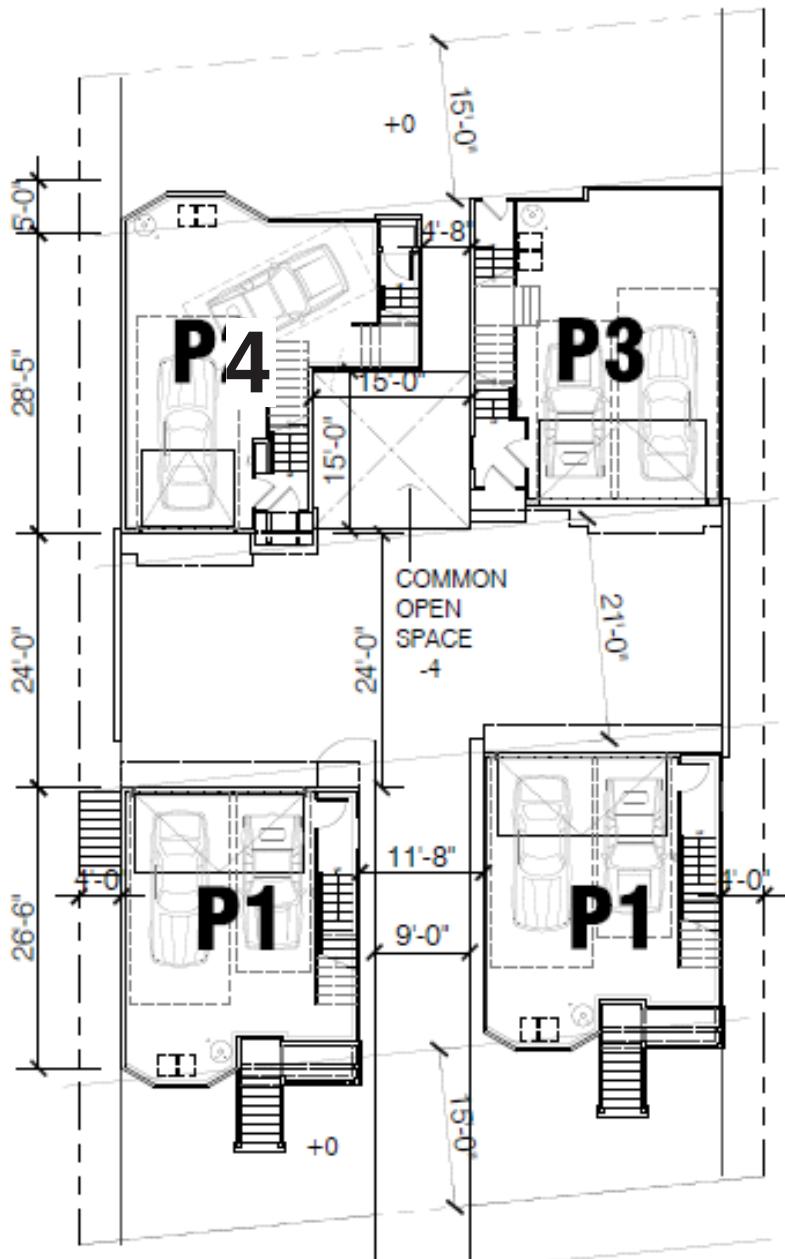
### YEAR COMPLETED

Construction commencing  
in May 2017

### TEAM

Mukesh Bajaj &  
Hunt Hale Jones  
Architects

Hunt Hale and the Bajajs are currently working with the City of Oakland to build four stand-alone homes mapped as condominiums on a small, about 6,000 sq. ft. lot. Working closely with City of Oakland planner Maurice Brenyah-Addow, they have recently verbally finalized the architectural design and civil engineering drawings. They are expecting that the project to be fully approved by April/May 2017 and construction will commence in May, after the end of the rainy season. The total living space for the four units is 5,634 sq. ft. and the attached garage totals 2,283 sq. ft. The Bajajs are in the process of executing an agreement with Branagh Development LLC to partner on this project.



BROOKDALE AVE.



# CASA FELIZ STUDIOS SRO

STUDIOS

San Jose, CA



Casa Feliz Studios was a Single-Room Occupancy development with shared bathrooms, and built in its place were 60 affordable SRO units with private bathrooms and increased on-site parking.

Among the highlights of this project are:

- Exceeding energy-efficiency requirements by 12%
- Use of energy-efficient windows and extensive use of green building materials
- Added laundry facility
- Added community room
- Added lounge and computer lab with Internet access
- “Green living” roof
- Provided Eco Passes for all residents for free public transportation

Casa Feliz Studios SRO is also the recipient of the following awards and honors

- Boston AIA 2011 John Clancy Award for Socially Responsible Architecture
- National Association of Housing and Redevelopment Officials (NAHRO) 2011 Award of Excellence
- Winner 2010 Governor’s Environmental and Economic Leadership Awards (GEELA)

- National Winner, Award of Excellence for Affordable Housing Built Responsibly 2010 Rental Category, The Home Depot Foundation
- Winner AHF 2010 Readers’ Choice Awards, Green category
- Winner, Silicon Valley Water Conservation Awards, 2009 Multiple Benefit Category
- Winner, Santa Clara Valley Urban Runoff Pollution Prevention Program, Site Design Award, 2009 Large Residential category
- LEED NC Gold certification

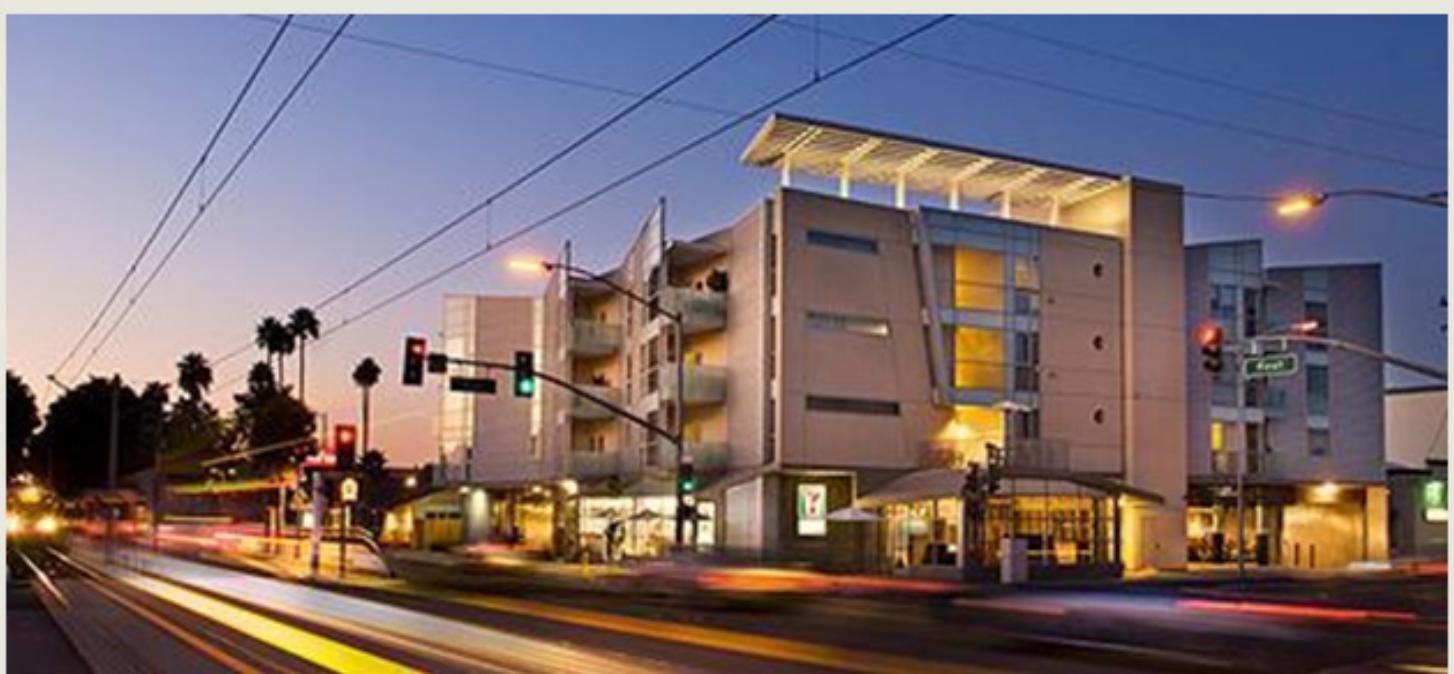




# FAMILY APARTMENTS

## MULTI FAMILY RESIDENTIAL

San Jose, CA



Gish Apartments are located at the Gish Light Rail Stop and has 35 family apartments over a 7-Eleven; 12 apartments are set aside for residents with disabilities.

Gish Apartments were the recipient of the LEED for Homes GOLD certification and the LEED NC GOLD certification. Gish Apartments also won the citation for excellence in architectural design from the American Institute of Architects, East Bay.

Gish Apartments includes on-site manager and maintenance staff; laundry facility; community room/lounge with kitchenette; computer lab; play structure; picnic tables and benches; units wired for Internet access; "Green," non-toxic interior finishes and materials; and Energy Star rating. Gish Apartments also received an award from the California Redevelopment Association for Sustainable Development.

### Development Highlights:

- Photovoltaic electricity generation for common area use
- Energy-Star appliances
- Fluorescent light fixtures
- Low-flow water fixtures
- Linoleum and recycled content carpet
- No VOC/no formaldehyde cabinets
- Low emitting paints, adhesives, sealants
- Non-formaldehyde batt insulation
- Recycled content interior trim and baseboard
- Recycled content metal siding
- Energy-efficient, fiberglass windows
- Engineered structural lumber
- Sustainable harvest teak site benches and lobby furniture
- Reflective roof to reduce urban heat island effect
- Transit-oriented location adjacent to bus and light rail
- Free transit or Eco Pass





# ASHLAND PLACE 16385 E. 14TH ST

MIXED-USE / MULTI FAMILY RESIDENTIAL

San Leandro, CA



Ashland Place intentionally draws attention to a busy intersection at East 14th and Kent Avenue, providing 85 rental apartments and 2,000 square feet of retail space that addresses the needs of low-income residents in the area.

#### Project Amenities:

- Community room with full kitchen and space for meetings and events
- Secured parking for 99 cars and 24 bicycles
- On site resident supportive services, including counseling, referral and educational workshops
- Lushly landscaped courtyard with outdoor seating and community garden plots
- Secure on-site parking for cars and bicycles
- Convenient access to Bay Fair Mall and other retail and services, Bay Fair BART station, multiple bus lines, schools and parks, and Ashland Youth Center

#### Green Building Features:

- GreenPoint Rating (expected)
- ENERGY STAR appliances in all units
- Energy-efficient, low mercury lighting
- Low-flow restrictors on bathroom and kitchen faucets
- Recycled content carpet and ground concrete flooring
- Low or no-VOC paints
- Formaldehyde-free cabinet boxes, counter top substrates, and building insulation
- Construction waste recycling plan that diverts
- 75% of construction waste from landfills
- Drought tolerant landscaping, bioswale drainage and filtration, and water permeable pavement

# 260 SOUTH MAIN STREET

MIXED-USE / MULTI FAMILY RESIDENTIAL

*Milpitas, CA*



**CLIENT**  
City Ventures

**DENSITY**  
21 DUA

**YEAR COMPLETED**  
2018

**SERVICES**  
Planning and Architectural

**HHJA's TEAM**  
Dan Hale, Ron Jones

260 South Main Street is a proposed mixed-use housing project with 25 townhouse-style condominium units and approximately 2,000 square feet of commercial space on a 1.19-acre site. The project entails demolition of a residential building, a garage, a commercial building and a parking lot and construction of a mixed-use building with 25 condo units within four three-story buildings. Twenty of the units would be three-bedroom and five would be two-bedroom, all with an attached two-car garage.

The building facing South Main Street would have the 2,000 square feet of commercial space. A total of 66 parking stalls would be provided, according to project plans. Retail would have eight stalls — six on the street and two onsite. Guests would have a total of eight stalls onsite. Also planned for the site are three small private open space areas. Trees, shrubs and other landscaping would be planted in the remaining open areas. A single entry on Main Street, internal streets parallel to Main Street and pedestrian-friendly courtyards would be included within the project and an “extra-wide sidewalk” would be installed in front, facing South Main Street.



HUNT  
HALE  
JONES

# SUGAR MILL

## MIXED-USE / MULTI FAMILY RESIDENTIAL

*Union City, CA*



**CLIENT**  
City Ventures

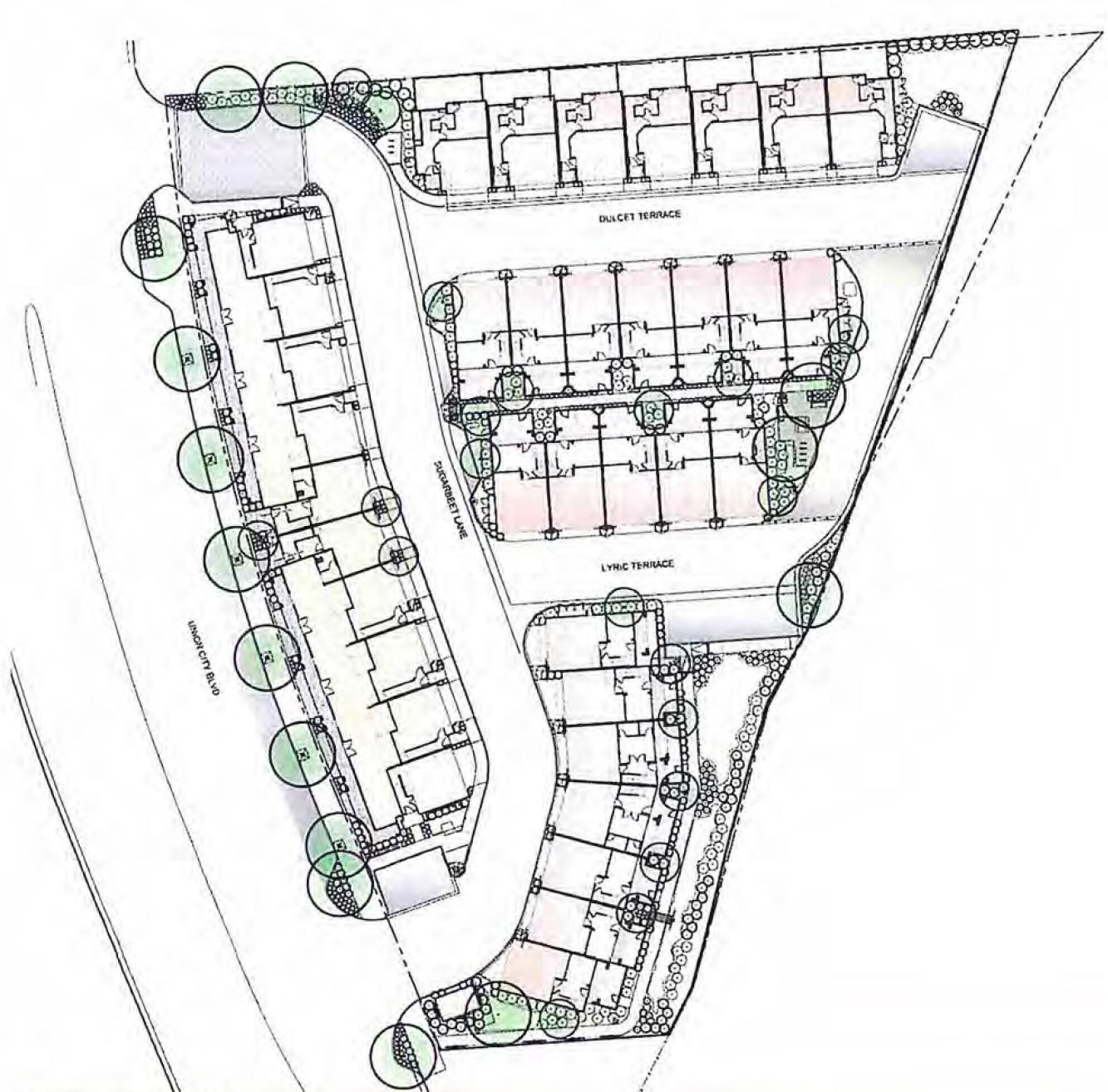
**DENSITY**  
18.6 DUA

**YEAR COMPLETED**  
2018

**SERVICES**  
Planning and Architectural

**HHJA's TEAM**  
Dan Hale, Ron Jones

The project includes the development of 36, 3-story townhomes ranging in size from 1,650 to 2,000 square feet and 3,433 sq. ft. of ground floor commercial space. The overall project consist of five buildings with the mixed-use commercial building running along the Union City Boulevard frontage.



HUNT  
HALE  
JONES

# 720 MONTAGUE

## MIXED-USE / MULTI FAMILY RESIDENTIAL

*Milpitas, CA*



**CLIENT**  
720 Montague LLC.

**DENSITY**  
92 DUA

**YEAR COMPLETED**  
2019

**SERVICES**  
Architectural

**HHJA's TEAM**  
Dan Hale

The 720 Montague project in Milpitas consists of 216 residential rental units within four and five levels of Type V-A and Type III construction. The residential units sit on top of two levels of subterranean Type IA garage. There are approximately twelve unit plans. Interior courtyard with pool, commercial, leasing and amenity space within the building.



# TOWN GREEN VILLAGE

MIXED-USE / MULTI FAMILY RESIDENTIAL

*Sonoma, CA*



**CLIENT**

City Ventures

**DENSITY**

32 DUA

**YEAR COMPLETED**

2017

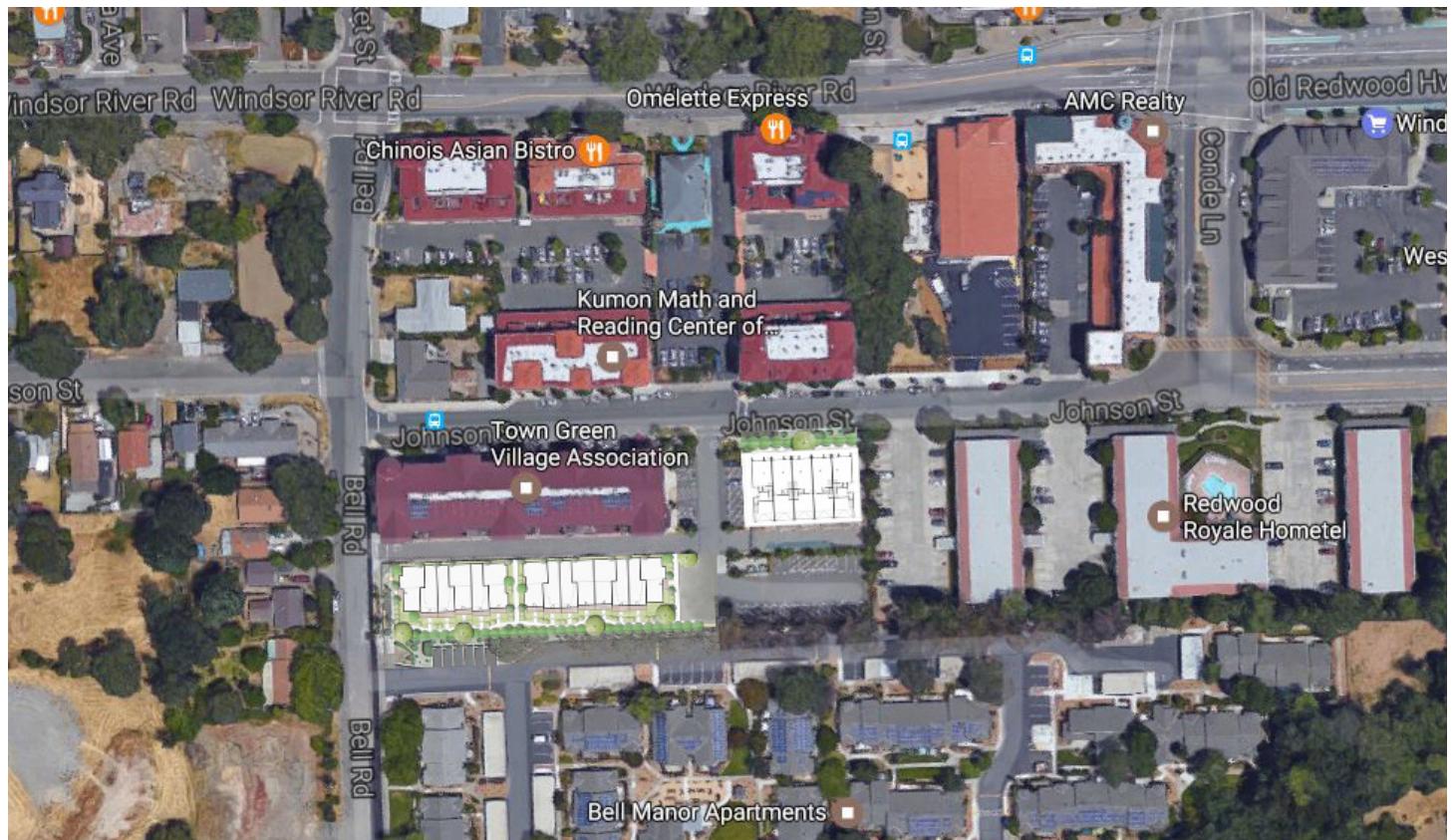
**SERVICES**

Planning and Architectural

**HHJA's TEAM**

Dan Hale, Ron Jones

Town Green Village in Windsor, California is a live work community in the heart of beautiful Sonoma County. This unique and pedestrian-friendly community combines the best of urban innovation and local charm, and provides the opportunity to explore the unspoiled nature of northern California. With 23 units ranging from 1,470 to 2,013 square feet, sitting atop commercial space these smart, all-inclusive, solar all electric homes are designed to promote energy efficiency.



# OAK WALK

## MIXED-USE / MULTI FAMILY RESIDENTIAL

Emeryville, CA



**CLIENT**

Bay Rock Residential

**SIZE**

38 DUA

**YEAR COMPLETED**

2009

**SERVICES**

Planning and Architectural

**HHJA's TEAM**

Dan Hale, Ron Jones

**SERVICES**

Site Planning and Architectural

The attached multi family component of this development consists of 53 condominiums. One, two and three bedrooms are offered in a range of housing types from urban flats to shopkeeper walkups and family-style town homes. The main building is type V residential over a type I garage. The podium allows for a large interior courtyard promoting social interaction. A long open balcony passage on the western side overlooks the courtyard while enclosed smaller courtyards are features on the edge of the eastern side. A barbecue/cooking station along with a life size chess board set completes the courtyard.

This urban infill, transit-oriented development evokes the design of European plazas with public spaces and parking areas set off by strong edges using building facades, landscape treatments and paving appointments. These design elements allow for a smooth transition from the fast pass of the surrounding urban streets to a serene and inviting neighborhood development.



# STATION HOUSE

## MIXED-USE / MULTI FAMILY RESIDENTIAL

*West Oakland, CA*



**CLIENT**  
City Ventures

**SIZE**  
17.76 DUA

**YEAR COMPLETED**  
2017

**SERVICES**  
Architectural

**HHJA's TEAM**  
Ron Jones, Yanni Soewignjo

West Oakland, recognized for its history, culture, and creativity, is home to Station House, a new enclave of 171 all-electric, solar powered. Station House is the first major ground-up construction in West Oakland in nearly a decade and one of the only new projects currently under construction in Oakland. The new community is located on the western edge of West Oakland, in the revitalized Prescott neighborhood, near the grounds of the historic 16th Street Train Station.

The community will boast 4,500 square feet of mixed-use retail space enhanced by the presence of elegant private park spaces, yards, patios, and decks. The commuter-friendly neighborhood is less than a 10 minute BART ride to downtown San Francisco or downtown Oakland and just a few miles away from Berkeley, Rockridge, Emeryville, Uptown, and Temescal.

These environmentally friendly, no-gas urban townhomes have open floor plans for modern living with two to three bedrooms, each with their own master suite and private garage.



# 2.2

## DEVELOPMENT TEAM - REFERENCES TOWN HALL SQUARE, SAN LEANDRO

### REFERENCES FOR ANITA & MUKESH BAJA

Kyin Yin, Assistant Engineer  
Construction & Development Services Department  
Alameda County Public Works Agency  
951 Turner Court, Room 100  
Hayward, California 94545  
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Phone (510) 670-5954  
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Qualified Bay-Friendly Landscape Design Professional  
Alameda County Planning Department, Community  
Development Agency  
224 West Winton Ave. Rm. 111  
Hayward, California 94544-1215  
Phone 510-670-5400  
FAX 510-785-8793

Marcus Fagersten  
UBS Financial  
Senior Vice President, Wealth Management  
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### REFERENCES FOR HUNT HALE JONES ARCHITECTS

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Resources for Community Development  
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### REFERENCES FOR ARUN JAIN

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(818) 790-8991

Nik Gupta  
President & CEO  
Mission City Community Network Inc.  
(818) 895-3100, xt.602

# 2.3

## DEVELOPMENT TEAM - FINANCIAL VIABILITY

TOWN HALL SQUARE, SAN LEANDRO

### FINANCIAL VIABILITY

Please see financial viability statement and financial statements submitted to the City via Mr. Larry Bell. Beam has confirmed with Mr. Bell that submitting financial viability statement under a separate cover (for privacy reasons) will be acceptable. We will of course be happy to provide any additional details or confirmation of financial resources as requested by the City.

# 3

## PROJECT PROPOSAL

TOWN HALL SQUARE, SAN LEANDRO

### PROJECT DESCRIPTION

Our Team views this proposal as a great opportunity to build a beautiful and inviting multi-functional civic space that pulsates with energy. The proposed design will further the vision of the City for a mixed-use, dynamic, welcoming and high quality of life urban public space developed with public/private partnership. With close proximity to City Hall, Root Park and San Leandro Creek, Town Hall Square provides unique opportunities for merchants and residents. The developed plaza will become an entryway into downtown providing new venues for neighborhood shopping, working and living.

This proposal creates a strong corner statement at East 14th and Davis Street. The façade recedes and provides a small plaza on the corner, ideal for a café with outdoor seating. Residential units above have balconies overlooking both streets. Flexible commercial space fronts on East 14th and Davis Street provide opportunities for specialty business, shopping or food service. Additional commercial opportunities are provided on Davis and Dan Niemi Way. This flexible space is a prime location for a restaurant, a small specialty department store, day care center, art studio or gallery, a leasing office or possible ground floor amenity space for the residential units above. These uses would populate the street with commercial and pedestrian oriented activities.

A crucial component to this proposal is turning Dan Niemi Way into a one way street to improve the local circulation network and integrate multimodal forms of transportation. We will accomplish this goal by incorporating 45 degree parking to allow for commercial uses and widening the public sidewalk into an ample pedestrian boulevard. Along Dan Niemi Way, the building recedes and creates a dynamic public plaza. With a primary residential entry we envision a plaza filled with pedestrian activity creating a lively, vibrant atmosphere. The plaza will be surrounded by commercial and retail opportunities that support civic uses and life. Two floors of retail/commercial space with arcades will allow cafés, bakeries, restaurants, art galleries or specialty retail to fill these spaces, providing a rich pedestrian atmosphere.

Above the street level commercial floor will be 119 residential units within four floors. Dispersed on each floor are one, two and three bedroom units ranging from 750 to 1,150 sq. ft. There are currently 176 total parking spaces provided that will be allocated based on the RFP's guidelines and zoning requirements. Some spaces will have charging stations. We anticipate ample bike parking and rideshare dedicated parking spots to reduce our environmental impact. In keeping with transit oriented development, we will promote Uber, Ride Share, ZipCars and other innovative transportation options that are transforming the societal necessity of owning multiple individual use automobiles in each family.

The proposed commercial/retail footage is about 30,000 sq. ft., and about 104,000 sq. ft. of residential living space. The building square footage of commercial and residential is within the allowable limits of the EIR Study, and the design of the building also conforms to all development criteria set for the in the DA-1 Zoning District.

The Team has taken into account many factors while conceptualizing this site, including the City's goals for a high quality mixed use development, proximity to the BART station, the visual appearance and pedestrian experience from the street level, views and proximity to San Leandro Creek, rooftop elements and overall appearance of the project. Once the additional parcels are acquired (parcels 4 and 8), the project is envisioned to be a total of 1.2 acres and will include 119 residential units over a vibrant, two-level retail component. We have not considered Parcel 9 owned by Chevron USA for this proposal. However, we are prepared to purchase this parcel, should the opportunity arise.

The retail component at this time is flexible with anticipated uses as being financial service and food business tenants. Currently the Team is conducting additional market research to determine the most needed and marketable retail tenant mix.





The Team conducted the needed due diligence and market research to evaluate the housing demand for a mixed use, residential development at the Town Hall Site. Consequently, we have designed this site for one, two, and (a few) three-bedroom, upscale apartments that meet the requirements set forth in the RFP. We are currently contemplating 55 one-bedroom, 46 two-bedroom and 18 three-bedroom units with 750, 950 and 1,150 sq. ft. floor plans, respectively. To maximize the density of the development of the site, an underground parking garage is contemplated and total number of parking spaces at all levels to be 176. The retail tenant mix is a crucial component to the marketability of the site and will cater strongly to the projected needs of the residential tenants. The Team expects strong demand from a demographic profile of adults, age 25 to 45, working in San Leandro, Oakland and San Francisco with a need for upscale, walkable living and easy commuter transit options.

This project is designed to significantly redevelop the area and increase the vitality and stability of the neighborhood by ushering in a younger demographic with increased financial capacity and a propensity to utilize public transit while thriving in a centralized community. In keeping with the capacity of the demographics for this area, pro forma rents for the residential units are estimated to be \$2.50 - \$2.75 per square foot per month, and prices for the commercial space are estimated to be \$2.25 - \$2.50 per square foot. This pricing strategy is in alignment with the preliminary market research recommendations.

Our understanding of the TOD strategy, which is to revitalize downtown San Leandro, is evidenced throughout this proposal. The Town Hall Square is an ideal location for TOD as the BART station is at a walking distance and serves multiple Alameda County transit lines. The City anticipates that the vast majority of residential growth will occur within downtown San Leandro thus making this project important in terms of crafting the appropriate TOD strategy, which identifies residential use as the best land use to support increased transit ridership and enhanced downtown retail.

Emphasizing a pedestrian-oriented downtown shopping district, our proposal prioritizes TOD in the downtown area as a means of fulfilling the goals of the General Plan for the city of San Leandro. The Town Hall site will create a distinct, vibrant, pedestrian-oriented destination with a strong sense of place and civic identity. New stores, restaurants and cafes combine with widened sidewalks and improved streetscape design to return energetic life to the streets. With residences built above the stores, downtown will be populated day and night, and feel more alive, attractive and safe. With a goal of revitalizing and infusing new life into the Town Hall Square, we envision a lively, festive and vibrant community hub. By satisfying the goals of the TOD strategy while insisting on retention of the fine-grained, locally focused character of the Town Hall Square site, the envisioned plan creates an attractive, vibrant place to live, work and shop.

The Town Hall Square site will create new housing choices with direct access to downtown San Leandro, Oakland and San Francisco, as well as local retail options. Jobs and economic development will evolve from the shops and restaurants that populate the site. Roadway congestion will be abated by supporting public transit, the reorientation of Dan Niemi Way, and the ease of walking to local shops. There are ancillary environmental benefits from the ensuing reduction in automobile use and associated greenhouse gas emissions through the project's alignment of high density land uses with public transit.

## ADDITIONAL PROPOSED DEVELOPMENT

The strength of this proposal is significantly enhanced by Beam's goals of developing the Parrott Street site. Beam is submitting a development proposal for that site along with the Town Hall Square Proposal. If both proposals are accepted, the continuity of design will add to the overall rejuvenation and aesthetic appeal of downtown San Leandro; and the ease of oversight and administration on all projects will allow the City to partner with an experienced

development team committed to bringing these important projects to life.

Beam has been in direct contact with the owners of the adjacent properties and has determined that the acquisition of the Chevron gas station (parcel number 9) is unlikely, as relocating a gas station is challenging. Union Bank owns parcel number four (4) and currently uses the site for customer parking for the bank (Union Bank parcel 4). Beam is working with Union Bank to purchase the 11,079 square foot parcel for \$950,000, or \$85.75 per square foot, and has also offered Union Bank a branch site location on the corner of E. 14th and Davis Street of 4,000 sq. ft. for lease or purchase as a retail condominium as an additional incentive to cooperate. If Union Bank elects to vacate and lease the site after Town Hall Square is constructed, the rent will be determined as the greater of fair market value or \$2.50/square foot per month. If Union Bank elects to vacate and purchase the retail condominium, Beam will sell the condo interest at the actual cost per square foot to construct the retail component. Final costs will be determined on an open book basis between Beam and Union Bank. This purchase option significantly enhances the economic incentive of Union Bank to cooperate in development of this important site. Our understanding is that this proposal is likely to be attractive to Union Bank.

PSK owns the office building located at 1145 E. 14th Street, which is listed as parcel 8 in the RFP. This parcel is 12,500 sq. ft. Beam has indicated that it would be interested in selling an equivalent size commercial space in the newly developed space to PSK for a price of \$2.4 - \$2.5 million. This is based on a future income of \$120,000 - \$135,000 per year at a capitalization rate of 5.0% to 5.5%. Beam has also provided in writing to PSK Development an initial non-binding intent to offer \$1.5 million for this site with all cash offer without any appraisal contingency and a very quick close. This price implies land value of \$120/sq. ft., which represents a significant premium to fair value for the land, or \$136/sq. ft. for the building that currently exists, as is, which is also a good price for PSK. These efforts demonstrate Beam's strong desire to develop this project. While PSK has initially responded that it would like to know more about Union Bank's plans before it makes a decision, we are confident that we will be able to structure an attractive, reasonable and yet aggressive offer for both parcels. We believe that Union Bank will be favorably inclined to work with us and this will make it attractive for PSK to also cooperate. In the event that PSK does not elect to sell its building, Beam recommends that the City sell its parcels to Beam, contingent upon a fully executed PSA with Union Bank and proceed with the development of the block, without the PSK site. We believe that this outcome is unlikely, but if this is the only option to develop this project, the project plan can be modified to still provide a very attractive development as per City's vision.

## SUSTAINABLE DESIGN

Sustainable features are a key component in all of the Development Team's projects. As an infill site that is close to public transit, the location reinforces smart development with walkability, pedestrian and bicycle access to local services thereby reducing car trips and CO2 emissions. The architectural design promotes social interaction and equity in the community along with outdoor gathering places. Being mindful of the environmental impact, this project implements all building standards that meet and exceed 2016 California Green Building Standard Codes (CALGreen).

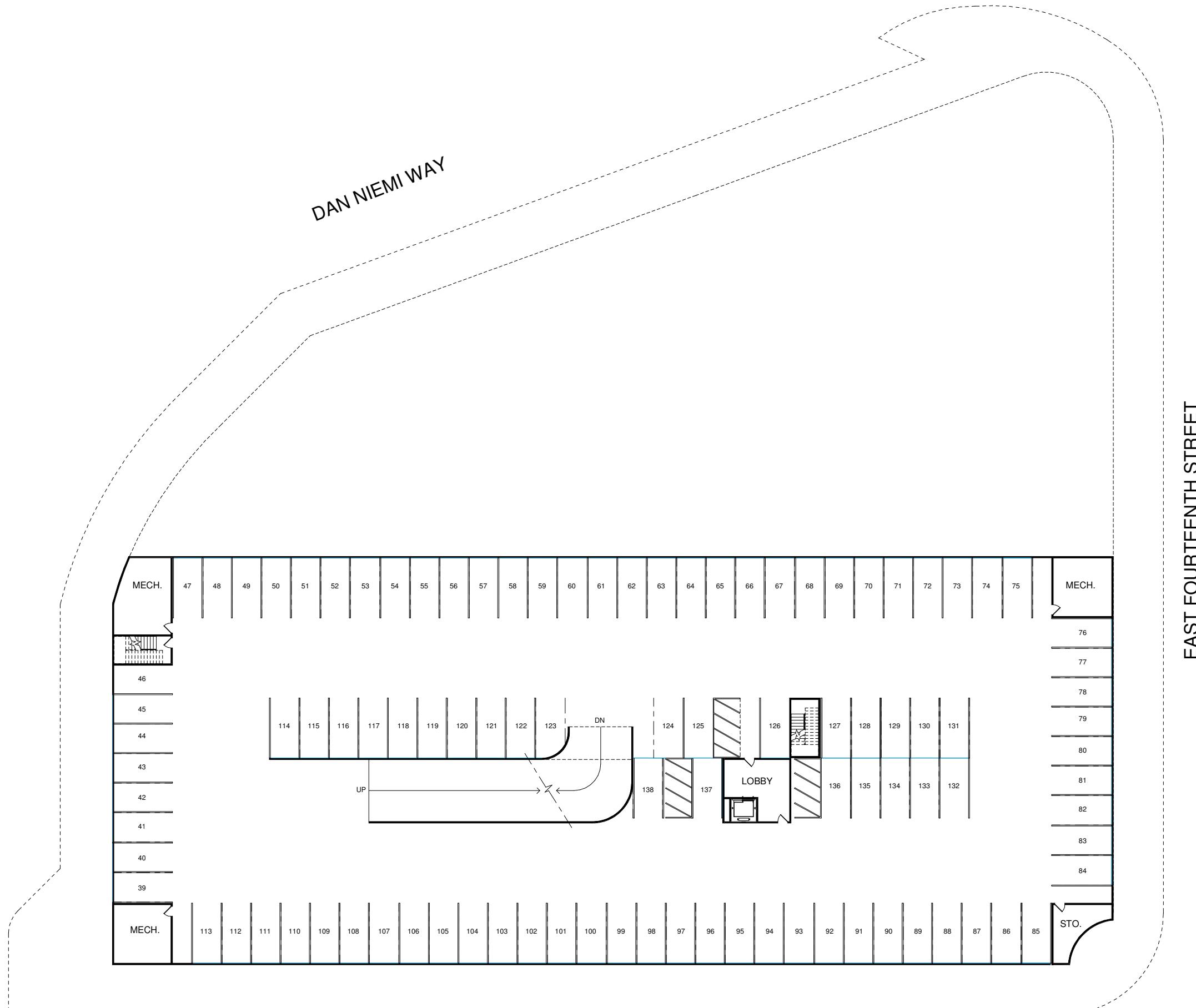
Landscape design with high efficiency irrigation systems utilizing drought tolerant materials will be employed throughout the project. Water conserving plumbing fixtures, high efficiency lighting and appliances, along with interior materials and finishes that promote a healthy interior living environment are an integral part of Beam's standards. Engineered lumber, efficient framing and construction practices are incorporated throughout. Solar hot water heating and photovoltaic systems will be considered and evaluated as an overall sustainable strategy for the building.

Beam understands that developing projects that are sustainable is a team effort. All parties are aware of the environmental benefits of building using sustainable practices, and considers this approach an integral part of the company's philosophy. Branagh, is an active member of the US Green Building Council (USGBC) and the local Bay Area chapter (USGBC-NCC) with two LEED Accredited Professionals (LEED AP) and three Certified Green Building Professionals (CGBP) on staff. Alan Heikkinen, who is on the Development Team, is one of Branagh's LEED AP's and the former co-chairman of the USGBC-NCC Residential Green Building Advocacy Committee whose purpose is to promote healthy homes, communities, and building through education, outreach, and collaboration. Having been involved at this level keeps Branagh at the cutting edge of current policy and innovative new industry wide building technologies.

Branagh ensures that its subcontractors look for options in using recycled materials, reducing waste, lowering energy costs and improving the performance efficiencies of building systems at the early design phase in order to offer clients the options and trade-offs in balancing costs with performance. They have found that utilizing green building practices creates a living environment that is healthier and better for the environment, and has proven to be less expensive to operate and maintain over time.

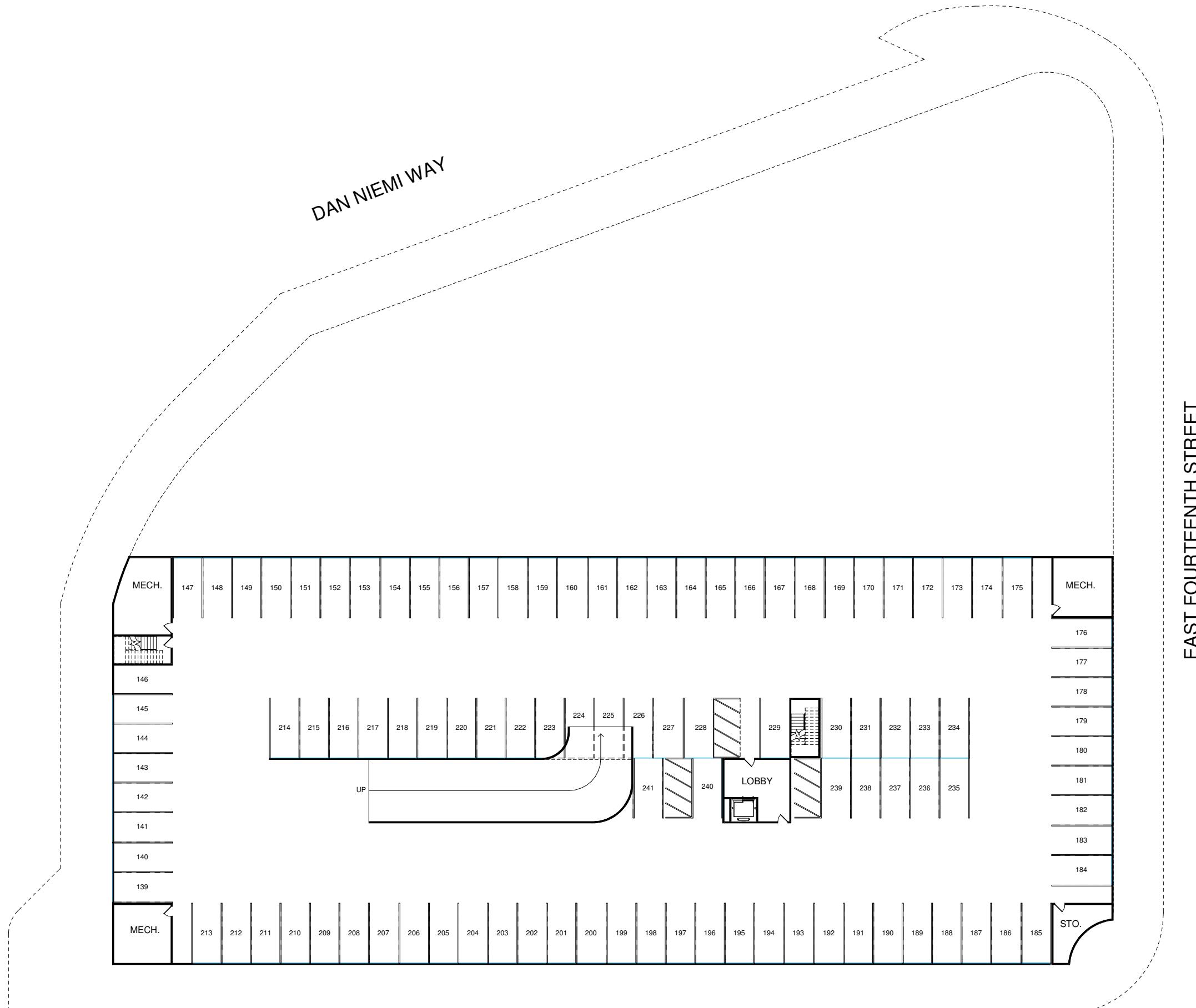
Since the introduction to sustainable construction in 2001, Branagh have expanded their efforts. Presented below is a brief history of past and present involvement in LEED construction projects.

- Fourth Street Apartments, a nine story 100 unit multi-family apartment project in San Jose. It was recently completed and is registered with USGBC targeting a LEED Platinum rating
- Clinton Commons, a 55-unit multi-family apartment project in Oakland, currently under construction and is registered with USGBC targeting a LEED Gold rating
- Villa Montgomery project in Redwood City was awarded a LEED Gold Rating under LEED NC-2.1
- Gish Road Apartments in San Jose was awarded a LEED Gold Rating under LEED NC-2.1. It was also registered for the LEED for Homes Mid-rise Pilot program and achieved a Gold rating, making it the first project in the nation to achieve Gold ratings in the LEED for Homes Mid-ris
- Casa Feliz, a 60 unit SRO in San Jose received a Gold rating under LEED NC – 2.2
- Shinsei Gardens Apartments, a 39 unit Affordable Housing project in Alameda, was completed in September 2009 and awarded a LEED for Homes Platinum rating



GARAGE LEVEL 1  
DAVIS STREET - SAN LEANDRO

FEB. 28, 2017

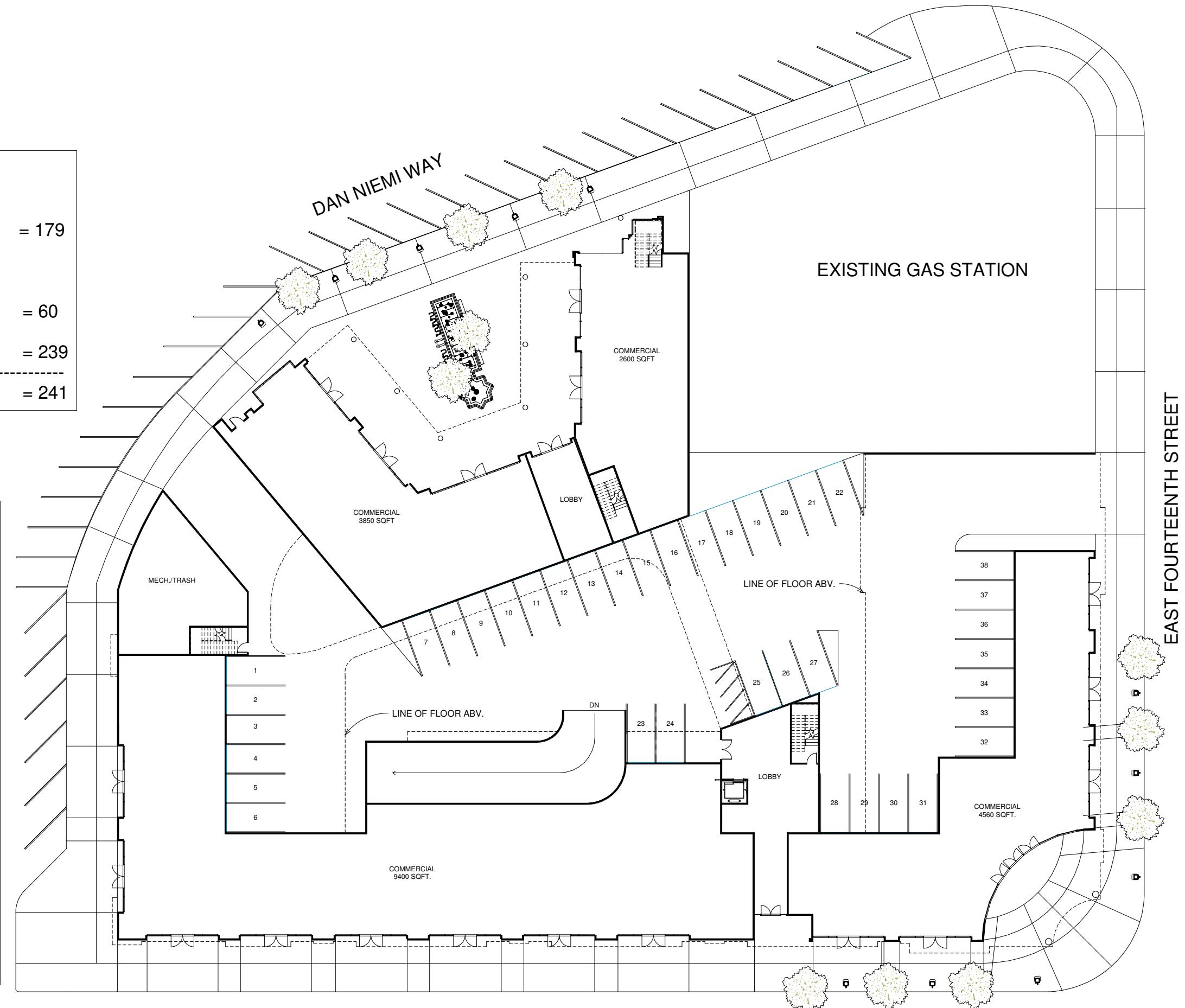


**GARAGE LEVEL 2**  
**DAVIS STREET - SAN LEANDRO**

**FEB. 28, 2017**

<u>PARKING SUMMARY</u>	
REQ. CALC.	
119 UNITS x 1.5	= 179
30,000 SQFT COMMERCIAL (2 PER 1000 SQFT)	= 60
TOTAL REQ:	= 239
-----	
PROVIDED:	= 241

<u>UNIT SUMMARY</u>	
RL 1:	1 BD. - 13 2 BD. - 11 3 BD. - 4
RL 2:	1 BD. - 13 2 BD. - 11 3 BD. - 4
RL 3:	1 BD. - 14 2 BD. - 12 3 BD. - 5
RL 4:	1 BD. - 15 2 BD. - 12 3 BD. - 5
TOTAL 1 BD.	- 55
TOTAL 2 BD.	- 46
TOTAL 3 BD.	- 18
TOTAL:	119

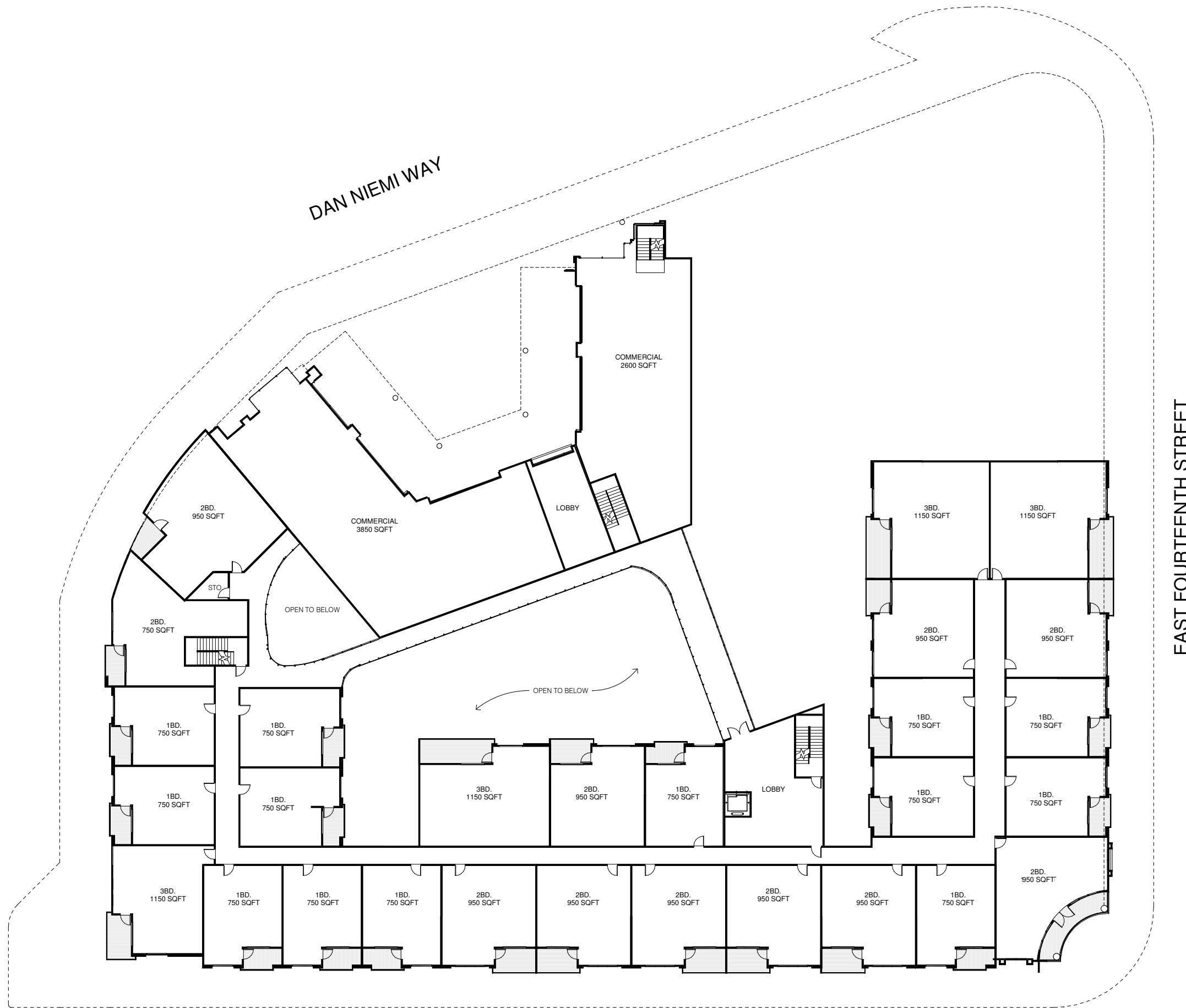




## RESIDENTIAL LEVEL 1 DAVIS STREET - SAN LEANDRO

A horizontal timeline with tick marks at 0', 10', 20', and 40'. A black bar spans from 0' to 20'. A red bar spans from 20' to 40'.

FEB. 28, 2011



**RESIDENTIAL LEVEL 2**  
**DAVIS STREET - SAN LEANDRO**

A horizontal timeline scale with tick marks at 0', 10', 20', 30', and 40'. A vertical tick mark is positioned at the 0' mark.

FEB. 28, 201



RESIDENTIAL LEVEL 3  
DAVIS STREET - SAN LEANDRO

FEB. 28, 2017



RESIDENTIAL LEVEL 4  
DAVIS STREET - SAN LEANDRO

FEB. 28, 2017

# DEVELOPMENT TEAM RESUME

## TOWN HALL SQUARE, SAN LEANDRO



Anita Bajaj



Mukesh Bajaj

Developer Beam is owned and operated by Anita and Mukesh Bajaj, who are entrepreneurs with more than 30 years of experience each in finance and real estate industries. The duo have lived and worked in the East Bay for the past 20 years, developing various businesses and projects and creating hundreds of jobs in the community. They own several single family and multi-family properties in San Leandro and are currently undertaking development in the Ashland area of San Leandro close to the San Leandro BART station.

Anita Bajaj has an M.B.A. from Marshall School of Business at University of Southern California. She is a licensed real estate broker. She has more than 20-years of experience in Mortgage Banking, where she helped grow a mortgage company from a small mom-and-pop operation to a nationwide full service mortgage bank that employed hundreds of people. Since 2006, she has focused on buying, rehabilitating and developing and operating single and multifamily units in San Leandro, Oakland and Hayward.

The Bajajs, through several single-member LLCs, started buying real estate in the East Bay in 2007, and they continued to buy through ups and downs of the real estate market. They have bought mostly neglected properties with significant deferred maintenance, which they have substantially improved. Their development activities lead to local employment, improving neighborhoods and creating a good living environment for middle class families. They have owned their properties without any debt, and have not been concerned with cash flows until the buildings are improved and stabilized. They have kept rent increases below the market rates and been responsive and caring to the residents that live in their buildings. They are currently developing a 13-unit townhome community on 159th Street in San Leandro, adjacent to Walgreens on E 14th Street. This project will be completed in June, 2017.

Mukesh Bajaj has a Ph.D. in finance from UC Berkeley. He has taught finance to MBA students for more than 25 years at University of Southern California and UC Berkeley. He has also been

a successful finance consultant for about 20 years, having worked with most of the largest financial institutions in the US and Europe. Mukesh founded, grew and sold a successful consulting company that provided employment to dozens of professionals in the East Bay. Anita and Mukesh have partnered on several financial and real estate ventures together as described above.

Consistent with their philosophy of bringing excellence to every business endeavor, the Bajajs have assembled a talented team of development professionals, including Ankur, for urban planning expertise, Hunt Hale Jones for architectural design, and Branagh for construction. In addition, they are committed to obtaining any additional resources needed to ensure that this development raises the bar on the standards of design and construction. It is notable that they have sufficient financial resources and liquidity to fully develop the project without requiring external financing and their approach to this investment will be the same as for other projects -- long-term investors who will not subject themselves to short-term financial pressures due to vicissitudes of the real estate market. They will be driven by achieving excellence in design, construction and operation of this project, committed to enhancing the Downtown San Leandro area according to the vision of the City of San Leandro.

# DEVELOPMENT TEAM RESUME

## TOWN HALL SQUARE, SAN LEANDRO



John Branagh

Mr. Branagh assumed the leadership of Branagh, Inc. as its president in 2014. He is the fourth generation Branagh to lead this venerable company. He started with Branagh as a young man in their estimating department in September 2009, having first gained seven years of construction experience with another construction firm.

While in high school, John spent his summers working on numerous Branagh jobsites while learning the trade. He attended Texas Christian University in Fort Worth from 1999 to 2003 and upon graduation he joined a general contractor in Fort Worth where he gained seven years of experience as a superintendent, estimator, and project manager prior returning to Branagh.

John is the company's second in-house LEED Accredited Professional representative for green building practices and brings deep rooted green building experience to all of the projects he works on. In 2014, he became President of Branagh, while still keeping close to trade by continuing to run the firm's high profile development projects.

With more than 60 percent of Branagh's business coming from repeat clients, the company is a recognized leader in providing quality service in high density urban markets. Branagh has numerous major construction projects underway throughout Northern California, is a respected professional in the field and is an integral part of our Team.

# DEVELOPMENT TEAM RESUME

## TOWN HALL SQUARE, SAN LEANDRO



Alan Heikkinen

Senior Estimator/LEED Accredited Professional/  
Certified Green Building Professional

With more than 29 year's construction experience, Mr. Heikkinen began his career at Branagh in 1985 as a project foreman. A few years later he began estimating in the main office on a project he was scheduled to supervise. After the completion of several projects as superintendent, he relocated to Branagh's main office in 1995. Mr. Heikkinen has estimated a wide range of projects, such as Live Work Lofts, Tenant Improvements, Rehabilitation and Multi-Family Housing. He is the company's first in-house LEED Accredited Professional representative for green building practices and is also a Certified Green Building Professional. He has worked on some of Branagh's first Green Building projects (El Paseo Studios and Betty Ann Gardens), which were built green prior to available certifications. Mr. Heikkinen serves as a member of the USGBC-Northern California Branch, Residential Green Building (RGB) Advocacy Committee, dedicated to helping develop and promote awareness of green building practices. He also assists as a volunteer for the Green Building Certification Institute (GBCI) on program development.

# DEVELOPMENT TEAM RESUME

## TOWN HALL SQUARE, SAN LEANDRO



Dan Hale, Principal

Dan has over 30 years of planning and design experience. He holds an A.B. degree in Architecture from the University of California at Berkeley, a Master's degree in Architecture from the University of Oregon, and an architect's license from the States of California, Nevada and Louisiana. Dan's primary responsibility is to ensure that creative, innovative and appropriate designs are applied to every project. His specific emphases are in planning and multi and single family residential projects.

### SELECTED PROJECTS:

#### MULTI-FAMILY HOUSING

Alabama Street Lofts, San Francisco, California  
Signal House, Oakland, California  
South City Station, South San Francisco, California  
Roadway Express, Oakland, California  
Milpitas Towns, Milpitas, California  
Ross Valley Estates, Ross, California  
Town Center Homes, Scotts Valley, California  
40th & Telegraph, Oakland, California  
Town Green Village, Windsor, California

#### COMMUNITY PLANNING

Atherton Ranch, Novato, California  
Patterson Ranch, Fremont, California  
Jensen Lane, Windsor, California  
Hoberg's Resort, Cobb Mountain, California  
Block 2, 3, and 4 Hunters View, San Francisco, California  
Domodedovo, West Domodedovo, Russia  
Ascona at Ruby Hill, Pleasanton, California  
Private Reserve, Livermore, California  
Norris Canyon Estates, San Ramon, California

Rivasco at Ruby Hill, Pleasanton, California

Riverwalk, Fremont, California  
Roubion, San Ramon, California  
Sorellas, Los Altos, California  
Orinda Oaks, Orinda, California

#### COMMERCIAL AND RECREATIONAL FACILITIES

Jewish Community Federation, Laurel Heights Campus, San Francisco, California  
Wilder Community Building, Orinda, California  
Town Green, Windsor, California  
Sugar Mill, Union City, California

#### EDUCATION

University of California, Berkeley, Bachelor of Architecture, 1984  
University of Oregon, Master of Architecture, 1986

#### LICENSE

State of California – Since 1987  
State of Louisiana - Since 2006  
State of Nevada - Since 2005

# DEVELOPMENT TEAM RESUME

## TOWN HALL SQUARE, SAN LEANDRO



Rone Jones, Principal

Ron has more than 30 years of experience in the design construction industry as a project architect. He holds an A.B. degree in architect from the University of California at Berkeley and is a licensed Architect in California and Illinois. His background includes governmental, commercial, multi-family, single-family, and custom home projects. Ron provides a strong organizational and management direction for all projects. His ability to effectively control the finances of each project while maintaining a strong sensitivity to the needs of Hunt Hale Jones Architects' clients ensures that projects are produced on time and on budget.

### SELECTED PROJECTS:

#### MULTI-FAMILY HOUSING

Alabama Street Lofts, San Francisco, California

Signal House, Oakland, California

Station House, Oakland, California

South City Station, South San Francisco, California

Town Center Homes, Scotts Valley, California

Simi Valley, Simi Valley, California

Brighton Oaks, Morgan Hill, California

Guild 33, Mountain View, California

Town Center Homes, Scotts Valley, California

Westmont, San Jose, California

Town Green Village, Windsor, California

Ice House, Oakland, California

Solera Ranch, Morgan Hill, California

#### COMMUNITY PLANNING

Amber Ridge, Livermore, California

Estates Collection, Livermore, California

Fleming Place, Sacramento, California

Heartland, Santa Rosa, California

Heritage Pointe, Union City, California

Rocky Hill, Vacaville, California

Site X Housing, San Francisco, California

Sterling Oaks, Saratoga, California

The Oaks, Livermore, California

Treelakes, Sacramento, California

Village of Mundelein, Chicago, Illinois

Whitney Oaks, Rocklin, California

#### COMMERCIAL AND RECREATIONAL FACILITIES

Carillon North Club House, Chicago, Illinois

Masonic Meeting & Banquet Facility, Oakland, California

Station #91 & Minimart, Antioch, California

Town Green, Windsor, California

Sugar Mill, Union City, California

#### EDUCATION

University of California, Berkeley, Bachelor of Architecture, 1985

#### LICENSURE

State of California – Since 1995

State of Illinois - Since 2000

# DEVELOPMENT TEAM RESUME

## TOWN HALL SQUARE, SAN LEANDRO



Arun Jain, President

Ankor is helmed by Arun Jain, President, who majored in Planning and Urban Design, and obtained his bachelor's and master's degrees in architecture from UCLA. He has 36 years of planning and design experience in India and the United States. He worked on design and construction supervision for two large exhibitions/sports pavilions, housing complexes in Delhi, India, with over 3,000 residential units. He also managed construction site for a high-rise mixed-use office and residential building in Delhi, India. In the United States, Arun has designed several dozen multi-family residential and other types of projects.

In 2001, Arun was given the responsibility by the City of La Canada to revamp the design guidelines for residential buildings. In 2010, he was appointed as the planning commissioner by the City Council of the city of La Canada-Flintridge. He has made very significant contributions to urban planning in this capacity. He is actively involved in civic and community affairs, has participated in zoning code updates, updated and adopted the city housing element and general plan, and is currently working to update the residential design standard.

He is currently in the process of designing two (2) commercial/office and retail projects in the area that are both more than 12,000 sq. ft. in size each. He recently provided construction management and consulting services for a 35,000 sq. ft. and 12,000 sq. ft. medical facilities under a federal New Medical Facilities and tenant improvement project grant.

Arun brings an invaluable urban planning and city planning expertise and perspective to the Team. He is uniquely positioned to understand the City's vision for Downtown San Leandro and assist the Team in designing and building the project in accordance with that vision.