

RFRM

AZURE DEVELOPMENT

Parking Lot #3 Development Project
City of San Fernando

MEET AZURE DEVELOPMENT

INTEGRITY. CREATIVITY. COMMUNITY.

We at Azure Development are focused on **creating transformational projects with integrity**. Our team brings **an expression of hope and are empowered** to customize each site and project. We understand that each building must work in harmony with the surrounding community and nature to thrive - **leaving a healthy neighborhood for families to flourish**.





- Recently completed the CVS Pharmacy in downtown San Fernando
- Experienced in **public-private partnerships** throughout the Southwest



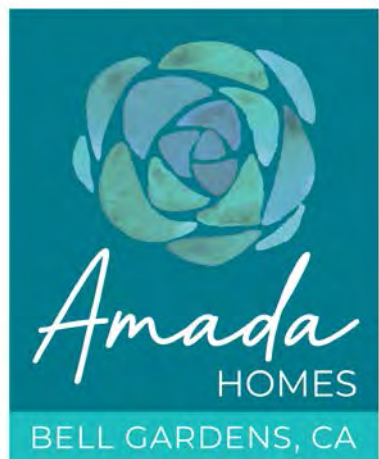
BELLE



FLEUR
CENTRE

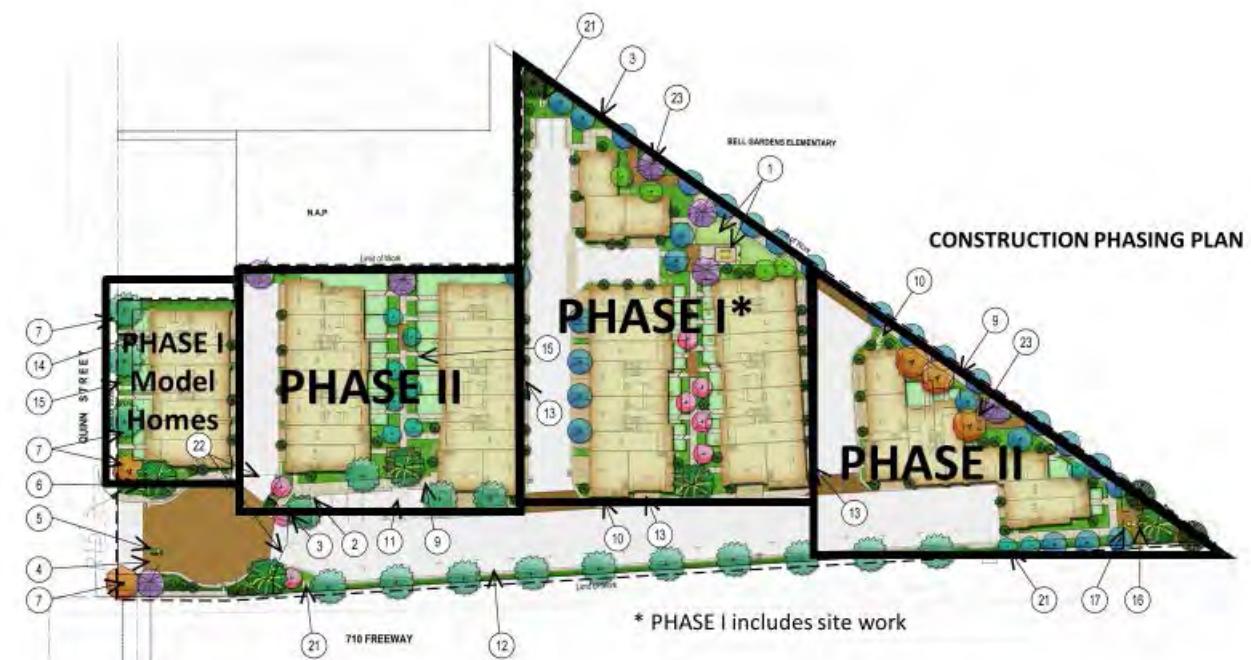
BELLE FLEUR SHOPPING CENTRE

17640 BELLFLOWER AVENUE, BELLFLOWER, CA 90706



AMADA HOMES BELL GARDENS, CALIFORNIA

48 New Townhomes
Coming 2020





Introducing LA GUADALUPE

SOUTH EAST CORNER OF 1ST STREET AND BOYLE AVENUE, BOYLE HEIGHTS. LOS ANGELES



PARKING LOT NO. 3



- 1.44-acre **site owned by City** (not Jack in the Box)
- **144** existing parking spaces
- City RFP envisioned a catalytic **mixed/blended-use project** that connects to the shops of the San Fernando Mall and future transit corridors



MARKET DATA:

Housing Supply is a critical need in the City

- Want to buy a house **under \$500,000** in the City? San Fernando Valley is one of **the most expensive** housing markets in the NATION
- Teachers, fire fighters, and first-time home buyers find saving for a **down-payment nearly impossible**
- Parking Lot No. 3 is an opportunity to **help working class families** who do not qualify for affordable housing programs.
- **Creative new retail** options to add to retail in the area



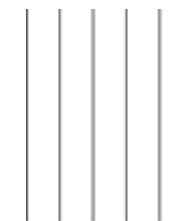
PICO STREET

EXISTING ALLEY

SAN FERNANDO MISSION BLVD.



PRELIMINARY GROUND FLOOR PLAN



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PRELIMINARY SECOND FLOOR PLAN



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ARCHITECTURAL STYLE: WARM MODERN - ROOTED IN SOCIAL VERNACULAR

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SAN FERNANDO PARKING LOT 3 DEVELOPMENT | RFQ Architectural Package | 01.31.20

RFRM COLLECTIVE | 848 SOUTH OXFORD AVENUE, SUITE 301, LOS ANGELES CA 90005 | INFO@RFRMCOLLECTIVE.COM | 213 500 0547 | RFRMCOLLECTIVE.COM



QUALITY OF SPACE: COMMERCIAL

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QUALITY OF SPACE: RESIDENTIAL OPEN SPACE

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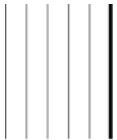
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NEXT STEPS

- An ENA is the start of the development process
- Our focus will be **Community Engagement**
- **Public Input will determine the final Site Plan**
 - Process City Approvals of Site Plan
 - Secure Financing for Project
 - Start Construction





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