



FOLSOM

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TOWN CENTER

REQUEST FOR PROPOSAL



FOLSOM PLAN AREA TOWN CENTER

NEWMARK

Todd Eschelman
todd.eschelman@nmrk.com
Lic #01051148
☎ 916.569.2347



Steve Edwards
steve@theedwardsco.com
Lic #00977718
☎ 916.277.8123

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Folsom Ranch Town Center

Request for Proposal

In 2011 the City of Folsom annexed 3,650 acres to meet its dynamic growth needs. The majority of the land in the expanded specific plan area is owned by affiliates of WestLand Capital Partners (“WestLand”) in a master-planned community known as Folsom Ranch (www.FolsomRanch.com). In the center of this project and nestled amongst rolling hills, swales, and groves of oak trees is the Folsom Ranch Town Center.

The City of Folsom is one of the Sacramento region’s most dynamic and affluent communities. The owner of Folsom Ranch Town Center is requesting proposals from developers who have expertise and a proven track record for developing mixed use projects. The Folsom Ranch Town Center offers the opportunity to blend multi-family, retail, restaurants, shops, offices, and other uses to create a vibrant urban village within the Town Center mixed use development.

The ±40 acre site is owned by an affiliate of WestLand, the master developer. Interested developers are requested to present opinions of value, development strategies, timing for delivery, sources of capital, and each candidate developer’s respective vision for this crown jewel site within the Folsom Ranch community. WestLand is willing to consider offers to purchase the site in As-Is condition, or in an improved condition where WestLand would complete horizontal infrastructure development, or in a joint venture.

For additional information on the City of Folsom, Folsom Ranch, and the Folsom Plan Area, please visit:

<https://www.folsom.ca.us/government/community-development/planning-services/folsom-plan-area>

www.folsomranch.com

Should you have any questions or need additional information please contact us at your earliest convenience.

On behalf of Westland Capital Partners, we look forward to hearing from you.

Todd Eschelman

Newmark

todd.eschelman@nrmk.com

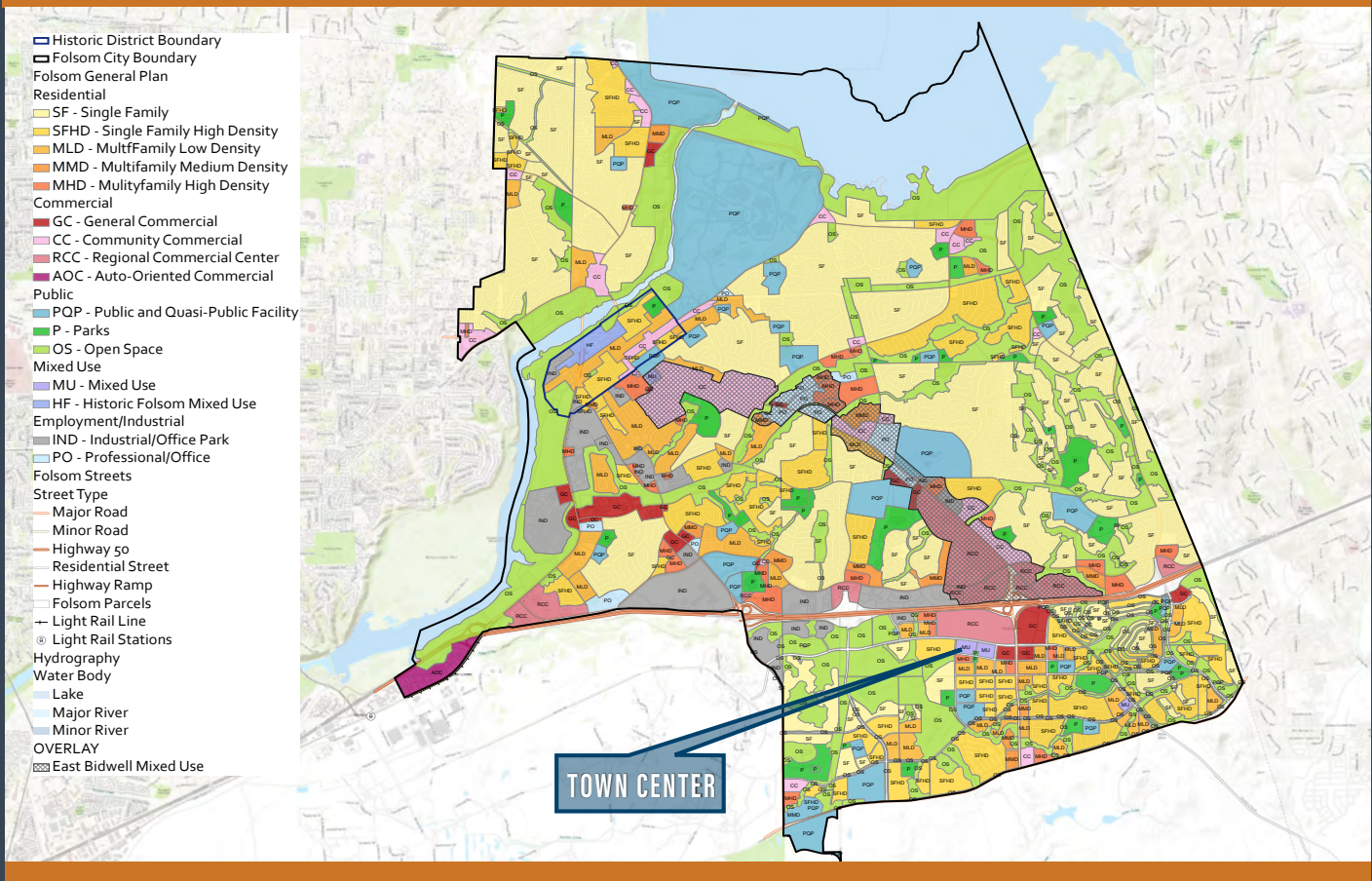
T 916.569.2347

Steve Edwards

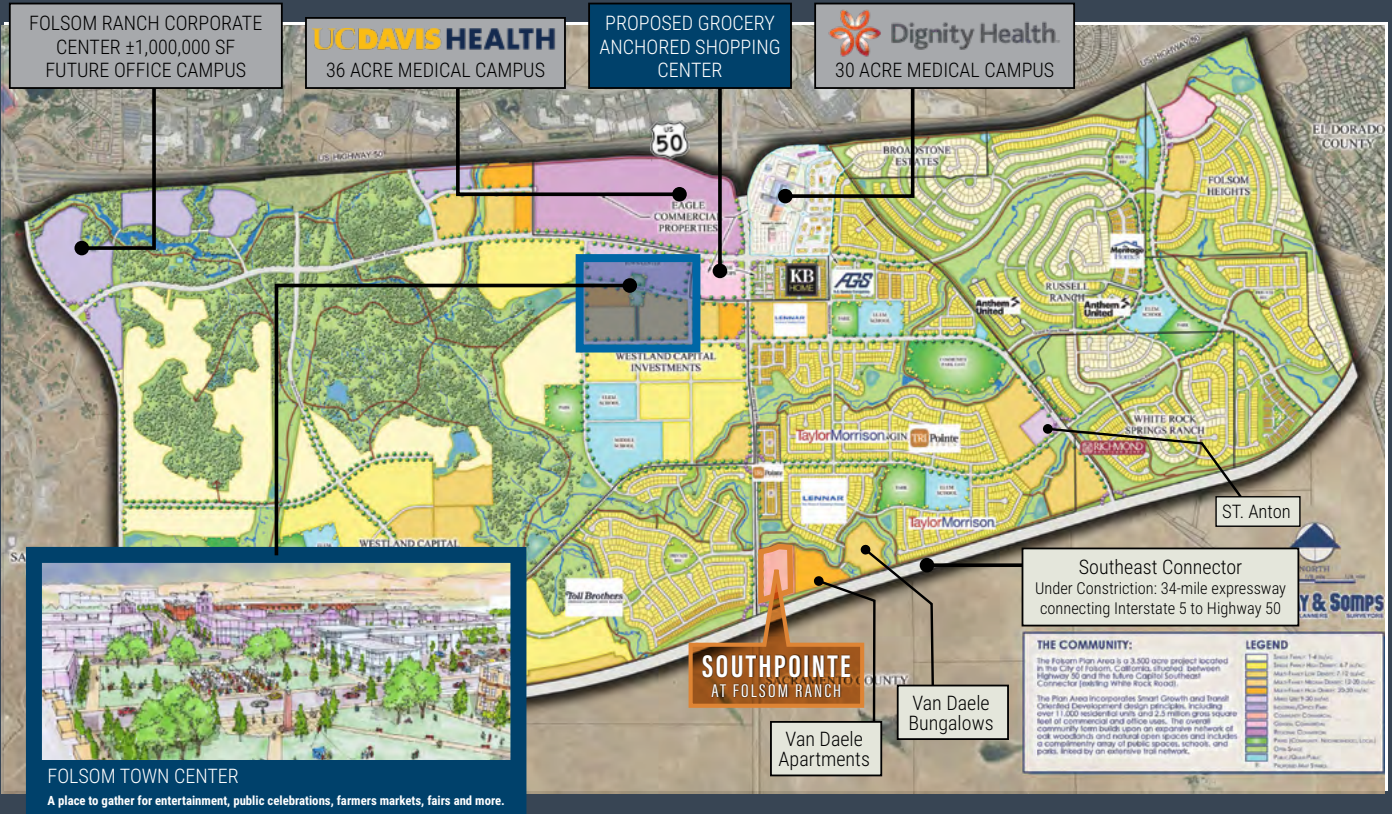
The Edwards Company

steve@theedwardsco.com

T 916.277.8123



FOLSOM RANCH/ FOLSOM PLAN AREA MAP



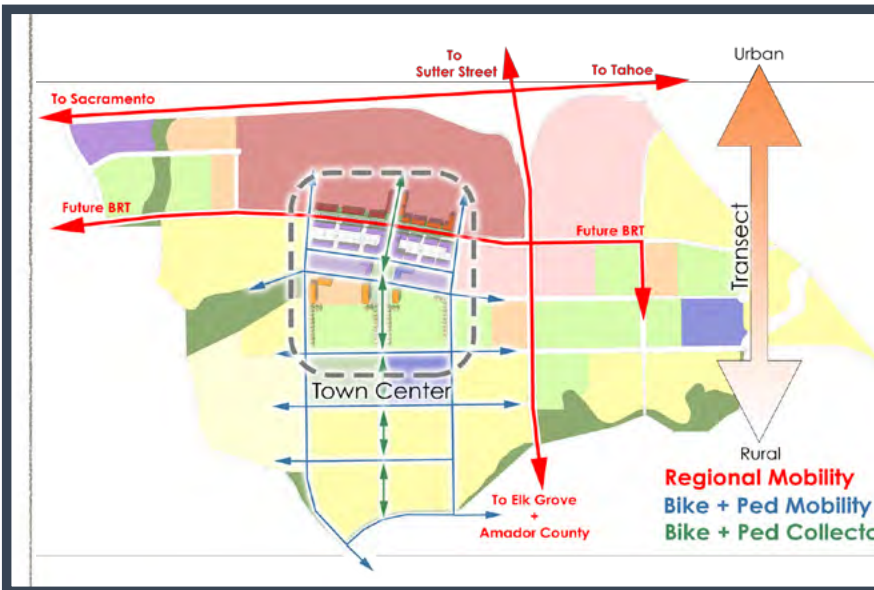
Town Center will consist of the following general uses and gross leasable area as initially planned and/or conceived by the City of Folsom:

1. Approximately 52 gross acres; 40 net acres
2. Multi Family: \pm 600 to 800 units
3. Office: \pm 75,000 to 100,000 sf
4. Retail/Restaurants/Shops: \pm 75,000 to 100,000 sf

Other contemplated uses by the City of Folsom in

The Town Center:

- Aquatic Center
- City Hall Annex
- Theater
- Entertainment Center/Amphitheater
- Hospitality





SURROUNDING DEVELOPMENT



TOWN CENTER

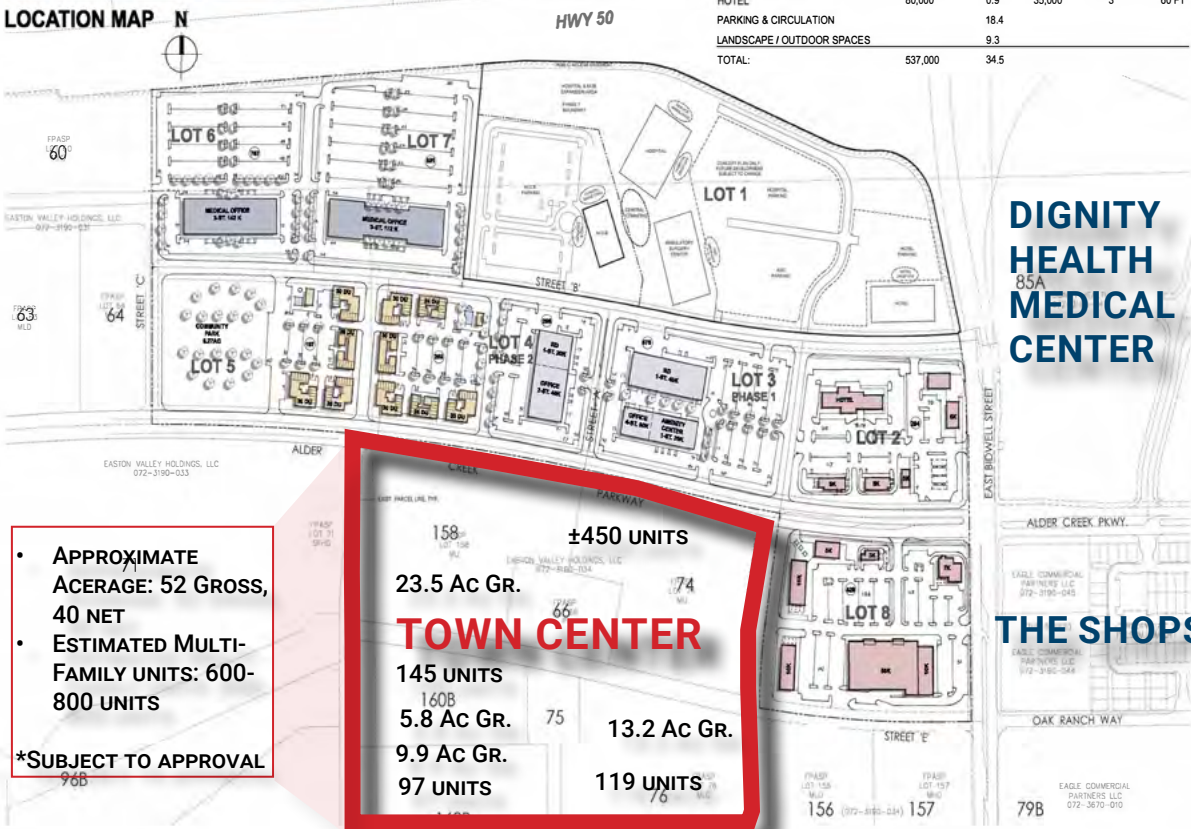
LOCATION MAP N

LOT 1 (MEDICAL CENTER)

FULL SITE SUMMARY:	BUILDING (SF)	SITE (AC)	BLDG FOOT PRINT	BLDG LEVELS	BLDG HEIGHT
MEDICAL OFFICE BUILDING	72,000	0.8	24,000	3	60 FT
AMBULATORY SURGERY CENTER	96,000	1.2	48,000	2	48 FT
MICRO HOSPITAL	86,000	1.3	52,000	2	48 FT
HOSPITAL EXPANSION	80,000	1.0	40,000	2	48 FT
MOB EXPANSION	108,000	0.7	36,000	3	60 FT
CENTRAL UTILITY PLANT	15,000	0.9	15,000	1	28 FT
HOTEL	80,000	0.9	35,000	3	60 FT
PARKING & CIRCULATION		18.4			
LANDSCAPE / OUTDOOR SPACES		9.3			
TOTAL:	537,000	34.5			

PROJECT INFORMATION:

SITE ZONING	SP-RC-PD
(REGIONAL COMMERCIAL, OFFICE, MIXED USE)	
PROJECT SITE AREA (NET)	+/- 73.95 AC
LOT 3 (9.87 AC), 4 (5.22 AC) - OFFICE, RD	
TOTAL LOT AREA (NET)	15.09 AC +/- 657,320 SF
BUILDING AREA (FOOTPRINT)	+/- 124,000 SF
BUILDING COVERAGE	18.8%
TOTAL BUILDING AREA	+/- 200,000 SF
LOT 3 BUILDING AREA	+/- 140,000 SF
PARKING REQUIRED (1/250 SF)	560 SALLS
PARKING PROVIDED	563 SALLS
LOT 4 BUILDING AREA	+/- 65,000 SF
PARKING REQUIRED (1/250 SF)	260 SALLS
PARKING PROVIDED	266 SALLS
TOTAL PARKING REQUIRED	800 SALLS
TOTAL PARKING PROVIDED	829 SALLS



**DIGNITY
HEALTH
MEDICAL
CENTER**

THE SHOPS

- APPROXIMATE AVERAGE: 52 GROSS, 40 NET
 - ESTIMATED MULTI-FAMILY UNITS: 600-800 UNITS
- *SUBJECT TO APPROVAL

TOWN CENTER

±450 UNITS

23.5 AC GR.

145 UNITS

5.8 AC GR.

9.9 AC GR.

97 UNITS

13.2 AC GR.

119 UNITS

LOT 4 (5.13 AC), 5 (10.92 AC) - RESIDENTIAL + PARK	
LOT AREA (NET)	16.05 AC +/- 699,138 SF
DWELING UNITS	+/- 288 DU
PARK AREA REQUIRED (DU x 0.0097)	2.8 AC
2.8 AC + 2.7AC (PARCEL 85A) = 5.5 AC	
RESIDENTIAL AREA	10.55 AC +/- 459,558 SF
DENSITY	27.3 DU/AC
PARKING REQUIRED (1.5/DU)	432 STALLS
PARKING PROVIDED	459 STALLS
LOT 6, 7 - MEDICAL OFFICE	
LOT AREA (NET)	21.38 AC +/- 931,313 SF
BUILDING AREA (FOOTPRINT)	+/- 104,70 SF
BUILDING COVERAGE	11%
BUILDING AREA (TOTAL)	+/- 314,000 SF
PARKING REQUIRED (1/200 SF)	1,570 STALLS
PARKING PROVIDED	1,658 STALLS
LOT 2, 8 - RETAIL/HOTEL	
LOT AREA (NET)	21.43 AC +/- 933,490 SF
BUILDING AREA (FOOTPRINT)	+/- 140,600 SF
BUILDING COVERAGE	15%
BUILDING AREA (RETAIL)	+/- 110,000 SF
PARKING REQUIRED (1/200 SF)	550 STALLS
BUILDING AREA (RESTAURANT, D/T)	+/- 15,000 SF
PARKING REQUIRED (1/100 SF)	150 STALLS
4-STORY HOTEL	150 ROOM
PARKING REQUIRED	160 STALLS
TOTAL PARKING REQUIRED	860 STALLS
PARKING PROVIDED	892 STALLS

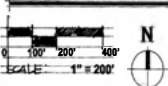
CONCEPTUAL SITE PLAN

**FOLSOM RANCH
FOLSOM, CA**

DATE: 06/04/2021
McG JOB #: 19.537.01

DATE: REVISIONS

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NOTE: This information is conceptual in nature and is subject to all requirements pending further verification and Client, Town and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.



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IRVINE
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ACREAGE TABLE



	Parcel	Zoning	Acres
1	74 & 158	Mixed Use	23.5
2	160A	MLD	9.9
3	76	MLD	13.2
4	160B	MHD	5.8
GROSS ACRES			52.4



Folsom Plan Area Quarterly Update Q1 2021

(Q2 2021 COMING SOON)

[CLICK HERE](#)



CITY OF FOLSOM

The following contain live link information in a “War Room” on Folsom Ranch. The information is as follows:

A) MARKETING MATERIAL - FOLSOM RANCH

- FOLSOM RANCH
- THE SHOPS BROCHURE
- SOUTHPOINTE BROCHURE
- FOLSOM RANCH CORPORATE CENTER BROCHURE

B) INFRASTRUCTURE & DEVELOPMENT FEES

- FOLSOM PLAN AREA FEES
- FOLSOM RANCH ROADWAY SEGMENTS

C) MARKET REPORTS

- NEWMARK WESTERN OFFICE UPDATE
- NEWMARK SACRAMENTO OFFICE MARKET REPORT
- NEWMARK SACRAMENTO RETAIL REPORT
- NEWMARK SACRAMENTO MULTI-FAMILY REPORT
- COSTAR SACRAMENTO MULTI-FAMILY REPORT
- DEMOGRAPHIC OVERVIEW

D) OTHER RELATED ARTICLES/INFORMATION

[CLICK HERE TO REVIEW ALL FOLSOM RANCH ARTICLES](#)