

Morningside/Woodworth Developer RFQ Questions and District Response

DISTRICT'S REPLY

The District is interested in identifying developers with experience in long term lease and/or joint development of property for residential and/or mixed-use purposes with the primary focus of maximizing ongoing revenue. There is no interest in collateralizing the subject property.

It is recommended that the submittal include the entity's development experience with: projects on properties owned by public agencies, the type and size of the projects (acreage, units); historical project financing (amount, how secured, term); unique municipal development experience; public agency references; and any other information that will be helpful in identifying the developer's capabilities. Submittals should address any special incentives or legislative approvals that may be required. Regarding entitlements, it is anticipated that the development will require City of Inglewood General Plan and Zoning Amendments as well as complying with the California Environmental Quality Act (CEQA). There will be a later stage where specific development proposals from an identified short list will be received and reviewed in greater detail.

Site Visit

To obtain site access, please propose two dates and times when school is not in session (before 8:00 am, after 3:00 pm, or on a Sat./Sun./holiday). The gates will be opened to allow access to the grounds. The person opening the site will not have any information regarding this RFQ.

QUESTIONS RECEIVED

1. Can you please forward a detailed list of information that should be included within the Statement of Qualification package?
2. Is there is any additional data regarding the RFQ process other than that available on the developer's website?
3. Are there any required submittal items besides general resumes/qualifications?
4. Questions about the District's vision for the property:
 - a) Would the District prefer mixed income housing (i.e. market rate and affordable units or only affordable housing) at the Property? If the District prefers affordable housing, what levels of affordability would be preferred?
 - b) Would the District consider ground floor retail along with residential uses? If so, how much retail and what types of uses would be preferred?
 - c) How much green space would the District like to keep at the site? What kinds of parks or other green spaces would the District prefer?
 - d) Would the district be open to re-configuring the North-East corner of the parcel into a neighborhood park or a more development-friendly configured parcel?
 - e) Would the District support a change in zoning from low density to medium density and if so, would an EIR be necessary? What type of density would the District prefer? For example, medium density would allow approximately 25 units per acre.
 - f) What community services would you like the development to provide, if any?

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- g) Would the District prefer to see teacher/workforce housing a priority at the property?
- h) At our communities, we implement our non-profit curriculum “HAPI”, which brings health-related education, fitness, gardening, and nutrition programs directly to the doorsteps of residents. Would the District be interested in such a program at the property?

5. Developer would like to gain access to the Morningside Woodworth site. Please let us know when available. What do you consider desired material for presenting our qualifications? Aerial views, letter of recommendations, etc.?