

Inglewood Unified School District  
**Request for Developer Qualifications**

**The Morningside-Woodworth Surplus Property**

22.6 acres, Inglewood, California

January 28, 2020

The Inglewood Unified School District (“District”), a California State agency, desires to secure a relationship with a qualified developer or developers in the long-term leasehold development of part or all of its 22.6-acre Morningside-Woodworth Surplus Property (“Property”). This property is surplus to the educational needs of Morningside High School and Woodworth Elementary School, operating schools which are located on either side of the Property. The Property is located on West 104<sup>th</sup> Street between South Prairie Avenue on the west and Crenshaw Boulevard on the east. The Property is located two blocks south of the Hollywood Park Entertainment District and the new LA/SoFi Stadium and 4 miles east of Los Angeles International Airport.

The site is currently improved with a 55,464-sf elementary school, baseball field, tennis courts, and an open field area. (The site consists of portions of APNs 4030-033-901, 4030-033-903, and 4030-033-904.) The Inglewood General Plan indicates that the Property is planned for Low Density residential development (up to six Dwelling Units per acre). Privately-held property to the west and south is planned for Low Medium Density Residential (7-22 DUs per acre), and adjacent property to the east and north is planned for Medium Density Residential (23-43 DUs per acre). Any entitlements and rezoning required for a residential project on the Property would be subject to approval by the City of Inglewood.

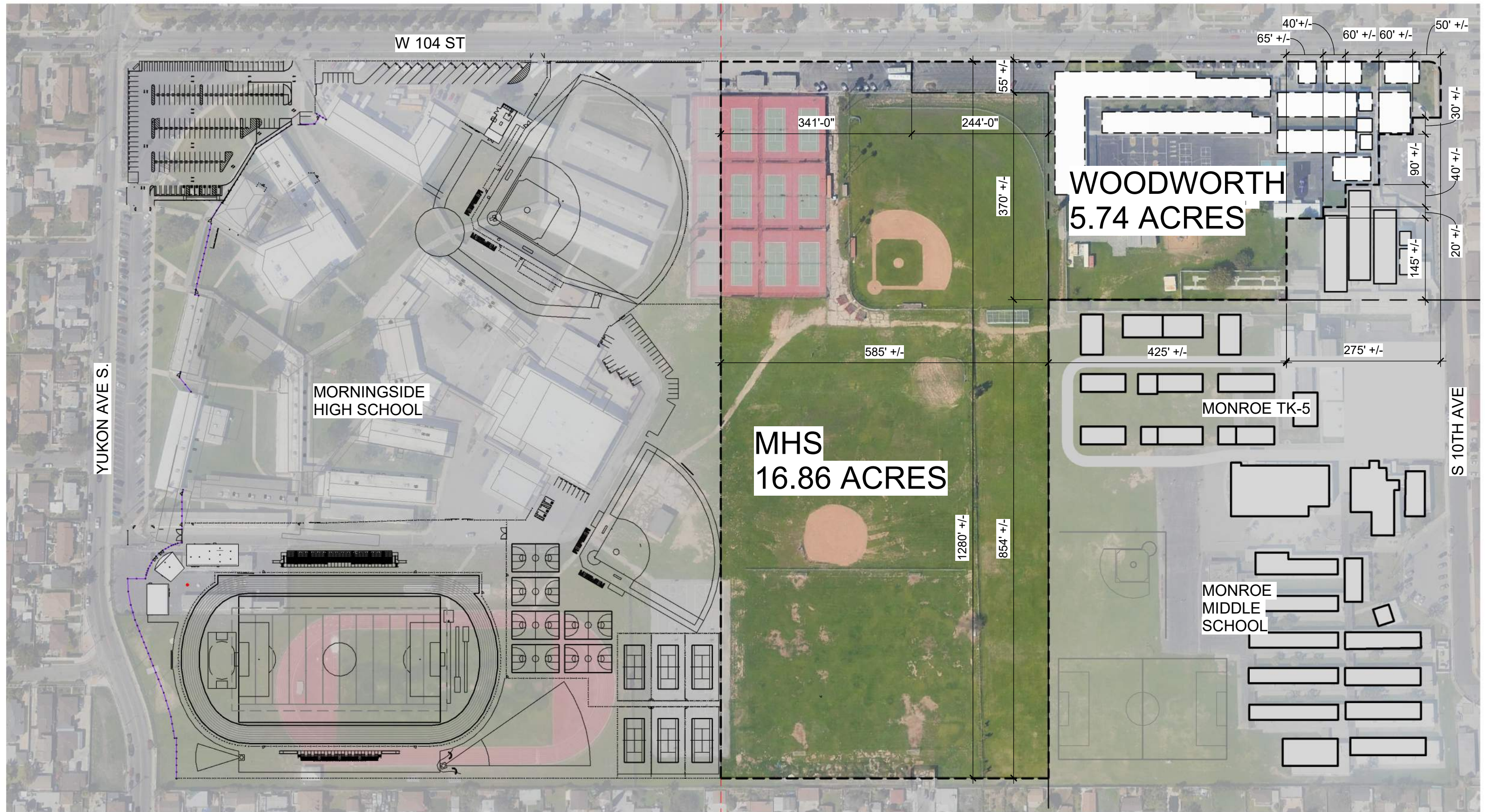
The District is soliciting interest from a qualified developer or developers, which in partnership with the District, would participate in a long-term ground lease to benefit the District’s educational mission. Responding developers should have a track-record of developing quality residential projects or projects that would bring a long term fiscal benefit to the District. Experience in working with public agencies under long-term lease arrangements is a plus. For this submittal no financial projections are required.

**For interested, qualified developers please submit by the end of business on Friday, February 21, 2020, one (1) signed Statement of Qualification with any and all additional materials, six (6) additional hard copies, and one (1) digital copy (flash drive) in write-protected PDF format, to**

**Christine M.I. Dacanay, Chief Business Official  
c/o Isabel Montenegro, Administrative Assistant  
Business Services Department  
Inglewood Unified School District  
401 South Inglewood Avenue  
Inglewood, California 90301**

Any questions regarding this RFQ are to be submitted by email only to [RealPropertyRFQ@inglewoodusd.com](mailto:RealPropertyRFQ@inglewoodusd.com). The deadline for any questions will be the end of business on Friday, February 7, 2020. To gain access the site, please email Ms. Montenegro at the above address. Do not contact the schools directly. Any new information on the RFQ will be posted on the District’s website the following week. Please do not contact the schools directly.

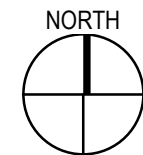
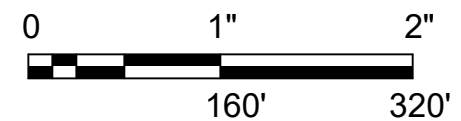




# OVERALL MORNINGSIDE MONROE SITE

INGLEWOOD UNIFIED SCHOOL DISTRICT

OCTOBER 30, 2019



LIONAKIS