

MEETING DATE:

08/21/06

AGENDA ITEM: Consideration of a Request to Issue a Request For Proposal for Development of the Three Contiguous Properties at 11042-11056 Washington Boulevard, Located in Component Area No. 4.

ATTACHMENTS

	<u>Pages</u>
1. Draft Request For Proposal	1-29



REDEVELOPMENT AGENCY

REQUEST FOR PROPOSALS

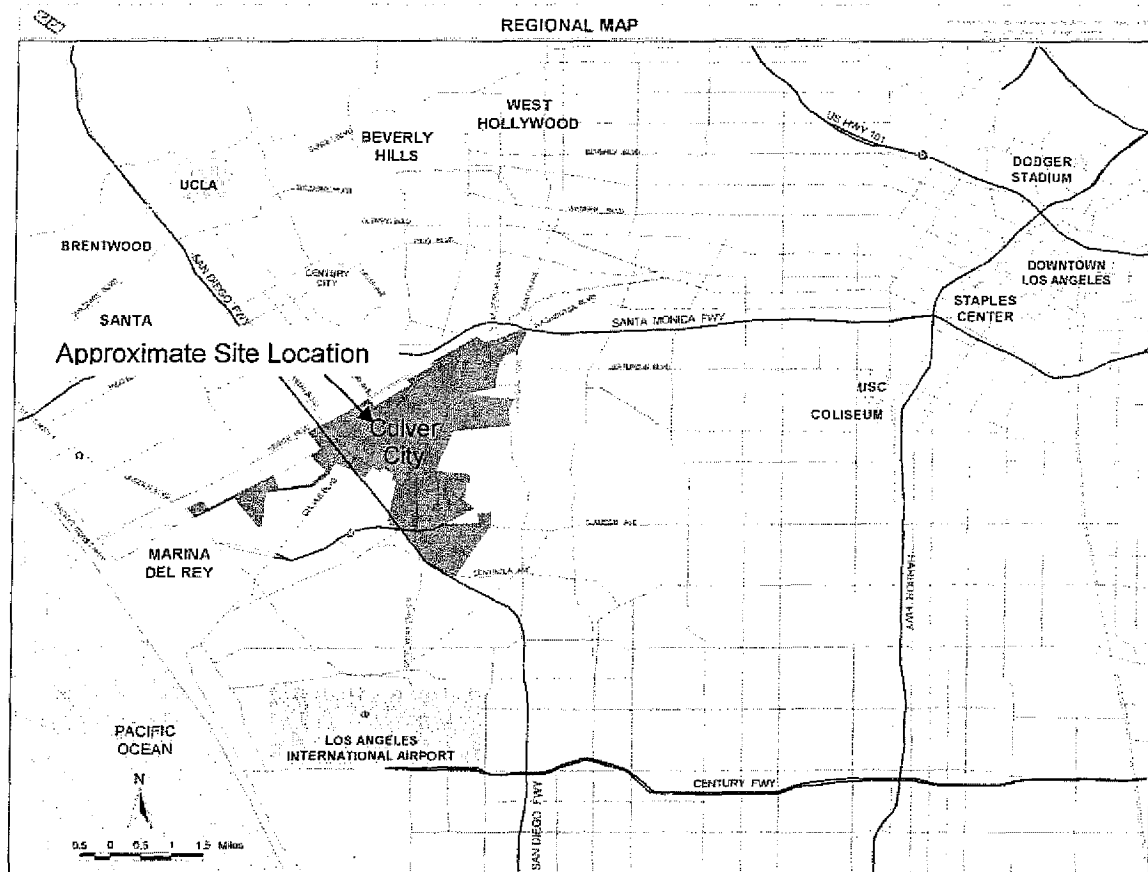
August 22, 2006

**Development Opportunity
For a Commercial or Mixed Use Project
On a 0.74 Acre Site**

Submittal Deadline: 5:00 p.m., October 2, 2006

PURPOSE

The Culver City Redevelopment Agency ("Agency") is seeking a qualified developer to construct a high quality, in-fill development project on a three-quarter acre site in the City of Culver City that is the subject of this Request for Proposal (RFP). The development site is strategically located in the Westside Los Angeles area and is near the 405 freeway, Washington Boulevard and Sepulveda Boulevard transportation corridors.



CULVER CITY

Culver City, a charter city incorporated in 1917, has a population of approximately 40,000 residents within an area of five square miles. The City is located eight miles west of Downtown Los Angeles and six miles north of Los Angeles International Airport. It is strategically located near the intersection of the Santa Monica (I-10), San Diego (I-405) Freeways, and the eastern terminus of the Marina Freeway (SR-90). The Culver City Redevelopment Agency was formed in 1971 and the Redevelopment Project Area encompasses over forty percent of the City's land area and includes most of the City's commercial and industrial properties. The opportunity site that is the subject of this RFP is located within the Redevelopment Project Area.

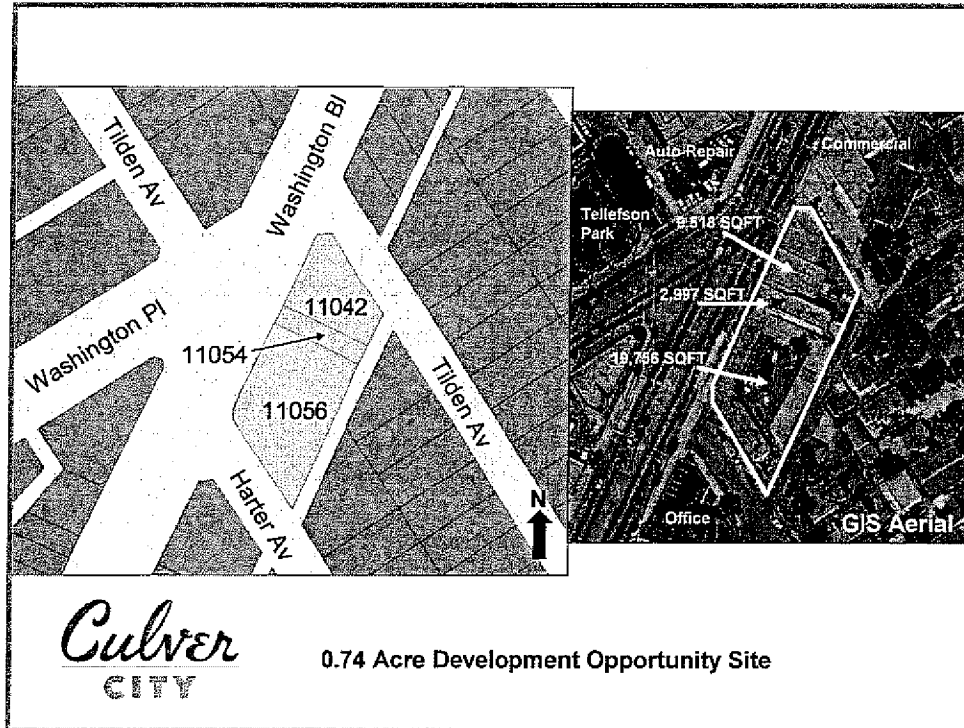
Culver City is an ideal location for residential and/or commercial development due to the quality and stability of its neighborhoods, its sound economic base, the quality of

the Culver City Unified School District, and the locally operated first class Culver City Police and Fire Departments.

THE DEVELOPMENT SITE

The development site is 0.74 acre in area and is located on the south side of Washington Boulevard between Harter Avenue on the west and Tilden Avenue on the east, at the point where Washington Place intersects with Washington Boulevard. The site is comprised of three privately owned parcels that have *Insert* feet of street frontage and a depth of *Insert* feet. There is an alley bordering the site on the south side. The entire site is designated as General Corridor (Commercial) in the Land Use Element of the City's General Plan and Redevelopment Plan and is zoned Commercial General (CG). The site is depicted in the map below and each parcel is generally described in the following matrix.

Parcel	Address	Area Sq. Ft.	Acreage	Current Land Use
Parcel 1	11042 Washington	9,518	.22	Office/Retail
Parcel 2	11054 Washington	2,997	.07	Commercial/Residential
Parcel 3	11056 Washington	19,759	.45	Group Home
Total Site		32,274	.74	



The site is also depicted on the Los Angeles County Assessor's Parcel Map (Attachment No. 1). The development site is currently built out with the commercial

uses indicated above and generally surrounded by commercial uses along Washington Boulevard to the east and west and residential uses to the south across the alley. Washington Boulevard is a four-lane roadway that runs east/west from the City's eastern limits through downtown to the Marina del Rey area at the City's western boundary. For most of the segment west of the San Diego Freeway, Washington Boulevard carries an average of about 24,500 vehicles per day.

SCOPE OF DEVELOPMENT

The Agency is seeking proposals for a new high quality, commercial or mixed use (retail/office commercial and residential) project from a limited number of developers with appropriate experience. The Agency encourages creative proposals from respondents that best suit the site, the market potential of the area, and the Agency's and City's goals of increasing the housing stock and strengthening the City's economic base. Pedestrian-oriented, neighborhood-serving uses are desired. Preferred uses include cafes, restaurants, neighborhood services and other retail stores. The zoning for this area allows small- to medium-scale community serving uses such as retail, offices, services and/or a mixed use project consisting of commercial space and housing. Projects containing restaurants with drive-through services, convenience stores, or vehicle service/repair will not be considered.

Creative, economically feasible development is encouraged. Other considerations for the project include the following:

- *Housing* – If housing is proposed, the Agency desires a mixed-income project with an affordable housing component that can be covenanted for long-term affordability. Maximum density shall not exceed 65 units per acre. The final arrangement is subject to negotiation with the Agency.
- *Development Standards* – Please refer to Table 2-6 from the Culver City Municipal Code – Title 17, Zoning Code (Attachment No. 2) for more detailed information on lot area, setbacks, height, parking, landscaping and signs

DEMOGRAPHICS

Based upon a ring around a center point located at the site, the following demographics apply to the area generally surrounding the site. For more detailed demographic information, please refer to Attachment No. 3.

Distance	Population	Households
One Mile	43,916	17,451
Three Miles	253,853	106,266
Five Miles	762,172	325,215

Source: Applied Geographic Solutions, all data is for 2005.

AGENCY PARTICIPATION

The Agency is in the process of acquiring the largest parcel of the three parcels (11056 Washington Boulevard) that comprise the development site. The other two parcels in the site are privately owned. It is anticipated that the selected qualified developer or owner participant will attempt to acquire the other parcels. If necessary, the Agency could consider providing assistance in assembling either of the parcels, subject to the process specified by law. The Agency may also consider the use of local housing set aside funds if the proposed development were to include below market rate units.

ENTITLEMENT PROCESS

The Agency encourages proposing firms to submit creative, economically feasible development proposals for the site. The Agency will work with City of Culver City staff and the selected developer or owner participant to expedite the entitlement process for the proposed development project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

New development on this site shall be subject to specific environmental review as part of the applicable City and Agency review procedures. The Culver City Redevelopment Plan Amendment and Merger Certified Final Program Subsequent Environmental Impact Report (EIR) dated November 18, 1998, was completed in compliance with CEQA, and that document may be utilized in connection with the environmental review of the proposed development of the site. The Agency will seek a Categorical Exemption for the project to the extent applicable under CEQA as the site is an infill development of less than five (5) acres.

SUBMITTAL REQUIREMENTS

One electronic copy on a CD-ROM, and four paper copies of the following information; one copy of which must be single-sided and unbound, are requested as part of the submittal requirement; please use the following format:

- 1) Letter of Introduction - Include the Proposer's basic qualifications and understanding of the proposal; limited to two pages.
- 2) Project proposal, consisting of:
 - a) Conceptual site plan
 - b) Architectural design concept (i.e. elevations at a minimum, other views as needed to illustrate the concept)
 - c) Identification of anticipated commercial tenants
 - d) Project schedule
 - e) Nature or amount of Agency assistance, if any, being requested
 - f) Approach to the project, including the kinds of information to be requested from the Agency and/or City staff
 - g) Willingness of the Proposer to finance any of the land assembly costs
 - h) If housing is proposed, then submit Proposer's best estimate of total number of dwelling units, unit types, unit sizes, type of tenure (sale or rental), density, amenities and proposed rent or sale price.

- 3) Developer Questionnaire - Include all requested information (Attachment No. 4).
- 4) Approach – Describe the firm's approach to the Scope of Development described in this RFP. Describe the kind of information that will be required from City Staff/Agency.
- 5) Work Load – Provide a list of the Proposer's current and anticipated major projects to December 2009.
- 6) References – Include public sector references, especially if for public/private development projects.
- 7) Statement of Interest (See Owner Participation below)

OWNER PARTICIPATION

For each recipient of this RFP who owns or represents an owner of property on the site, please refer to the Statement of Interest (Attachment No. 5). Owners or representatives of an owner who are interested in participating in the redevelopment of this site should complete the Statement and return it with your response to this RFP by October 2, 2006.

SELECTION CRITERIA

A concise, professional and complete response to this RFP will help the Agency identify the most qualified development team.

Each proposal submitted will be evaluated based upon the quality of the development proposal, the qualifications of the entire development team and the potential to satisfy the City's and Agency's economic development goals, including the provision of new employment and the generation of significant revenues to the City and Agency (land sale proceeds and tax increment revenues).

The development team selected to participate with the Agency must demonstrate the experience and resources needed to acquire the site, then design and develop a successful, high-quality commercial or mixed use project. Prior experience with design, financing, construction, marketing similar commercial or mixed use (commercial/residential) projects will be critical elements in evaluating the proposals.

SCHEDULE AND PROCESS FOR DEVELOPER SELECTION

- Interviews will be scheduled with the top candidates in October 2006.
- Consideration of Selection Committee Recommendations by the Agency in November 2006.
- Agency consideration of approval of an Exclusive Negotiation Agreement (ENA) with the selected respondent in December 2006.
- The ENA, if entered into, will provide for an exclusive negotiating period, and may result in an Owner Participation Agreement (OPA) with the selected qualifying Owner Participant or a Disposition and Development Agreement (DDA) between the Agency and the Developer.

PROPOSAL DUE DATE

Proposals must be received no later than 5:00 p.m., Monday, October 2, 2006.

Proposals are to be sent to:

CULVER CITY REDEVELOPMENT AGENCY
P.O. Box 507
9770 Culver Boulevard
Culver City, CA 90232-0507
ATTN: John Fisanotti

Right to Reject

The Agency intends to select a Proposer that demonstrates the highest level of expertise, experience, and financial capabilities to successfully develop a high quality development project. The Agency reserves the right to reject any and all proposals or to re-issue the RFP in full when such action shall be considered in the best interest of the Agency. Nothing herein shall obligate or be deemed to obligate the Agency to accept the Statement of Qualifications/Proposals from any developer(s), or be obligated to select one or more developers for negotiations of a development agreement or to enter into any ENA, OPA, or DDA. The Agency is not required to accept any proposal.

ADDITIONAL INFORMATION CONTACTS

John Fisanotti, Redevelopment Project Manager, at (310) 253-5767 by phone, or email at: john.fisanotti@culvercity.org.

ATTACHMENTS:

1. Los Angeles County Assessor Map.
2. Table 2-6 (Development Standards)
3. 1, 3 and 5 mile demographics.
4. Developer Questionnaire.
5. Statement of Interest.

View Enlarged Map

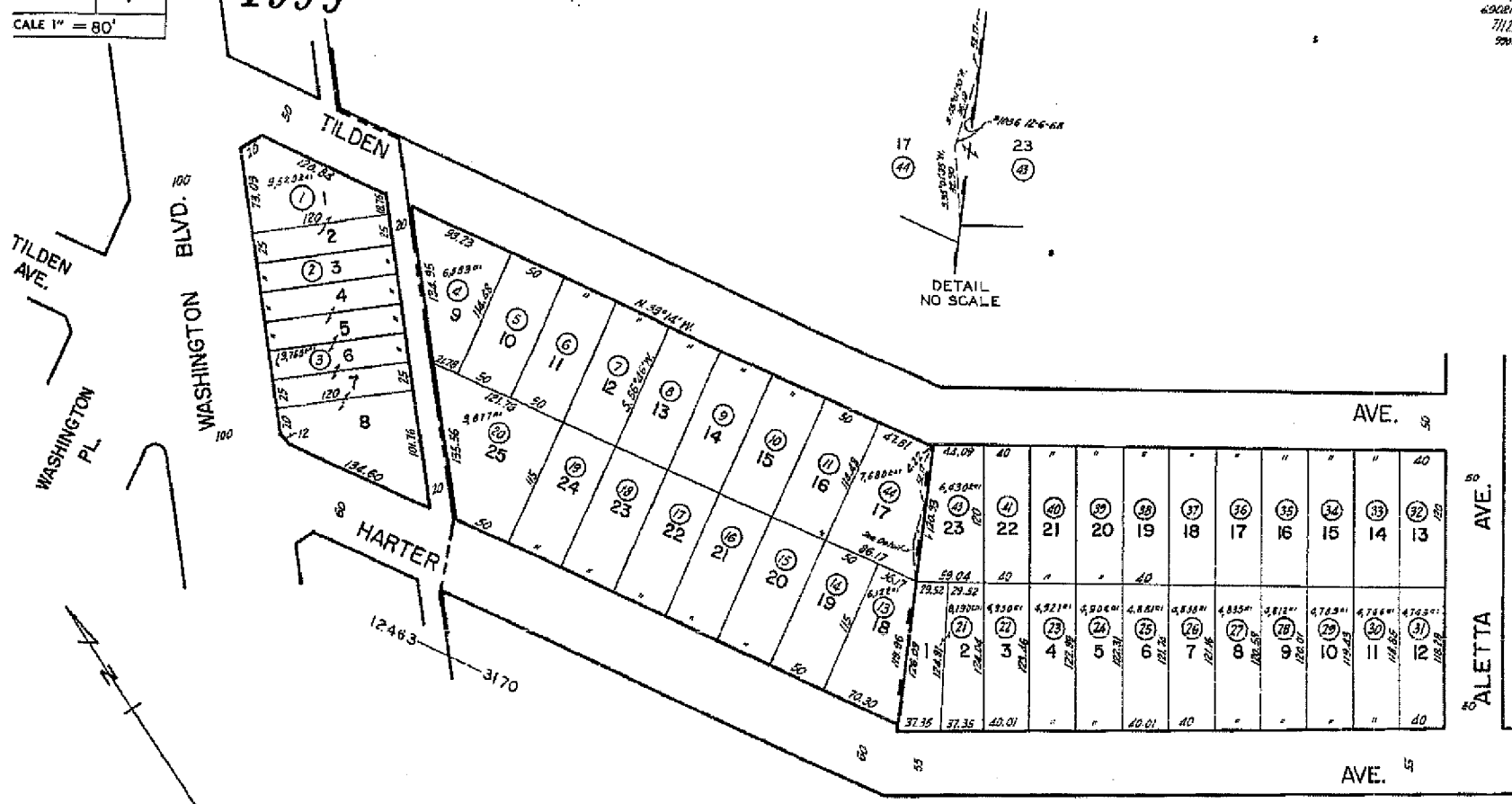
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

4213 7
SCALE 1" = 80'

1999

RE:
6908/19,
7/1/16
5001135



CODE
3170
12463

TRACT NO. 9648
M.B. 142-13-15

TRACT NO. 7432
M.B. 83-67

FOR PREV. ASSM'T. SEE: 745-28

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF

Attachment No. 1

Table 2-6
Commercial District Development Standards (CN, CG, CC, CD)

Development Feature	Requirement by Zoning District			
	CN	CG	CC	CD
Minimum lot area	Minimum lot area determined through subdivision review process.			
Residential development	Subject to the requirements of Live/Work Development Standards (Section 17.400.060) and/or the Mixed Use Development Standards (Section 17.400.065).			
Setbacks	Minimum setbacks required. See Section 17.300.020 (Setback Regulations and Exceptions).			
Street facing	None Required.			None Required. (1)
Side	None Required.			
Side Adjacent to Residential Zone	For first 15 ft of building height: 10 ft required. For portions of structure above 15 ft in height a 60 degree clear zone angle must be maintained, measured from 15 ft above the existing grade and from 10 feet from the side property line. (2)			
Rear	None Required.			
Rear Adjacent to Residential Zone	For first 15 ft of building height: 10 ft required. For portions of structure above 15 ft in height a 60 degree clear zone angle must be maintained, measured from 15 ft above the existing grade and from 10 ft from the rear property line. (2)			
Alley	2 ft The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.			
Height limit (3)	43 ft	56 ft (4)	56 ft (4)	See CD District Requirements: Section 17.220.035.
Landscaping	As required by Chapter 17.310 (Landscaping).			
Parking and loading	As required by Chapter 17.320 (Off-Street Parking and Loading).			See CD District Requirements Section 17.220.035 and Chapter 17.320.
Signs	As required by Chapter 17.330 (Signs).			

Notes:

- (1) Except in compliance with the *Design for Development of the Downtown Area*. No setback shall be provided for at least 75% of any new exterior building wall resulting from the addition of building floor area along the east and west sides of Main St., the north side of Culver Blvd. between Canfield and Duquesne Aves., and both sides of Washington Blvd. between Watseka and Hughes Aves.
- (2) See Figure 2-1 (Commercial Setback Adjacent to Residential Zone).
- (3) See Section 17.300.025 (Height Measurement and Height Limit Exceptions).
- (4) This provision is as approved by Initiative Ordinance No. 90-013½ adopted April 17, 1990, or as may be amended.

Attachment No. 3



Pleasantview 1 Mile Radius

Demographic Report		
Center:	4213-007-002	
Distance:	1 miles	
Population (2005)		
	Total	%
2005 Population	43,916	
Population (2010)		
	Total	%
2010 Population	46,006	
Sex (2005)		
	Total	%
Male	21,858	49.8%
Female	22,058	50.2%
Age Distribution (2005)		
	Total	%
0-4	2,657	6.1%
5-9	2,459	5.6%
10-19	5,037	11.5%
20-29	8,111	18.5%
30-39	7,855	17.9%
40-49	6,831	15.6%
50-59	5,018	11.4%
60-64	1,599	3.6%
65+	4,349	9.9%
Race Distribution (2005)		
	Total	%
White	29,728	67.7%
Black	2,715	6.2%
American Indian	205	0.5%
Asian	6,519	14.8%
Pacific Islander	105	0.2%
Other	3,246	7.4%
Multirace	1,398	3.2%
Hispanic	15,878	36.2%
2005 Total Households		
	Total	%
Households	17,451	
Families	8,872	50.8%
2005 Household Income Distribution		
	Total	%
<\$10 K	1,686	9.7%
\$10-\$20K	1,751	10.0%
\$20-\$30K	1,978	11.3%
\$30-\$40K	1,973	11.3%
\$40-\$50K	1,913	11.0%

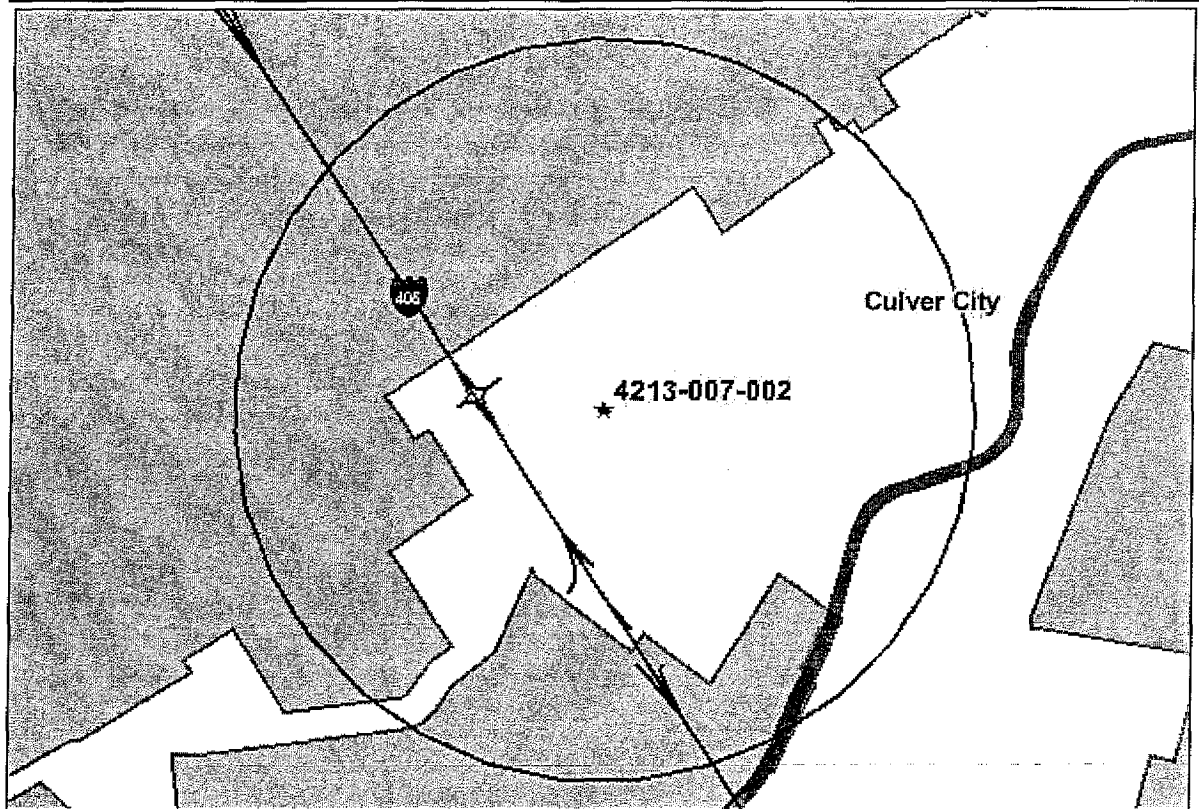
10

\$50-\$60K	1,496	8.6%
\$60-\$75K	1,891	10.8%
\$75-\$100K	1,891	10.8%
> \$100K	2,872	16.5%
2005 Household Net Worth		
	Total	%
\$0 or Less	2,293	13.1%
\$1-\$5000	2,590	14.8%
\$5000-\$10000	1,296	7.4%
\$10000-\$25000	2,168	12.4%
\$25000-\$50000	2,248	12.9%
\$50000-\$100000	2,715	15.6%
\$100000-\$250000	3,158	18.1%
\$250000-\$500000	1,228	7.0%
\$500000 or More	674	3.9%
2005 Labor Force Status		
	Total	%
Labor Force	24,380	
Employed	23,162	95.0%
Unemployed	1,196	4.9%
In Armed Forces	22	
Not In Labor Force	11,432	
2005 Total Number of Housing		
	Total	%
Total Dwellings	17,977	
Owner-Occupied Dwellings	5,678	32.5%
Renter-Occupied Dwellings	11,773	67.5%
Housing Units Occupied	17,451	97.1%
2005 Education Attainment		
	Total	%
Population Age 25+	29,938	
< Grade 9	1,756	5.9%
Grade 9-12	1,885	6.3%
High School	5,728	19.1%
Some College	6,079	20.3%
Assoc Degree	2,175	7.3%
Bach Degree	7,806	26.1%
Grad Degree	4,509	15.1%
2005 Size of Household		
	Total	%
1 Person	6,309	36.2%
2 Person	5,631	32.3%
3 Person	2,455	14.1%
4 Person	1,788	10.2%
5 Person	779	4.5%
6+ Person	302	1.7%
Sex (2010)		
	Total	%
Male	22,943	49.9%
Female	23,063	50.1%
Age Distribution (2010)		

	Total	%
0-4	2,817	6.1%
5-9	2,572	5.6%
10-19	5,345	11.6%
20-29	7,903	17.2%
30-39	7,443	16.2%
40-49	7,180	15.6%
50-59	5,882	12.8%
60-64	2,019	4.4%
65+	4,845	10.5%
Race Distribution (2010)		
	Total	%
White	35,070	76.2%
Black	2,350	5.1%
American Indian	121	0.3%
Asian	6,631	14.4%
Pacific Islander	105	0.2%
Other	1,226	2.7%
Multirace	503	1.1%
Hispanic	18,005	39.1%
2010 Total Households		
	Total	%
Households	17,703	
Families	8,651	48.9%
2010 Household Income Distribution		
	Total	%
<\$10 K	1,665	9.4%
\$10-\$20K	1,558	8.8%
\$20-\$30K	1,809	10.2%
\$30-\$40K	1,790	10.1%
\$40-\$50K	1,721	9.7%
\$50-\$60K	1,603	9.1%
\$60-\$75K	1,711	9.7%
\$75-\$100K	2,100	11.9%
> \$100K	3,746	21.2%
2010 Labor Force Status		
	Total	%
Labor Force	25,596	
Employed	24,328	95.0%
Unemployed	1,243	4.9%
In Armed Forces	25	
Not In Labor Force	11,958	
2010 Total Number of Housing		
	Total	%
Total Dwellings	18,237	
Owner-Occupied Dwellings	6,067	34.3%
Renter-Occupied Dwellings	11,636	65.7%
Housing Units Occupied	17,703	97.1%
2010 Education Attainment		
	Total	%
Population Age 25+	31,933	

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< Gr 9	1,673	5.2%
Gr 9-12	1,816	5.7%
High School	6,550	20.5%
Some College	5,726	17.9%
Assoc Degree	2,360	7.4%
Bach Degree	8,775	27.5%
Grad Degree	5,033	15.8%
2010 Size of Household		
	Total	%
1 Person	6,890	38.9%
2 Person	5,724	32.3%
3 Person	2,351	13.3%
4 Person	1,730	9.8%
5 Person	693	3.9%
6+ Person	232	1.3%
Source: Applied Geographic Solutions, Thousand Oaks, CA		



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Pleasantview 3 mile radius

Demographic Report		
Center:	4213-007-002	
Distance:	3 miles	
Population (2005)		
	Total	%
2005 Population	253,853	
Population (2010)		
	Total	%
2010 Population	267,436	
Sex (2005)		
	Total	%
Male	123,961	48.8%
Female	129,892	51.2%
Age Distribution (2005)		
	Total	%
0-4	15,027	5.9%
5-9	13,826	5.4%
10-19	26,896	10.6%
20-29	39,128	15.4%
30-39	44,291	17.4%
40-49	40,028	15.8%
50-59	32,741	12.9%
60-64	11,036	4.3%
65+	30,880	12.2%
Race Distribution (2005)		
	Total	%
White	176,483	69.5%
Black	21,545	8.5%
American Indian	1,023	0.4%
Asian	32,046	12.6%
Pacific Islander	514	0.2%
Other	15,181	6.0%
Multirace	7,061	2.8%
Hispanic	74,473	29.3%
2005 Total Households		
	Total	%
Households	106,266	
Families	54,403	51.2%
2005 Household Income Distribution		
	Total	%
<\$10 K	8,887	8.4%
\$10-\$20K	9,592	9.0%
\$20-\$30K	10,475	9.9%
\$30-\$40K	11,082	10.4%
\$40-\$50K	10,470	9.9%

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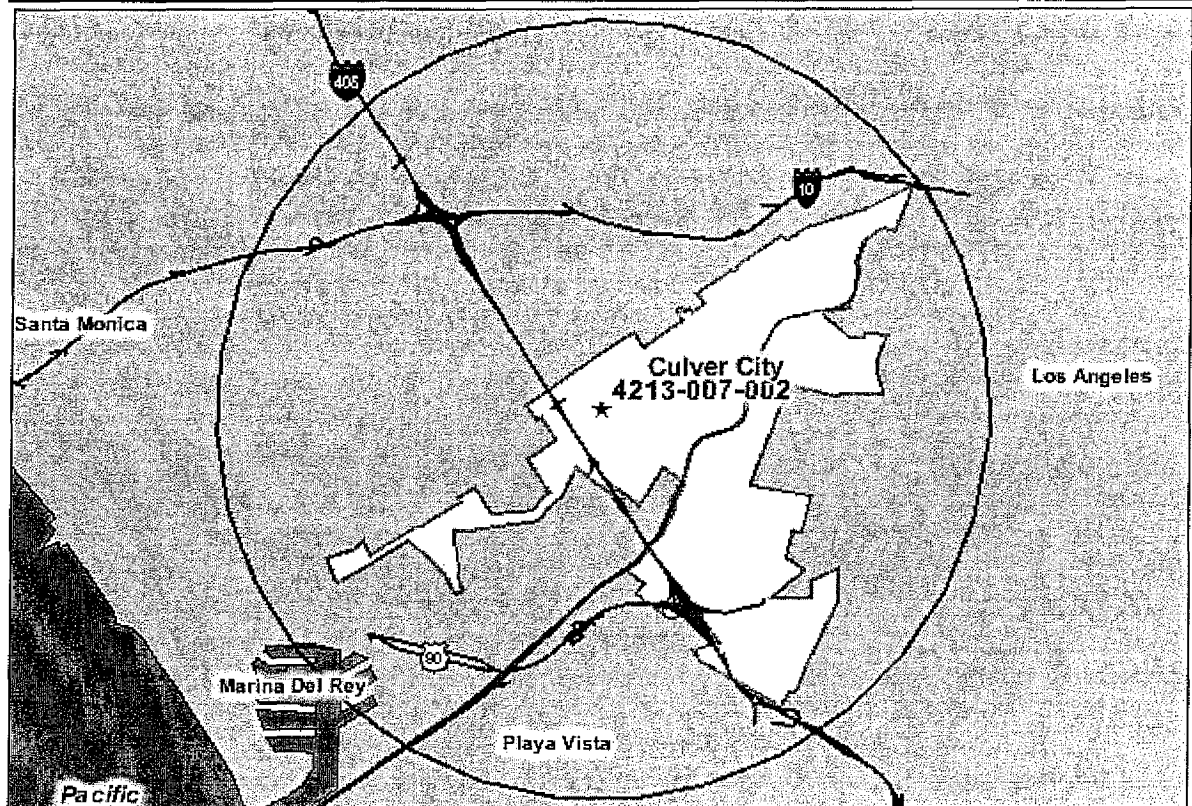
\$50-\$60K	8,156	7.7%
\$60-\$75K	10,285	9.7%
\$75-\$100K	11,995	11.3%
> \$100K	25,324	23.8%
2005 Household Net Worth		
	Total	%
\$0 or Less	12,832	12.1%
\$1-\$5000	14,439	13.6%
\$5000-\$10000	7,413	7.0%
\$10000-\$25000	12,831	12.1%
\$25000-\$50000	13,722	12.9%
\$50000-\$100000	16,917	15.9%
\$100000-\$250000	20,242	19.0%
\$250000-\$500000	8,134	7.7%
\$500000 or More	4,641	4.4%
2005 Labor Force Status		
	Total	%
Labor Force	140,045	
Employed	133,271	95.2%
Unemployed	6,680	4.8%
In Armed Forces	94	
Not In Labor Force	68,297	
2005 Total Number of Housing		
	Total	%
Total Dwellings	110,345	
Owner-Occupied Dwellings	47,337	44.5%
Renter-Occupied Dwellings	58,929	55.5%
Housing Units Occupied	106,266	96.3%
2005 Education Attainment		
	Total	%
Population Age 25+	180,562	
< Grade 9	8,836	4.9%
Grade 9-12	10,203	5.7%
High School	29,935	16.6%
Some College	35,265	19.5%
Assoc Degree	12,518	6.9%
Bach Degree	49,973	27.7%
Grad Degree	33,832	18.7%
2005 Size of Household		
	Total	%
1 Person	40,233	37.9%
2 Person	35,329	33.2%
3 Person	14,096	13.3%
4 Person	10,225	9.6%
5 Person	4,039	3.8%
6+ Person	1,538	1.4%
Sex (2010)		
	Total	%
Male	130,841	48.9%
Female	136,595	51.1%
Age Distribution (2010)		

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	Total	%
0-4	15,919	6.0%
5-9	14,478	5.4%
10-19	28,698	10.7%
20-29	38,800	14.5%
30-39	42,159	15.8%
40-49	42,008	15.7%
50-59	37,944	14.2%
60-64	13,729	5.1%
65+	33,701	12.6%
Race Distribution (2010)		
	Total	%
White	207,204	77.5%
Black	17,978	6.7%
American Indian	602	0.2%
Asian	32,812	12.3%
Pacific Islander	513	0.2%
Other	5,853	2.2%
Multirace	2,474	0.9%
Hispanic	87,120	32.6%
2010 Total Households		
	Total	%
Households	108,381	
Families	53,434	49.3%
2010 Household Income Distribution		
	Total	%
<\$10 K	8,827	8.1%
\$10-\$20K	8,630	8.0%
\$20-\$30K	9,606	8.9%
\$30-\$40K	9,721	9.0%
\$40-\$50K	9,771	9.0%
\$50-\$60K	8,923	8.2%
\$60-\$75K	9,130	8.4%
\$75-\$100K	12,186	11.2%
> \$100K	31,587	29.1%
2010 Labor Force Status		
	Total	%
Labor Force	147,767	
Employed	140,644	95.2%
Unemployed	7,024	4.8%
In Armed Forces	99	
Not In Labor Force	71,880	
2010 Total Number of Housing		
	Total	%
Total Dwellings	112,652	
Owner-Occupied Dwellings	49,970	46.1%
Renter-Occupied Dwellings	58,411	53.9%
Housing Units Occupied	108,381	96.2%
2010 Education Attainment		
	Total	%
Population Age 25+	194,123	

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< Gr 9	8,547	4.4%
Gr 9-12	9,927	5.1%
High School	34,554	17.8%
Some College	33,330	17.2%
Assoc Degree	13,612	7.0%
Bach Degree	56,282	29.0%
Grad Degree	37,871	19.5%
2010 Size of Household		
	Total	%
1 Person	43,788	40.4%
2 Person	35,963	33.2%
3 Person	13,528	12.5%
4 Person	9,926	9.2%
5 Person	3,625	3.3%
6+ Person	1,190	1.1%
Source: Applied Geographic Solutions, Thousand Oaks, CA		





Pleasantview 5 mile radius

Demographic Report		
Center:	4213-007-002	
Distance:	5 miles	
Population (2005)		
	Total	%
2005 Population	762,172	
Population (2010)		
	Total	%
2010 Population	800,597	
Sex (2005)		
	Total	%
Male	366,323	48.1%
Female	395,849	51.9%
Age Distribution (2005)		
	Total	%
0-4	43,610	5.7%
5-9	40,664	5.3%
10-19	86,509	11.4%
20-29	124,987	16.4%
30-39	133,626	17.5%
40-49	116,046	15.2%
50-59	93,559	12.3%
60-64	31,662	4.2%
65+	91,509	12.0%
Race Distribution (2005)		
	Total	%
White	503,250	66.0%
Black	112,955	14.8%
American Indian	2,746	0.4%
Asian	76,569	10.0%
Pacific Islander	1,380	0.2%
Other	44,457	5.8%
Multirace	20,815	2.7%
Hispanic	200,501	26.3%
2005 Total Households		
	Total	%
Households	325,215	
Families	151,818	46.7%
2005 Household Income Distribution		
	Total	%
<\$10 K	35,916	11.0%
\$10-\$20K	31,936	9.8%
\$20-\$30K	31,688	9.7%
\$30-\$40K	33,360	10.3%
\$40-\$50K	30,316	9.3%

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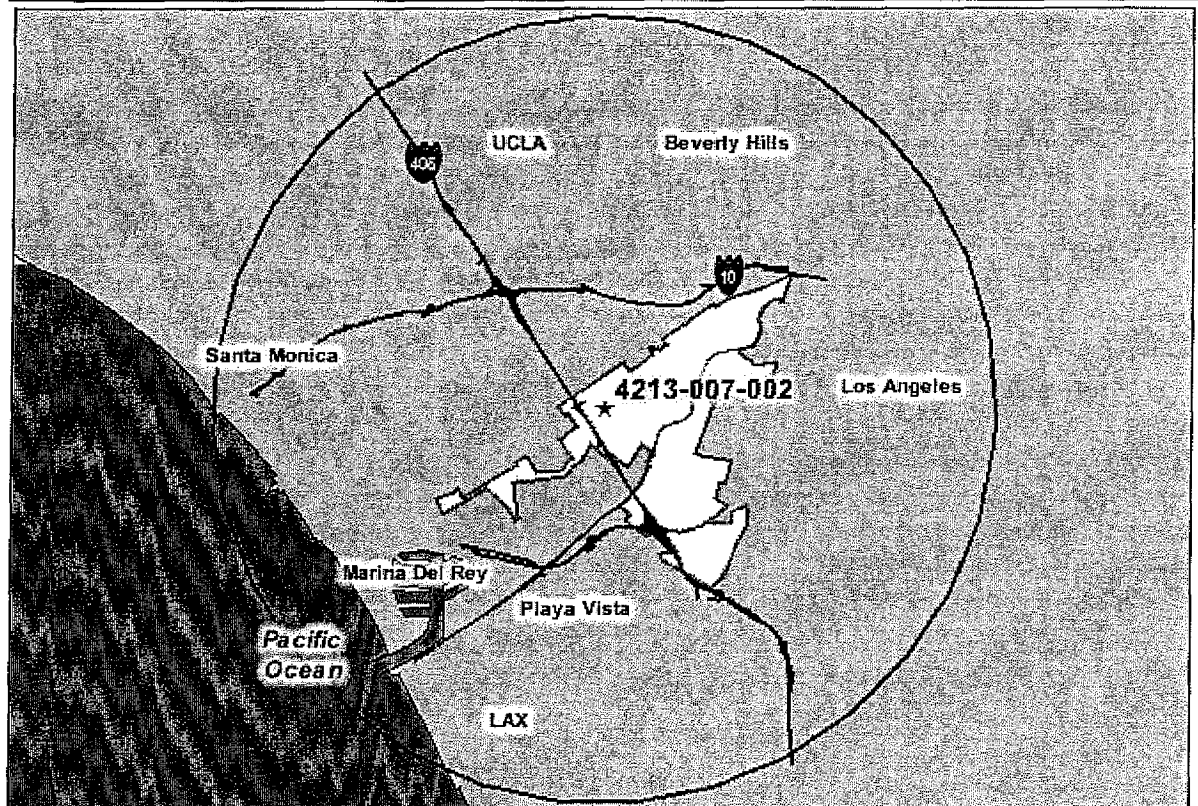
\$50-\$60K	24,057	7.4%
\$60-\$75K	29,985	9.2%
\$75-\$100K	35,311	10.9%
> \$100K	72,646	22.3%
2005 Household Net Worth		
	Total	%
\$0 or Less	41,304	12.7%
\$1-\$5000	46,154	14.2%
\$5000-\$10000	22,930	7.1%
\$10000-\$25000	39,160	12.0%
\$25000-\$50000	41,395	12.7%
\$50000-\$100000	50,809	15.6%
\$100000-\$250000	60,124	18.5%
\$250000-\$500000	23,952	7.4%
\$500000 or More	13,629	4.2%
2005 Labor Force Status		
	Total	%
Labor Force	413,372	
Employed	389,307	94.2%
Unemployed	23,827	5.8%
In Armed Forces	238	
Not In Labor Force	214,801	
2005 Total Number of Housing		
	Total	%
Total Dwellings	342,407	
Owner-Occupied Dwellings	119,472	36.7%
Renter-Occupied Dwellings	205,743	63.3%
Housing Units Occupied	325,215	95.0%
2005 Education Attainment		
	Total	%
Population Age 25+	532,691	
< Grade 9	26,168	4.9%
Grade 9-12	32,895	6.2%
High School	89,162	16.7%
Some College	103,692	19.5%
Assoc Degree	37,345	7.0%
Bach Degree	145,087	27.2%
Grad Degree	98,342	18.5%
2005 Size of Household		
	Total	%
1 Person	137,173	42.2%
2 Person	102,085	31.4%
3 Person	39,529	12.2%
4 Person	27,776	8.5%
5 Person	11,794	3.6%
6+ Person	4,493	1.4%
Sex (2010)		
	Total	%
Male	385,629	48.2%
Female	414,968	51.8%
Age Distribution (2010)		

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	Total	%
0-4	46,337	5.8%
5-9	42,688	5.3%
10-19	91,403	11.4%
20-29	123,291	15.4%
30-39	126,789	15.8%
40-49	122,162	15.3%
50-59	108,935	13.6%
60-64	39,557	4.9%
65+	99,435	12.4%
Race Distribution (2010)		
	Total	%
White	599,164	74.8%
Black	92,534	11.6%
American Indian	1,645	0.2%
Asian	80,595	10.1%
Pacific Islander	1,394	0.2%
Other	18,117	2.3%
Multirace	7,148	0.9%
Hispanic	238,470	29.8%
2010 Total Households		
	Total	%
Households	330,994	
Families	148,556	44.9%
2010 Household Income Distribution		
	Total	%
<\$10 K	35,838	10.8%
\$10-\$20K	28,978	8.8%
\$20-\$30K	29,374	8.9%
\$30-\$40K	29,536	8.9%
\$40-\$50K	28,451	8.6%
\$50-\$60K	26,075	7.9%
\$60-\$75K	26,814	8.1%
\$75-\$100K	35,200	10.6%
> \$100K	90,728	27.4%
2010 Labor Force Status		
	Total	%
Labor Force	434,863	
Employed	409,660	94.2%
Unemployed	24,953	5.7%
In Armed Forces	250	
Not In Labor Force	225,648	
2010 Total Number of Housing		
	Total	%
Total Dwellings	348,735	
Owner-Occupied Dwellings	127,203	38.4%
Renter-Occupied Dwellings	203,791	61.6%
Housing Units Occupied	330,994	94.9%
2010 Education Attainment		
	Total	%
Population Age 25+	570,551	

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< Gr 9	25,352	4.4%
Gr 9-12	31,652	5.5%
High School	102,760	18.0%
Some College	97,934	17.2%
Assoc Degree	40,486	7.1%
Bach Degree	162,984	28.6%
Grad Degree	109,383	19.2%
2010 Size of Household		
	Total	%
1 Person	147,901	44.7%
2 Person	103,149	31.2%
3 Person	37,873	11.4%
4 Person	27,004	8.2%
5 Person	10,566	3.2%
6+ Person	3,450	1.0%
Source: Applied Geographic Solutions, Thousand Oaks, CA		



Attachment No. 4

CULVER CITY REDEVELOPMENT AGENCY

DEVELOPER QUESTIONNAIRE

Your firm has recently submitted a response to a Redevelopment Agency issued Request for Proposal. This Developer Questionnaire will help the Agency assess the developer's experience and proposed team's experience with comparable projects, and will assist in determining the development entity's financial strength.

SUBMITTAL CONTENTS

1. Name of developer
Address of developer
Phone and FAX numbers of developer
Web and e-mail address of developer

2. Development Entity

Identification of the development entity including all joint venture limited partners with whom the Agency would contract for development. Is the developer a subsidiary of, or affiliated with, any other corporation(s) or firms? If yes, list each such corporation or firm by name and address, specify its relationship to the developer and such other corporation or firm.

3. Development Team

Organization and management approach, and role of each development partner and major consultant in the implementation of the development. Identify and describe role of key individuals in the development team (architects, engineers, project manager, brokers and others), who would be involved in the implementation, including their relevant experience. Attach resumes of key personnel. Also identify who will be the project manager, and who has the authority to make decisions for the team. Please discuss past projects that the developer and architect have worked on together.

4. Developer Experience

The developer's previous relevant project experience for projects of this size: A description of three similar projects (date, location, land uses, size, architectural features, role of development entity in the project, etc.). Please describe any past development experience in Culver City. If you have not participated in any development activities in Culver City, please provide a description of any development activities in the West Los Angeles area.

When citing previous experience please specify whether the experience was of the development team as presently constituted, or was gained through employment with other entities. Newly formed partnerships in

particular, often rely on individuals' experience from other organizations. This must be noted.

5. Public/Private Partnerships

Include information regarding experience in development and operation of joint public/private partnerships, and time schedules from the three most recent projects. Provide business references, including Redevelopment Agency and/or City references, and two financial references. For each reference, list the name of a specific contact person, address, telephone number, and nature of relationship.

6. Interest in Developing in Culver City

Please provide a brief paragraph on why you wish to develop in Culver City.

7. Developer's Financial Qualifications

A statement of the developer's financial qualifications and an audited or reviewed financial statement of the development entity or the individual entities which comprise the development team must be submitted. Submittal should include information as outlined in the Developer's Statement of Financial Responsibility (EXHIBIT 1). Proposers should describe their ability to raise equity/debt dollars, including current relationships with major lenders, and their ability to provide for ongoing operation and maintenance of project. Provide information regarding financing and equity arrangements for the three projects listed as developer's relevant experience.

Attachments:

EXHIBIT 1 – DEVELOPER'S STATEMENT OF FINANCIAL
RESPONSIBILITY

EXHIBIT 2 – FINANCIAL INFORMATION RELEASE AUTHORIZATION

EXHIBIT 3 - CERTIFICATION OF CORRECTNESS OF STATEMENT
OF FINANCIAL RESPONSIBILITY

EXHIBIT 1
DEVELOPER'S STATEMENT
OF
FINANCIAL RESPONSIBILITY

Please provide the following information: (For confidential Agency office use only)

1. a. The financial condition of the developer, as of December 31, or later, as is reflected in the attached financial statement, (NOTE: Attach to this statement an audited certified financial statement or a reviewed financial statement from a Certified Public Accountant showing the assets and liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. Also attach an interim balance sheet no more than three months old and a statement from a Certified Public Accountant as to any material changes in developer's financial condition.
- b. Name and address of auditor or Certified Public Accountant who performed the audit or review of the attached financial statement.
2. If funds for the development of the project are to be obtained from sources other than developer's own funds, a statement of the developer's plans for financing the acquisition and development of the land is required.
3. Sources and amount of cash available to developer to meet equity requirements of the proposed undertaking:

a. In Bank(s):

Account Holder Name _____

Bank _____ Account # _____

Address _____

Zip Code _____ Amount \$ _____

Account Holder Name _____

Bank _____ Account # _____

Address _____

Zip Code _____ Amount \$ _____

- b. Through loans from affiliated or associated corporation or firms:

Name _____

Address _____

Zip Code _____ Amount \$ _____

- c. Through sales of readily saleable assets:

Mortgages _____

Description _____

Market Value \$ _____

Mortgage of liens \$ _____

4. Names and address of bank references

Name _____

Address _____

Name _____

Address _____

5. Has the developer or (if any) the parent corporation of any subsidiary or affiliated corporation of the developer's offices or principal members, shareholders or investors, or other interested parties, been adjudged bankrupt, either voluntary or involuntary, within the past ten years:

Yes _____ No _____

If yes, give date, place, and under what name.

EXHIBIT 2

FINANCIAL INFORMATION RELEASE OF AUTHORIZATION
(on your letterhead)

(Date)

(Contact Person)
(Financial Institution)
(Address)

Dear _____:

(Firm Name) has submitted a proposal to the Culver City Redevelopment Agency to enter into negotiations for the purpose of developing a residential project located in Culver City.

As part of the screening process, the Agency may need to contact you about our banking relationship. I (We) authorize you to provide the Agency or their consultants with the information they require, with the understanding that all information provided will be kept confidential to the extent permitted by law.

Sincerely,

EXHIBIT 3

**CERTIFICATION OF CORRECTNESS OF
STATEMENT OF FINANCIAL RESPONSIBILITY**

I (We) _____, certify that this confidential "Statement of Financial Responsibility) and the attached evidence of the developer's financial status, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Date

Date

Signature

Signature

Title

Title

Address

Address

City, State, Zip Code

City, State, Zip Code

If the developer is a corporation, this Statement should be signed by the president and secretary of the corporation; if any individual, by such individual; if a partnership, by one of the general partners; if an entity not having a present or secretary, by one of its chief officers having knowledge of the financial status and qualifications of the developer.

STATEMENT OF INTEREST IN PARTICIPATING

I hereby express my interest in participating in the redevelopment of the property located at 11042 – 11056 Washington Boulevard, Culver City, California and submit the following information:

I am a resident within the above listed site. (Please check the appropriate item that applies to you)

1. Name _____
2. Telephone _____
3. Name of Business and Property Owned or Leased within the Project Area, if any _____
4. Address of Business and Property Owned or Leased within the Project Area, if any _____
5. Type of Business and Property Owned or Leased, if any (i.e., commercial, industrial, residential) _____
6. I own ___ lease ___ the subject property.
7. I am ___ am not ___ interested in participating in the redevelopment of the subject property or other property in the Project Area.
8. If I participate:
____ I would like to redevelop all or a portion of the above listed property.
____ I would like to redevelop other property in the Project Area.
9. Attachments: If I have stated I am interested in participating in the redevelopment of the above described property or other property within the Project Area, I have attached the following documents:
 - a. a description of my proposed project, including any conceptual/drawings plans I may have;
 - b. my proposed development schedule;
 - c. evidence of my financial ability to complete my proposed project;

- d. a statement regarding any lease commitments which I may have; and
- e. any additional information I feel is appropriate.

10. Remarks (if any):

I understand submission of this Statement of Interest form does not obligate me to participate in carrying out the Redevelopment Plan or for the Culver City Redevelopment Agency to agree to my participation.

Dated: _____ Signed: _____