

# City of El Segundo

## Downtown Civic Center Redevelopment

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### Request for Qualifications

OCTOBER 16, 2020



# City of El Segundo

## Downtown Civic Center Redevelopment Request for Qualifications

The City of El Segundo is offering a unique opportunity to redevelop the City's 3.8 acre downtown Civic Center site. The site is an exceptional property located in the heart of the City's charming downtown corridor. Through this Request for Qualifications, the City intends to identify a collaborative development partner to establish a preferred development program to effectuate the revitalization of the Civic Center site.

El Segundo has a unique small-town feel, nestled along the Southern California coast within the urban Los Angeles Basin. The City is an economic hub with a daytime population roughly four times the resident population and is proximate to multiple freeways. The result is a charming downtown with a variety of amenities cherished by local residents, and patronized by a healthy daytime workforce population and patrons from outside the area.

The site is currently home to City Hall, the City's Police Station, and Fire Department Station No. 1. It is anticipated that some municipal services may be relocated to another site, or sites, and some would remain on the site and be

incorporated into the redevelopment program. The Civic Center site is currently zoned for development of up to approximately 165,000 square feet of commercial uses and 47 residential dwelling units.

The City is concurrently in the process of updating the City's Downtown Specific Plan that guides development of the site and downtown area. The City anticipates that updates to the Downtown Specific Plan will be formed by community outreach, as well as redevelopment concepts obtained through this selection process. Ultimately, greater intensification of the site is expected to be encouraged to facilitate the development of a catalyst project.

Full details of the opportunity presented, information on the City and local trade area, selection process, and information to be included in requested responses follows.

Responses are due to the El Segundo City Clerk on or before 4:00 pm on Friday, December 18, 2020.

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Additional documents, information, and materials are available for download to invited parties at:  
<https://elsegundocc.sharefile.com>

For access, please submit a request to [wsoholt@kosmont.com](mailto:wsoholt@kosmont.com)

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# I. Overview

## Background

The City of El Segundo (“City”, “El Segundo”) was incorporated in 1917 and has a long history as an economic powerhouse within the South Bay communities of the Los Angeles Basin. The City earned its name as the home of Standard Oil’s second refinery in California, which dates back to 1911. The City is now home to approximately 17,000 residents and it is estimated that approximately 70,000 people work in the City.

El Segundo has a friendly, small town charm and offers beautiful residential neighborhoods, a vibrant downtown, unrivaled connectivity to the greater Los Angeles region, major freeways, regional serving mass transit, and is just minutes from the Los Angeles International Airport (“LAX”). The City’s downtown (“Downtown”, “Corridor”) offers chef-driven restaurants and world-renowned breweries with local shopping and professional and personal service offices.

In 2000, the City adopted the current Downtown Specific Plan (“Specific Plan”) in an effort to shape revitalization of the Downtown corridor. The Specific Plan promoted balanced intensification of the Downtown with a renewed push for the expansion of residential and pedestrian friendly development. The City concurrently made substantial streetscape and other physical improvements within the Corridor. This effort led to a resurgence of activity in the Corridor. Through this Request for Qualifications (“RFQ”), the City intends to identify a collaborative development partner to establish a catalytic development program for the Civic Center site (“Site”) to actively build on this progress.

Civic Center Site



## Request for Qualifications

Interested parties must submit qualification / proposal packages to the City by 4:00 pm on Friday December 18, 2020. Full details of information to be included in the package can be found in Section VIII Qualifications & Proposal Package on page 19.

## Location Summary

El Segundo is located in Southern California, approximately 10 miles southwest of downtown Los Angeles, and immediately south of LAX. It is within western Los Angeles County, and proximate to Playa Del Rey, Mar Vista, Manhattan Beach, and Hermosa Beach. A regional map follows below.

Regional Map & Site Location



## Demographic Summary

The City is home to an educated and skilled pool of high-income households with discretionary income drawn by an intimate urban environment with exceptional regional access and proximity to the beach. Approximately 112,000 people live within a 10-minute drive of the Civic Center.

	2020	10-Min Drive
Population		111,600
Medial Age		39.1
Average HH Income		\$159,400

## Conveyance Terms

The City is open to exploring a variety of transactional structures with respect to property conveyance. The City prefers to provide Site control through a long-term ground lease and would consider the level of investment proposed, and strength of reinvestment provisions in determining the term of the ground lease. Absent certain exceptions and/or a public vote, lease terms are statutorily limited to 55 years. It is expected that the developer will be responsible for the cost of redevelopment of the Site. The City may consider offsets to ground lease rent and/or public investment to support municipal facilities reconstructed on the Site.

## II. Area & Market Information

El Segundo is a uniquely quaint and personal urban experience. While a substantial portion of the 5.5 square mile City is commercial and industrial in nature, the approximately one-square mile balance has been referred to as “Mayberry” and “Americana” due to the idyllic community centered around the City’s Downtown. The majority of the City’s residents are within a comfortable walking distance of Downtown, and convenient access to nearby employment centers and the Los Angeles Basin completes an agreeable lifestyle.

The City’s Downtown provides a wide compliment of chef-driven restaurants, small professional offices, and personal service amenities that are alternatively supported by the daytime employment population and residents. El Segundo is home to the Los Angeles Times, Los Angeles Air Force Base, dozens of Fortune 500 companies, as well as headquarters and training facilities for the Los Angeles Lakers basketball team and Los Angeles Kings hockey team. Recognized as the “Aerospace Capital of the World”, the City’s vibrant economy includes leaders in aerospace and defense, bioscience, information technology, energy, real estate, and creative media.

The business-friendly oasis drives a well-funded community with abundant public services supporting a family friendly town. However, the City has seen limited housing production in recent years due to a lack of developable land and infill sites. The City desires that redevelopment of the Civic Center Site create additional inertia Downtown, and may help expand the supply of housing product and type within the community.

### Location

The City of El Segundo is located along the coast of the Santa Monica Bay in western Los Angeles County. El Segundo sits at the end of Interstate 105 and immediately west of Interstate 405. A map of the City and Site follows below.

City Map & Site Location



Note: City boundary denoted by blue line

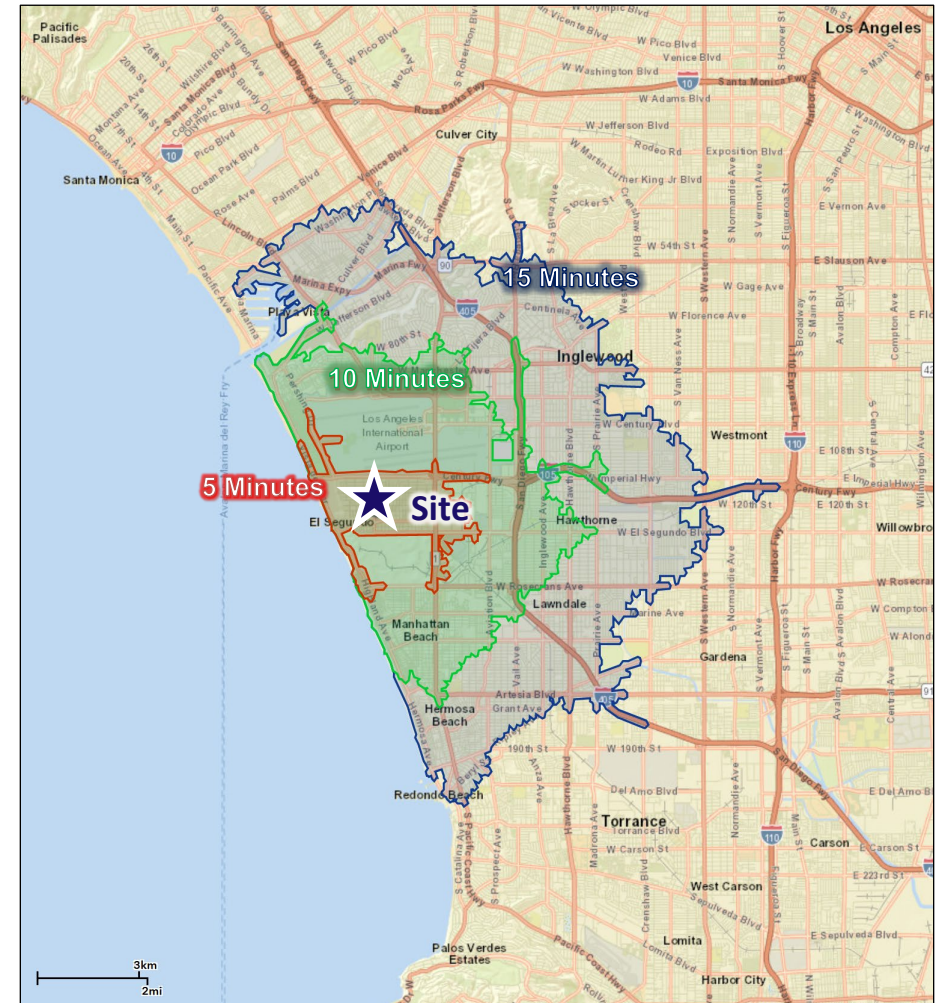
## Demographic Information

The City of El Segundo is comprised of approximately 7,100 households with a median household income of approximately \$106,400, and an average household income of approximately \$149,000. The population grows quickly moving north, east, and south of the City, to approximately 19,500, 111,600, and 496,700 households within a 5-, 10-, and 15-minute drive of the City. Average annual household income ranges from approximately \$122,400 to \$159,400 within the same area. Additional details are provided in the City below, and a map of the area within a 5-, 10-, and 15-minute drive of the Site follows below.

Summary Demographics - City, 5-, 10-, 15-Minute Drive

	City	5-Minute Drive	10-Minute Drive	15-Minute Drive
<b>Population</b>	17,000	19,500	111,600	496,700
<b>Households</b>	7,100	8,600	44,600	183,500
<b>Average HH Size</b>	2.4	2.3	2.5	2.7
<b>Median Age</b>	40.9	40.3	39.1	36.5
<b>Median HH Income</b>	\$ 106,400	\$ 111,500	\$ 106,900	\$ 80,600
<b>Average HH Income</b>	149,000	157,800	159,400	122,400
<b>Educational Attainment (Age 25+)</b>				
<b>Bachelor's Degree</b>	34%	36%	35%	26%
<b>Graduate Degree</b>	21%	23%	23%	16%

Summary Demographics - City, 5-, 10-, 15-Minute Drive



### III. Site Details

The Site is located at 350 Main Street and encompasses approximately 3.83 acres of land at the heart of the City’s Downtown. The Site is currently utilized for municipal facilities including City Hall, public safety, public parking, and a public plaza. The existing City Hall building is approximately 22,000 square feet, the existing Police Station is approximately 19,000 square feet, and the existing Fire Station is approximately 14,000 square feet. The existing buildings are one and two stories in height.

Uses west of the Site across Main Street include restaurants, retail, and commercial uses in primarily one-story and two-story configurations. Uses north of the Site across Holly Avenue include retail, and residential uses in primarily one-story structures. Uses east of the Site across Standard Street are exclusively residential in one and two-story structures. Uses south of the Site across Grand Avenue are commercial in nature in one and two-story configurations. An aerial of the Site follows below.

Site Aerial



## Proximate Amenities

The Site is proximate to a variety of quality of life amenities including parks, schools, dining, entertaining, and employment districts. The ability for residents to readily access these amenities makes El Segundo unique. Residential uses on the Site are expected to benefit from the

variety of commercial amenities available within the Downtown Corridor, as well as the public / civic amenities proximate to the Site. A map of amenities proximate to the Site follows below.

Proximate Amenities

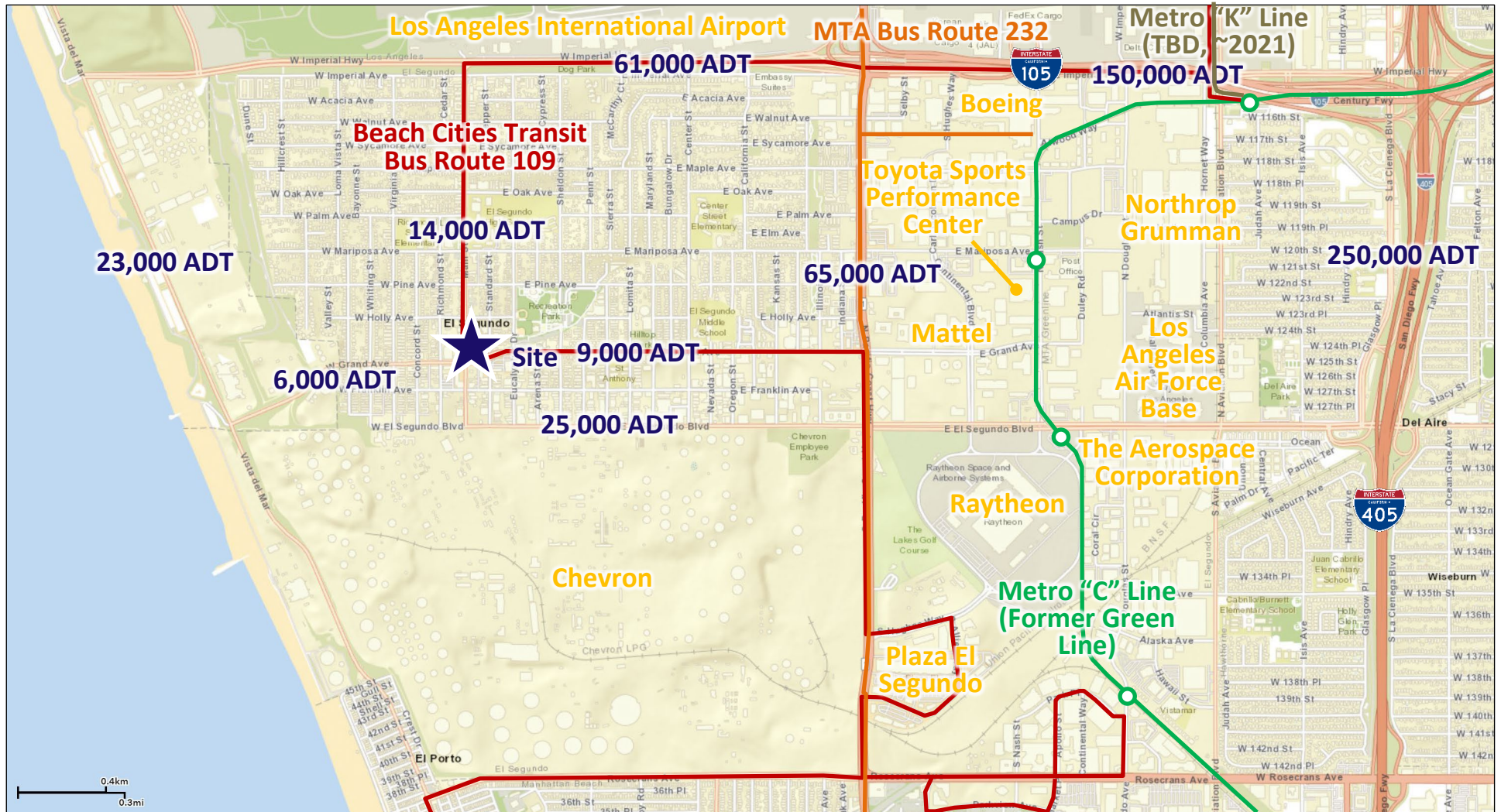


## Area Access & Transportation

El Segundo remains an embodiment of the Los Angeles dream of easy vehicular access to a quasi-suburban community within walking distance of amenities that enhance quality of life. The City is proximate to Interstate 405, Interstate 105 and Metro “C” Line (formerly the

Green Line). Primary corridors to Main Street and the Site include Imperial Highway, Grand Avenue, and Rosecrans Boulevard. A map of major access corridors and public transportation routes follows below (“ADT” refers to Average Daily Vehicular Trips).

### Area Access & Transportation



## IV. Entitlements

By right entitlements for the Site are currently provided through the El Segundo Downtown Specific Plan that was adopted by the City in 2000. Under the Specific Plan, a Floor Area Ratio (“FAR”) of commercial development of 1:1 is generally permitted, and one residential dwelling unit is permitted per 3,500 square feet of lot area.

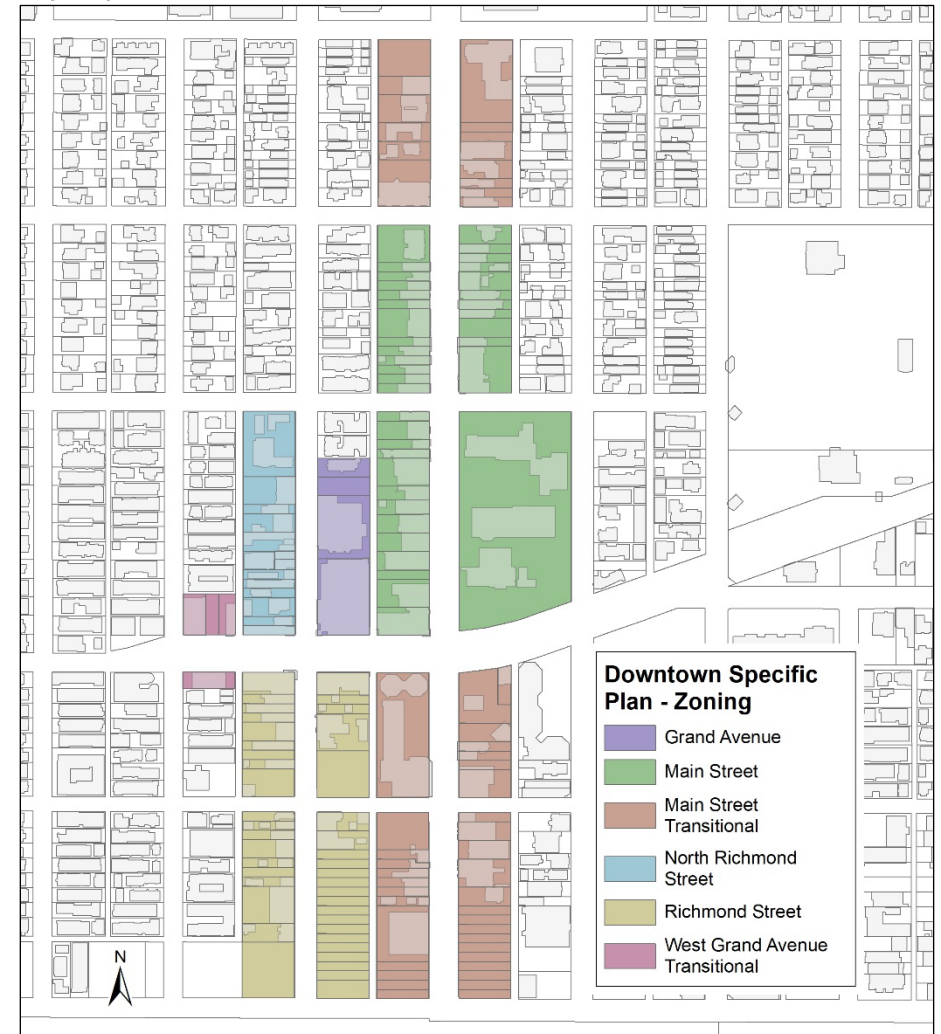
Given the Site’s approximately 3.8 acres, commercial development of up to approximately 165,000 square feet of commercial uses, and 47 residential units (~12 dwelling units per acre) are currently permitted by right. Permitted commercial uses generally include Retail Sales & Services, Restaurants, Recreational Uses, Government Offices, General Offices, and Medical-Dental Offices. Residential uses are currently only permitted on second and third floors.

The Specific Plan provides for a building envelope of two stories (up to 30’) within 25 feet of the front property line, and three stories (up to 45’) beyond the 25’ front setback. Maximum heights on corner lots such as the Site are determined through the Downtown Design Review process. No setbacks are generally permitted on front and streetside property lines and no setback is required on side and rear property lines.

The City is concurrently in the process of updating the City’s Downtown Specific Plan. The City anticipates that updates to the Specific Plan will be formed by community outreach, and redevelopment proposals for the Site. Ultimately, greater intensification of the Site and a focus on restaurants, retail, office and housing is expected to be encouraged to facilitate the development of a catalyst project. A map of the various

districts identified in the Specific Plan follows below, and additional information on the districts is available on the file share site listed in the Table of Contents.

Map of Specific Plan Area Districts



## Preferred Development Concepts

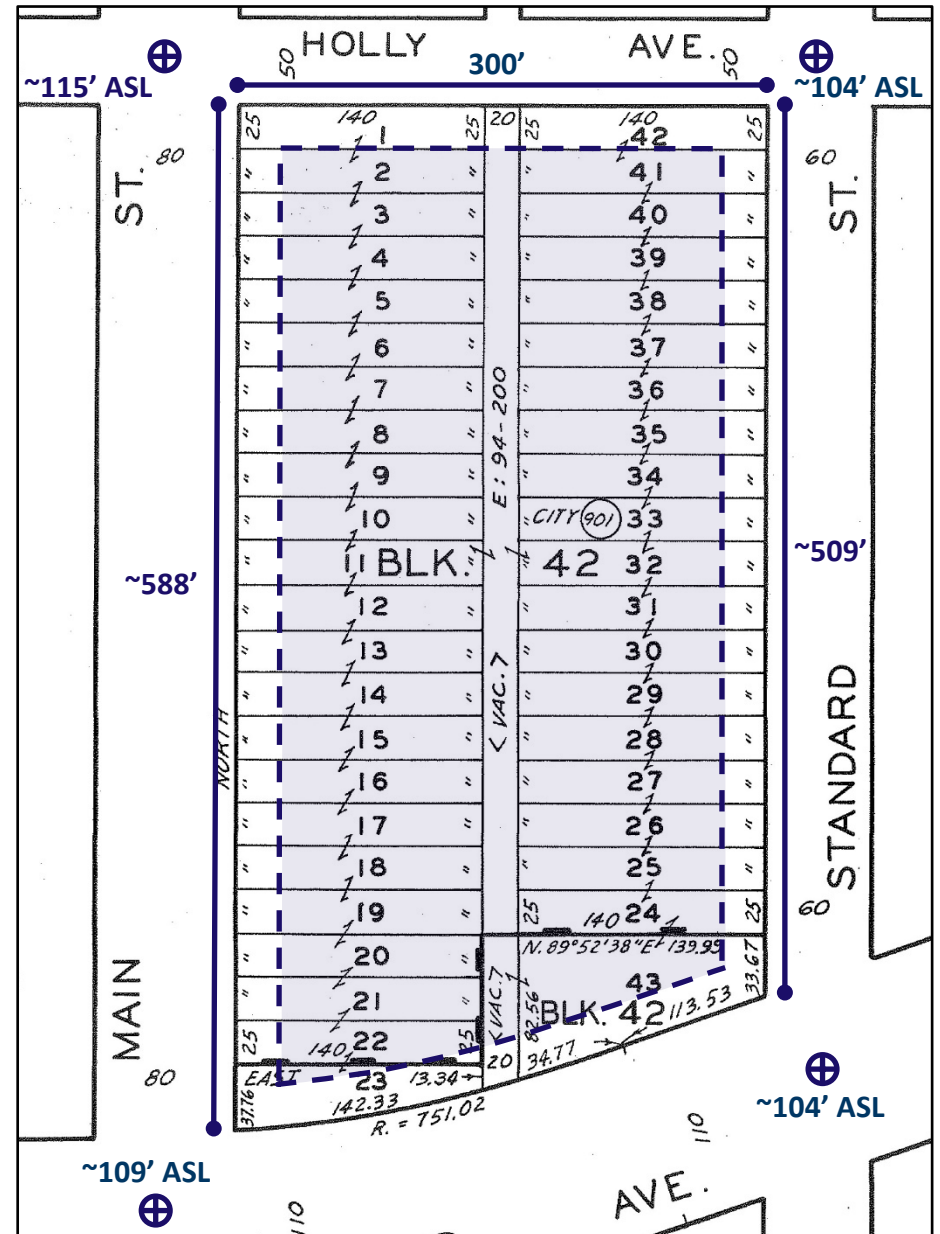
In advance of, and subject to a public engagement process, the City currently contemplates the redevelopment of the Site with a mixed-use commercial and possible residential development that honors El Segundo's small-town history and charm while serving as a core / catalyst center of activity.

The City contemplates that City Hall may remain on the Site as an anchor tenant on the ground level or potentially in a multi-story format. The Police Department and Fire Department functions could potentially be relocated to other alternative sites owned by the City, but away from the Downtown Corridor. For reference, the existing City Hall building is approximately 22,000 square feet. The City expects a needs assessment and space programming effort will need to be conducted.

As part of the process of updating the Specific Plan, the City may need to evaluate public support to increase the permitted residential density on the Site from the existing ~12 dwelling units per acre to a threshold more conducive to creating a critical mass and catalyst project. The City also intends to evaluate public support to increase the permitted building height on the Site from the existing three-story limit to a four-story or greater limit on portions of the Site.

Finally, the City anticipates that the natural grade of the Site may be conducive to providing necessary parking in a semi-subterranean deck across portions of the Site with one or more entrances off Standard Street and/or Holly Avenue. A parcel map showing general lot dimensions, a 25-foot setback from all property lines, and approximate elevation above sea level ("ASL") follows below.

Site Parcel Map



Note: Area shaded blue is beyond 25-foot setback from property line

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## V. Transaction Structure

The City is open to exploring a variety of transactional structures with respect to property conveyance. The City prefers to provide Site control through a long-term ground lease, and would consider the level of investment proposed, and strength of reinvestment provisions in determining the term of the ground lease. Absent certain exceptions and/or a public vote, lease terms are statutorily limited to 55 years.

It is expected that, at a minimum, the developer will be responsible for the cost of redevelopment of private improvements on the Site. The City may support the cost of reconstruction of public / municipal facilities via offsets to ground lease rates if replacement facilities are constructed by the developer. Alternatively, the City may utilize market rate ground lease revenues to augment other public funding sources to support the cost of reconstructing City Hall and public safety facilities.

The City desires to utilize a ground rent structure that includes a guaranteed base rent, though is willing to consider formulas that have greater weight on percentage rent formulas based on gross revenue. To the extent that the City finances portions or all of the cost of constructing replacement municipal facilities, the City will likely seek to align base ground rent revenues with annual financing costs.

The City prefers to retain fee simple ownership of municipal facilities.

The City welcomes proposed transaction structures and terms for consideration and discussion. This RFQ and selection process does not constitute any type of offer and creates no contractual or other liability on the City or its representatives.

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## **VI. Public Engagement**

The redevelopment of the Civic Center will be of great interest to residents of the City. A successful developer will evaluate the varying community interests and should complete a public outreach process subsequent to selection to best achieve a favorable outcome. The City will provide assistance in facilitating this process by identifying key stakeholders. However, like any project of this nature, a successful public input and outreach process will ultimately be the responsibility of the developer. As part of the selection process, the City will evaluate examples of previous outreach and public engagement campaigns conducted by the respondent.

### **City's Governing Structure**

El Segundo is a General Law City governed by the El Segundo City Council and operated under a Council-Manager form of government. Under the Council-Manager structure the City Manager oversees the day-to-day operations of the City and serves as the chief advisor to the City Council. The City Council is comprised of five Council Members that are elected at large (there are no election districts). Elections are held in even number years for overlapping four-year terms. The City's Mayor and Mayor Pro Tem are selected at the first meeting of each newly seated City Council.

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## VII. Selection Process & Timeline

The City understands that preparation of responses can be a resource intense process. The City also appreciates the scale of the opportunity being presented. In consideration of these factors, the City intends to utilize a selection process that requests and provides increasing levels of information as pertinent milestones are reached and the candidate pool narrowed. The anticipated selection process and selection steps/rounds follow.

### **1. Qualifications Package – October – December 2020**

Potential developers will be asked to submit a qualifications package to the El Segundo City Clerk at by 4:00 pm on Friday, December 18, 2020. Information requested will include a summary of similar projects completed, a high-level description of proposed land uses and tenant types/tenants, similar project experience, initial validation of financial capacity, and public outreach practices. Details of the minimum information desired for inclusion in the Qualifications Package are provided in the following section. City staff, representatives and/or consultants will evaluate the packages and invite qualified respondents to participate in the second round.

### **2. Request for Vision & Approach – January – May 2020**

Qualified respondents will be selected by City staff, and invited to prepare a package illustrating the developer's approach for the Site. Unlike a typical RFP, requested information will be high level and need not include specific details of precise massing, or refined design. Requested information will include a high-level summary of the developer's vision with regard to land uses and themes, Site

orientation, general tenant types, and inspirational projects completed elsewhere that would be drawn upon in developing a proposal for the Site. Requested information will also include a high-level summary of the developer's approach to plan a creative development, engage with the public, and examples of how the developer's engagement process has been used successfully elsewhere. Submission guidelines will be provided to qualified respondents in January of 2020.

### **3. Working Meetings / LOI – May - July 2020**

Potential Developers may be invited to meet with City staff, representatives, and/or consultants on an individual basis in a public meeting to discuss the potential developer's preliminary vision package. The potential developer will have an opportunity to present its initial concepts and will receive input on perceived strengths and weaknesses of its preliminary vision proposal.

Candidates will have an opportunity to refine their proposed vision and will be asked to submit a Letter of Intent to the City outlining their proposal including a high-level summary of proposed land uses, massing, financial structure, and as applicable, desired elements to be provided by the City.

### **4. Selection of Preferred Candidate – August 2021**

Based on the submittals and meetings, City staff will recommend one or more candidate(s) to the City Council. The City Council's selection of a preferred developer candidate is anticipated to take place by the end of August 2021.

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## **5. Exclusive Negotiation – After Developer Selection**

The preferred developer candidate and the City will execute an Exclusive Negotiation Agreement ("ENA"), and enter into an exclusive negotiation period during which specific deal terms will be identified. If agreement is achieved, the parties will formalize the agreement through a commitment contract that will include a general project description and development concept. During the entitlement and approval process, the City and developer will formalize deal terms through a development agreement to guide the redevelopment of the Site. This final documentation will be executed upon receipt of all prerequisite approvals.

If agreement is not achieved, the City may enter into exclusive negotiation with the next most preferred development candidate.

A \$50,000 deposit will be required (\$25,000 non-refundable) upon selection of the preferred developer, and additional non-refundable deposits will be required upon execution of the commitment contract and subsequent milestones commensurate with the expenses to be incurred by the City through each phase of the process.

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## General Process Guidelines

The City reserves all rights to stop the selection process, change the selection process, go outside of the selection process to select a preferred developer, or not select a preferred developer at any time.

This RFQ and selection process do not constitute any type of offer and creates no contractual or other liability on the City or its representatives. There is no guarantee that a lease will be consummated.

The City reserves all rights with regard to this solicitation, including but not limited to the right to amend or modify this RFQ, reject all responses, extend any dates, or, subject to an ENA, to initiate negotiations with the next most preferred developer, if negotiations with the preferred developer do not result in an agreement.

The City, at its sole discretion, may decide to distribute none, some or all information discussed at the various meetings with prospective developers to other potential developers. Any distribution of such information will be to all qualified respondents.

Should the City not receive qualified responses by a submittal deadline, it reserves the right to extend that deadline until qualified responses are received.

One hard copy, as well as an electronic copy of all response materials on a USB/thumb drive, should be submitted as part of the initial qualifications phase.

**Materials shall be delivered to the El Segundo City Clerk at 350 Main Street, El Segundo, CA 90245. The deadline for submission of the Qualifications Package is 4:00 pm on Friday, December 18, 2020.**

Respondents are responsible for ensuring submittals are actually received.

All materials submitted during any part of the selection process become the property of City. The respondent may designate portions of its submittals which contain proprietary data as “CONFIDENTIAL”, however the City, and its representatives cannot guarantee that it will be able to enforce such confidentiality. The City will comply with all applicable public records laws.

The City, and its representatives, shall not be responsible for any costs and/or obligations incurred by and/or on behalf of a potential developer in preparing, submitting or otherwise participating in any part this RFQ, the selection, documentation, or the general process in its entirety.

The City reserves the right to request clarification and/or additional information from respondents.

Information included in this RFQ is believed to be accurate, but should be independently verified by potential respondents prior to reliance upon.

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## Process Integrity Guidelines

It shall be the policy of the City of El Segundo to adhere to the following Process Integrity Guidelines during its selection of a potential developer pursuant to this RFQ.

Each developer is individually and solely responsible for ensuring compliance with the following specific Process Integrity Guidelines. This responsibility extends to the developer's employees, agents, consultants, lobbyists, affiliates, and all other parties or individuals engaged by the developer or otherwise acting in concert with the respondent for purposes of developing or supporting the selection process.

1. This policy shall be operative from release of this RFQ until such time as the City Council meeting at which the City Council awards a ground lease.
2. Collusive activities among respondents are expressly forbidden and may result in immediate disqualification of any involved parties.
3. All communication related to the Request for Qualifications with the City of El Segundo must be directed to the City's Contact (Larry Kosmont of Kosmont Companies or Sam Lee of the City), whose contact information is provided on page 22.
4. Notwithstanding the restrictions on communications set forth in Sections 2 and 3, nothing in this policy is intended to restrict or prohibit developers from communicating with City staff and officials during an open and public City Council or Commission meeting.

5. Any and all information provided during any part of the RFQ, selection, or documentation process shall be factually correct.

6. Developers will be informed of this City Policy and will be required to provide written acknowledgement of receipt along with, or prior to, submittal of the Qualifications Package. Any evidence which indicates a developer has failed to comply with the Process Integrity Guidelines described herein may result in that respondent's disqualification. Any questions regarding the Process Integrity Guidelines shall be in writing and shall be transmitted by e-mail to the City's Contact (Larry Kosmont of Kosmont Companies or Sam Lee of the City), whose contact information is provided on page 22.

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## VIII. Qualifications & Proposal Package

The initial submittal shall include the following components:

### **Relevant Project Experience**

A summary of current and previous experience of the developer with regard to projects comparable both in size and uses. As appropriate, this information should include a project description, photos or site plans if available, land uses, dates completed, developer role, cost/value, financing sources, duration of development processes, role of current employees in the project and other key information.

### **Financial Data**

A summary of the potential developer's capability to source the capital necessary to successfully fund and/or finance the proposed concept. Additionally, a description of the anticipated financing structure to be employed to finance the anticipated project. The City anticipates that the total development budget for a comprehensive development program will exceed \$100 million, and specific evidence needs to be provided to support proof of the ability to fund a project of this size.

### **Project Approach**

A summary of the developer's approach and anticipated timing related to engaging public input, managing public outreach, planning, overall design, sustainability / green design, approvals, financing, phasing, development, construction, and operation. Include a summary of key team members expected to participate in this project and resumes for the same. Provide examples of processes employed in other projects as it relates to public engagement and project approach.

### **References**

An accurate list of no less than three financial / lending references (name, title, entity, telephone number and contractual relationship to respondent) that may be contacted with respect to current and past project experience. Additionally, a reference list of and contact information for five to 10 public sector elected officials and executive staff involved in the previous projects identified as examples of Relevant Project Experience.

### **Legal Actions**

Provide a list and brief description of all relevant legal actions for the past ten years in which the proposer or entities in which he/she/it has had ownership interests, or has been: a debtor in bankruptcy; or a defendant in a lawsuit for deficient performance under a contract; or a defendant in an administrative action for deficient performance related to a real estate project; or a defendant in any other related or relevant civil or criminal action.

### **Other**

One hard copy should be provided, as well as an electronic copy of all response materials on a USB / thumb drive. All response materials must be submitted to the El Segundo City Clerk by 4:00 pm on Friday, December 18, 2020. Additional pertinent information may be provided at the discretion of the respondent. A checklist to be completed and included in the submission follows.

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## Qualifications Package Checklist

### Relevant Project Experience

- Summary of current and previous experience
  - Project descriptions
  - Site plans
  - Photos
  - Developer roles and teams
  - Cost and financing structures
  - Project timelines

### Financial Data

- Summary of capability to source necessary capital
- Description of anticipated financing structure
- Specific evidence of ability to fund \$100 million program

### Project Approach

- Summary of approach and timing related to:
  - Engaging public input
  - Managing public outreach
  - Planning
  - Overall design
  - Sustainability / green design
  - Project approvals
  - Financing
  - Phasing
  - Development / construction
  - Project operation

### *Project Approach (continued)*

- Examples of processes related to public engagement and project approach from other projects

### References

- No less than three financial / lending references and contact information
- References and contact information for five to 10 public sector elected officials and executive staff involved in previous projects identified in Relevant Project Experience

### Legal Actions

- A list and brief description of all relevant legal actions within the past ten years

### Other

- One hard copy of all materials submitted
- One electronic copy of all materials submitted
- Acknowledgement and acceptance of the Process Integrity Guidelines
- This checklist, completed

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## IX. Evaluation Criteria

The following criteria will be used as the primary basis for evaluating developer responses throughout the selection process:

- The respondent's applicable experience and expertise as well as alignment with the City's goals regarding revitalization and redevelopment of the Civic Center Site.
- Experience, process, and demonstrated success in engaging with the public regarding project design and implementation.
- The respondent's experience in both formulating and implementing successful projects of similar scope and character.
- The respondent's demonstrated ability to implement projects that retain and authentically reflect local character.
- The respondent's track record, experience, and financial capacity to start and complete projects and uses similar to those requested in this RFQ.
- The respondent's demonstrated ability to structure development and financial structures, which eliminate or minimize the City's risk while maximizing the public's return on assets and other public benefits.
- The respondent's demonstrated ability to access capital for the proposed scope of development.
- Experience of key project team members with similar projects.

Responses will be evaluated on a weighted numerical scale for each of the above criteria. The order of presentation of the above criteria does not necessarily denote the specific importance of the same.

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## X. Additional Information & Resources

### City's Contact

For additional information please contact:

Larry Kosmont  
Chairman & CEO  
Kosmont Companies  
(213) 507-9000  
[lkosmont@kosmont.com](mailto:lkosmont@kosmont.com)

Sam Lee  
Director of Development Services  
City of El Segundo  
(310) 524-2345  
[slee@elsegundo.org](mailto:slee@elsegundo.org)

### File Share Site

Additional documents, information, and materials are available for download to invited parties. Information may be added to the file share site at any time prior to 5:00 pm on Wednesday, December 2, 2020. Only parties that have requested access to the site will be notified if additional information is added. For access please submit a request to [wsoholt@kosmont.com](mailto:wsoholt@kosmont.com).

Information available for download as of the circulation of this RFQ includes:

1. City of El Segundo Downtown Specific Plan (2000)
2. Matrix of Current Specific Plan Development Standards
3. Map of Proximate Property Ownership
4. Recent Proximate Lease Offerings
5. Recent Proximate Sales Comparables

**Responses are due to the El Segundo City Clerk on or before 4:00 pm on Friday, December 18, 2020.**