

Request for Information

Date of Issue: February 13, 2015

Responses Due: May 29, 2015

Overview

Forest West Properties Inc. (FWP) is soliciting qualifications from qualified developers for the development of new infill housing and rehab housing in Forest Park Southeast. Presently, Forest West Properties owns 85 properties throughout the southern portion of the neighborhood. For the purposes of this RFI, properties owned by FWP have been divided into two (2) groups (A and B). Developers may choose to tailor their proposal to one or both areas. Groups A and B consist of various clusters of properties. The property inventory for the development area is reflected in Maps 1 and 2. In addition, a comprehensive address list for the targeted properties is included in Tables 1, 2&3. We hold no guarantee that any one developer will be awarded more than one development area. Partnerships between multiple developers are welcome to submit a joint proposal.

Vision

As residential and commercial development continues to thrive in surrounding neighborhoods, FPSE provides a valuable opportunity to expand housing stock along the city's central corridor. Respondents that show a strong capability for creating dense market rate for-sale housing will be given serious consideration. Increasing homeownership rates while providing opportunities for mixed income communities is an important step in further stabilizing urban neighborhoods. It is our expectation that proposals will involve a minimum of 20% affordable housing component. Equally important will be the developer's ability to engage neighborhood stakeholders and residents as part of the neighborhood development committee approval process.

Development in Forest Park Southeast

Over the past two decades the Forest Park Southeast neighborhood has seen a major transformation in both real estate development and overall quality of life for its residents. Numerous developers have undertaken the challenge of rehabbing vacant residential buildings into quality market rate and affordable housing options. Early redevelopment of the neighborhood was focused mostly north of Manchester in the newly created FPSE National Historic District. This initial wave of rehabs helped increase quality affordable housing options.

Over the past decade the positive momentum has continued throughout the northern portion of the neighborhood with a greater focus on market rate rental and market rate for sale housing options. More recently, the completion of the Aventura at Forest Park apartment development added a total of 150 market rate rental units in the neighborhood. A new four story extended stay Home2Suites by Hilton is currently under construction along Taylor Ave just west of Aventura. Residential stock in the neighborhood continues to grow. Recently Green Street announced its plans for a multi-phase 280 unit mixed used development on the newly vacated Commerce Bank site. Additional projects by local developers Paramount Development and Grove Properties will add an additional 50 residential units in Forest Park Southeast.

Along the neighborhood's commercial corridor, the Grove entertainment district continues to thrive and is rapidly expanding. The addition of Urban Chestnut Brewery, one of the state's largest micro-breweries, on the western edge of entertainment district represents an important catalyst for stabilizing the western end of the district. With so much happening in the neighborhood both residents and business owners alike have recognized the importance of planning for the future of the neighborhood. Currently the neighborhood is undergoing a major planning exercise to develop a Form Base Code for the neighborhood. The design guidelines created by the Form Based Code are meant to serve as a planning and zoning overlay over the city's outdated zoning regulations. The results of the code are directly driven by community input.

Park Central Development, a local community development corporation, has been coordination meetings between neighborhood stakeholders and H3 Studios who will be writing the Form Based Code based on information gathered from stakeholders during public meetings. The plan is expected to be completed and ready for formal city approval in the fall of 2015. Much of the conversation for the future of the neighborhood has centered on increased housing options by addressing the high stock of vacant properties in the neighborhood. The engagement of community members will ensure that the momentum taking place in the neighborhood continues to thrive in a matter that enhances the overall quality of life of residents and visitors. Developers will be granted access to the Form Based Code document in order assist in developing their proposals. All proposals submitted in response to this RFI must comply with the guidelines set forth by the Form based Code.

As the northern portion of the neighborhood fills with development, the Southeast portion of the neighborhood has begun to see an increase in rehab investment mainly focused around market rate rental housing. The FPSE National Historic district has been expanded into the southeast quadrant, allowing developers to take advantage of state and federal historic tax credits. With three quarters of the neighborhood seeing significant development it has become quite apparent that it is time to continue the momentum into the southwest quadrant. Over the past 15 years Forest West Properties Inc. has been acquiring properties throughout the neighborhood in hopes of turning them over to developers capable of reestablishing quality housing options in the neighborhood. Currently FWP owns approximately 85 properties with the

majority clustered within the Southwest quadrant of the neighborhood. While the rest of the neighborhood has seen significant investment in commercial and residential properties, the southwest quadrant has struggled to attract development. These clusters of property represent key opportunities to increase home ownership rates in the neighborhood. With some of the most significant development in the city is taking place just steps from FPSE's boundary, it's easy to imagine big changes coming to FPSE.

The rapid expansion of the Cortex Innovation District and the Washington University Medical Center provides access to thousands of well-paying jobs. In addition, both downtown Clayton and downtown St. Louis are easily accessible either by highway or the Metro link, both of which run along the northern boundary of the neighborhood. Next fall, the new Ikea, will open at the intersection of Forest Park and Vandeventer Avenues. This super regional retail draw is expected to lure shoppers from five states on a weekly basis and create hundreds of new well-paying jobs. Other retailers are sure to follow creating the city's newest and largest retail cluster. The neighborhood's central location and close proximity to regional attractions in Forest Park and the Missouri Botanical Garden make the neighborhood an ideal location for new development to accommodate increased housing demand.

Property

Parcels will be made available for purchase to the chosen developer(s) by FWP. Each proposal must include a purchase offer for each FWP owned property addressed by the development proposal. FWP has obtained option contracts from the city's Land Reutilization Authority (LRA) on city own properties directly adjacent to FWP owned properties. The purchase options on LRA owned properties will be made available to the selected developer(s). FWP reserves the right to reject purchase offers on any one property. FWP will not perform any additional demolition of any structures. Additional demolition of structures will be at the discretion of the developer.

Property Open House

Properties will be made available for walk thoughts on March 11th and March 12th from 10:00am to 2:00pm. Interested parties will have an opportunity to inspect existing FWP owned structures during the open house.

Developer Information Session

An information session for interested developers will be held on March 19th. During this time developers will have the opportunity to ask questions regarding the submittal and approval process for the RFI. The location and time for the meeting will be made available two weeks prior to the meeting.

Response Requirements

Letter of interest including: firm name, address, phone number, and e-mail of primary contacts.

Development Concept (Vision and Usage)

Please provide a statement of the type of development to be proposed and how your firm's proposed concept it will tie into/enhance the existing character of the neighborhood. In addition please provide short narratives that include the following:

- **Target Population:** A description of the households or population anticipated to benefit by the proposal.
- **Target Development Area:** Please Identify which development area (Groups A and or B) your firm is proposing to develop.
- **Type of Use and Unit Mix:** Specific designs are not needed at this time, but a general description of the types of uses envisioned (offices, studios, homeownership, rental, detached, attached, etc.). If preliminary sketches or concepts are available, they should be attached for consideration. They are not, however, required.
- **Additional Benefits:** A description of the additional potential community benefits offered by the proposal. Examples of additional benefits can include open space, sustainability, amenities, social services and high quality innovative design.
- **Mixed Income Opportunities:** Please provide an estimate market rate to affordable housing mix. Describe intended price points for each.

Experience and Professional Qualifications

- Description of the mission of the applicant's organization, how the proposal fits in with the organization's goals, and why the proposal is of interest to the organization;
- Description of the legal status of the applicant (non-profit, private, partnership, LLC, corporation, etc.);
- A description of applicant's business and/or development experience, including all major projects in which the applicant has been involved;
- A description of applicant's experience in new construction and the rehabilitation and adaptive re-use of properties, including specific reference to past projects;
- A description of key individuals on the development team (engineers, project manager, economic advisor and others), their background experience and any other significant information the applicant would like to convey about the team;
- Proposed Architect/design team with experience in high quality, sustainable design;
- A description of applicant's experience working in the City of St. Louis
- Description of any additional individuals or organizations that the applicant proposes to partner with to implement its proposal for the site;

- Description of potential funding sources that will be sought to execute the firm's proposed development plan.

The following criteria will be used to assess Qualifications:

Developer selection will be based on the quality of the responses, including thoroughness and applicability to the requirements of this RFI.

Development Experience

- Background knowledge and development experience on similar design projects will be evaluated. References will also be a component upon evaluation of previous experience.

Development Team/Partnership

- Strength of development team with respect to expertise and experience as well as possible partnerships being utilized for projects.

Design Team

- Strength of Design team to provide well-designed, sustainable projects with high level of livability.

Developer Vision

- Articulation of the vision for the property.
- Market rate to affordable ratios

Additional Benefits

- Beneficial elements of the proposed development to the community, neighborhood, environment, etc.

Community Involvement/Public Outreach

- Strength of developer in successfully conducting public outreach and promoting community involvement.

Compliance to RFI

- Compliance of RFI submittal to RFI requirements

Financial Capacity

- Identify financial sources that will be utilized to undertake the proposed project.

Proposals that show great promise in improving the urban character and design of the community will be given high priority during the evaluation process. Special attention will be placed on the developer's ability to successfully complete their proposed plan based on their past projects of similar size.

Proposal Format

- All materials must be submitted by 5:00 PM on May 29, 2015
- Three (3) double sided hard copies must be submitted. Hard copies shall not be larger than 8.5x11 spiral bounded with text no smaller than 12 point.
- PDF files must be submitted to floresnr@wustl.edu
- No models or large posters will be accepted
- Proposal can be mailed to:

Forest West Properties
Att: Enrique Flores
4400 Chouteau Ave
First Floor
St Louis, MO
63110

Inquiries

Any inquiries regarding this RFI shall be directed to Enrique Flores, Community Development Manager at WUMC at floresnr@wustl.edu or 314-747-2332.

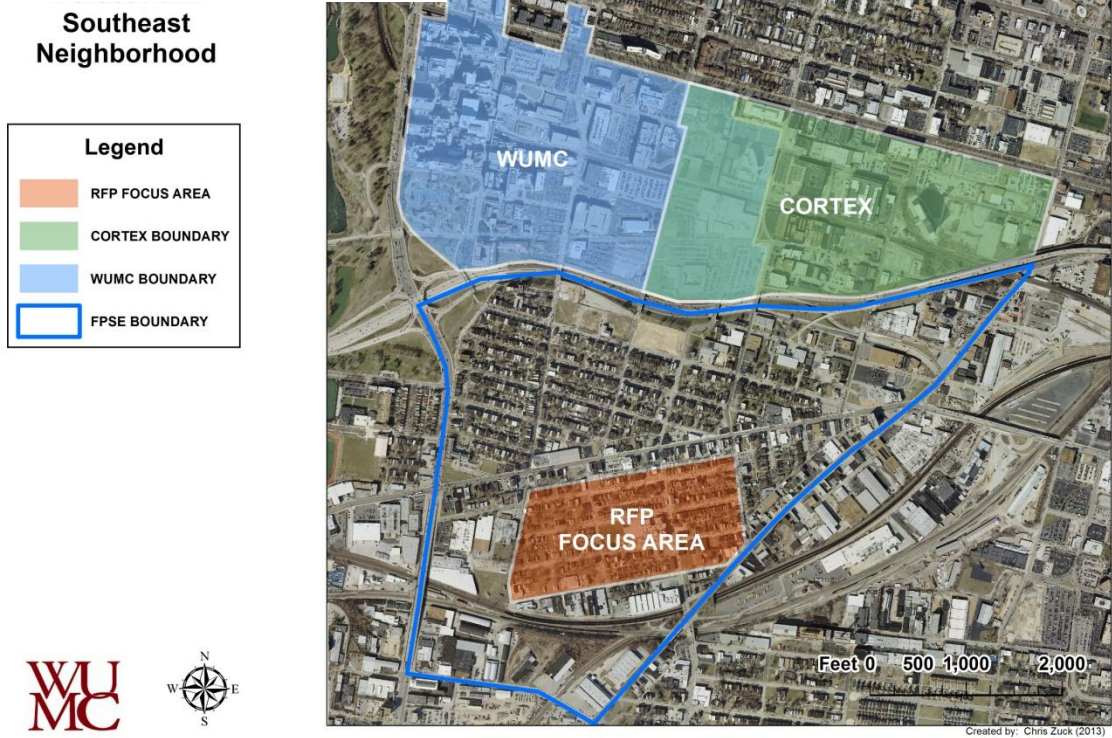
Inclusion:

FWP is committed to maximizing the participation of minorities and women in all aspects of development and operations, and is committed to working with developers to utilize best inclusionary practices and to be transparent and diligent in reporting its efforts and outcomes on a regular basis. We encourage developers that respond to this RFI be prepared to follow the City's requirements for minority and women owned business.

Disclaimer

Forest West Properties has developed this RFI with the intention of gathering information that is adequate to serve as a sound basis for encouraging development in FPSE. As submittals are reviewed it may become apparent that additional information is needed from one or all project applicants. In the event that something pertinent to all applications has been omitted from the application form, all who receive this RFI/application will be asked to provide supplemental information. Forest West properties may also follow up with individual applicants to clarify information contained in their application/proposal, or to gather additional information. Forest West Properties reserves the right to forgo the use of any development proposal until further notice.

Map 1



Map 2

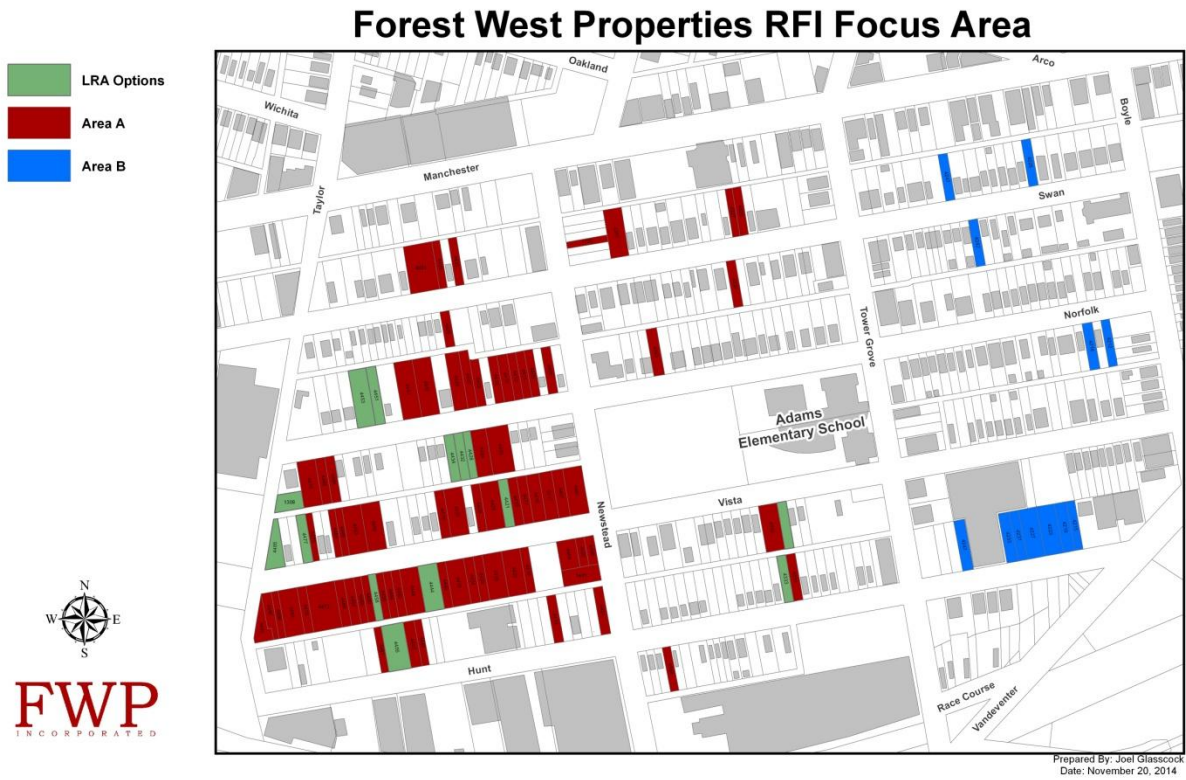


Table 1- Area A

Owner	Address	Acres
Forest West Properties Inc	1120 S Newstead Av	0.04
Forest West Properties Inc	4425 Swan Av	0.07
Forest West Properties Inc	4429 Swan Av	0.06
Forest West Properties Inc	4431-7 Swan Av	0.23
Forest West Properties Inc	4405 Norfolk Av	0.07
Forest West Properties Inc	4409 Norfolk Av	0.07
Forest West Properties Inc	4411 Norfolk Av	0.07
Forest West Properties Inc	4413 Norfolk Av	0.07
Forest West Properties Inc	4415-7 Norfolk Av	0.08
Forest West Properties Inc	4419 Norfolk Av	0.07
Forest West Properties Inc	4423 Norfolk Av	0.07
Forest West Properties Inc	4427 Norfolk Av	0.09
Forest West Properties Inc	4429 Norfolk Av	0.13
Forest West Properties Inc	4437-9 Norfolk Av	0.17
Forest West Properties Inc	4441 Norfolk Av	0.18
Forest West Properties Inc	4353 Norfolk Av	0.08
Forest West Properties Inc	4474 Norfolk Av	0.14
Forest West Properties Inc	4468 Norfolk Av	0.07
Forest West Properties Inc	4424-6 Norfolk Av	0.12
Forest West Properties Inc	4420-2 Norfolk Av	0.17
Forest West Properties Inc	4401 Vista Av	0.15
Forest West Properties Inc	4407 Vista Av	0.09
Forest West Properties Inc	4411 Vista Av	0.10
Forest West Properties Inc	4415 Vista Av	0.10
Forest West Properties Inc	4417 Vista Av	0.07
Forest West Properties Inc	4419 Vista Av	0.07
Forest West Properties Inc	4459 Vista Av	0.15
Forest West Properties Inc	4463 Vista Av	0.15
Forest West Properties Inc	4465 Vista Av	0.06
Forest West Properties Inc	4467 Vista Av	0.06
Forest West Properties Inc	4473 Vista Av	0.05
Forest West Properties Inc	4490 Vista Av	0.07
Forest West Properties Inc	4486 Vista Av	0.05
Forest West Properties Inc	4484 Vista Av	0.15
Forest West Properties Inc	4478 Vista Av	0.07
Forest West Properties Inc	4468 Vista Av	0.07
Forest West Properties Inc	4464 Vista Av	0.07
Forest West Properties Inc	4462 Vista Av	0.06

Table 1- Area A (continued)

Owner	Address	Acres
Forest West Properties Inc	4460 Vista Av	0.06
Forest West Properties Inc	4456 Vista Av	0.06
Forest West Properties Inc	4454 Vista Av	0.06
Forest West Properties Inc	4452 Vista Av	0.07
Forest West Properties Inc	4448-50 Vista Av	0.14
Forest West Properties Inc	4440 Vista Av	0.07
Forest West Properties Inc	4434 Vista Av	0.07
Forest West Properties Inc	4432 Vista Av	0.07
Forest West Properties Inc	4418 Vista Av	0.07
Forest West Properties Inc	4404-8 Vista Av	0.09
Forest West Properties Inc	4402 Vista Av	0.04
Forest West Properties Inc	4400 Vista Av	0.04
Forest West Properties Inc	1411-3 S Newstead Av	0.10
Forest West Properties Inc	4401 Hunt Av	0.08
Forest West Properties Inc	4413 Hunt Av	0.07
Forest West Properties Inc	4449 Hunt Av	0.06
Forest West Properties Inc	4453 Hunt Av	0.08
Forest West Properties Inc	4461 Hunt Av	0.06
Forest West Properties Inc	4428 Swan Av	0.06
Forest West Properties Inc	4327 Swan Av	0.06
Forest West Properties Inc	4330 Swan Av	0.07
Forest West Properties Inc	4438 Vista Av	0.14
Forest West Properties Inc	4426-8 Vista Av	0.15
Forest West Properties Inc	4422-4 Vista Av	0.14
Forest West Properties Inc	4466 Norfolk Av	0.07
Forest West Properties Inc	4492 Vista Av	0.07
Forest West Properties Inc	4472-6 Vista Av	0.22
Forest West Properties Inc	4357-9 Swan Av	0.15
Forest West Properties Inc	4429 Vista Av	0.07
Forest West Properties Inc	4439 Vista Av	0.08
Forest West Properties Inc	4437 Vista Av	0.15
Forest West Properties Inc	4325 Swan Av	0.07
Forest West Properties Inc	4425 Vista Av	0.15
Forest West Properties Inc	4328-30 Vista Av	0.14
Forest West Properties Inc	4364 Hunt Av	0.06
Forest West Properties Inc	4331 Hunt Av	0.07
	Total Acres	3.66

Table 2- FWP LRA Options

Owner	Address	Acres
LRA	4451 Norfolk Av	0.09
LRA	4453 Norfolk Av	0.17
LRA	4434 Norfolk Av	0.07
LRA	4432 Norfolk Av	0.07
LRA	4428 Norfolk Av	0.06
LRA	4421 Vista Av	0.07
LRA	4477 Vista Av	0.08
LRA	4485 Vista Av	0.10
LRA	1308 S Taylor Av	0.08
LRA	4458 Vista Av	0.06
LRA	4444 Vista Av	0.15
LRA	4455-9 Hunt Av	0.17
LRA	4333 Hunt Av	0.07
LRA	4326 Vista Av	0.07
	Total Acres	1.31

Table 3- Area B

Owner	Address	Area
Forest West Properties Inc	4215 Hunt Av	0.07
Forest West Properties Inc	4219 Hunt Av	0.10
Forest West Properties Inc	4223 Hunt Av	0.15
Forest West Properties Inc	4227 Hunt Av	0.15
Forest West Properties Inc	4231 Hunt Av	0.08
Forest West Properties Inc	4233 Hunt Av	0.09
Forest West Properties Inc	4247 Hunt Av	0.09
Forest West Properties Inc	4225 Swan Av	0.07
Forest West Properties Inc	4247 Swan Av	0.07
Forest West Properties Inc	4242 Swan Av	0.07
Forest West Properties Inc	4216 Norfolk Av	0.08
Forest West Properties Inc	4212 Norfolk Av	0.07
	Total Acres	1.08