KCK Redevelopment RFQs:
- Lead Developer
- Sub-Contractor

RFQ/RFP Pre-bid Conference

Thursday, March 23rd, 2023 @ 11:00AM CST
Agenda

Welcome - Interim County Administrative Officer (CAO)

2023: Year of Visioning

Project Introduction

Site Descriptions

RFQ Overview and Timeline

RFP Next Steps

Questions?
Citywide Comprehensive Plan
RFQ Integration

**ADOPTED / IMPLEMENTATION**
- goDotte Countywide Mobility Strategy (2022)
- Community Development Consolidated Plan (2022)
- Existing Area and Focused Plans (Various)
- Community Health Improvement Plan (2022)

**UNDERWAY**
- Housing Strategy
- Economic Development Strategic Plan
  - 2023 Market Trends Report
- Land Bank Policy Review

**LAUNCHING SPRING 2023**
- Citywide Historic Preservation Plan
- Citywide Comprehensive Plan
3 UG-Owned Sites

Brief Context
Site 1

Indian Springs Mall – 47th & State

- Three (3) UG-owned parcels
- Zoned CP-1 (Planned Limited Business District), CP-3 (Planned Commercial District), & B-P (Planned Business Park District)
- ~53 Acres
- Predominant land use is currently KCKC Transit Center and parking lot/vacant lot
- goDotte Countywide Mobility Strategy, Bi-State Sustainable Reinvestment Corridor, 2008 Citywide Master Plan
Site 2
4th & Minnesota

- Two (2) UG-owned parcels
- Zoned C-D (Central Business District)
- ~4 Acres
- Abutting Family Conservancy
- Current Parking Lot
- Downtown Area Master Plan, goDotte Countywide Strategic Mobility Plan, 2008 Citywide Master Plan
Site 3

18th & Quindaro

- Multiple Land Bank lots in the southeast corner
- Parcels adjacent to intersection are zoned C-3
- Current vacant lots/forested areas with sporadic residential housing
- Grocery store identified as preferred development project
- Northeast Area Master Plan, goDotte Strategic Mobility Plan, NE KCK Heritage Trail Plan
RFQ/RFP Schedule

- **Kickoff**
  - Information Session

- **RFQ**
  - RFQ Creation
  - RFQ Release
  - Developer Solicitation

- **Market Analysis & Community Engagement**
  - Community Meeting for Each Site

- **RFP**
  - RFP Creation
  - RFP Release
  - Developer Solicitation

- **Developer Selection**
  - Evaluation
  - Developer Selection

**Timeline**:
- **FEB**: Kickoff
- **MAR**: RFQ Creation, RFQ Release, Developer Solicitation
- **APR**: Community Meeting for Each Site
- **MAY**: RFP Creation, RFP Release, Developer Solicitation
- **JUN**: Developer Selection
- **JUL**: Developer Selection
- **AUG**: Developer Selection
Process

Why are we doing an RFQ?

- **Easier initial step** to express interest in the projects
- Invite a **broad pool of qualified developers** to each of the sites
- Encourage **minority, local, and/or small developers** to apply or join teams
- Encourage **value-adding partnerships**
- RFQ Launch late-March
- 30-Day Solicitation Period
What is the goal of the RFP?

- **Easier initial step** to express interest in the projects
- Invite a **broad pool of qualified developers** to each of the sites
- Encourage **minority, local, and/or small developers** to apply or join teams
- Encourage **value-adding partnerships**
- RFQ Launch late-March
- 30-Day Solicitation Period

- **Select developers/teams** will be invited to respond to the RFP
- Looking for **creative and market-supported developments** that meet community goals
- Informed by **market analysis and community engagement**
- RFP Launch late-June
- 30-Day Solicitation Period
Next Steps

Project Deadlines

Review Feedback from February Meeting

RFQ Released March 2023

Review RFQ Submissions

Release RFPs
Questions
Any questions for us?

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