



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

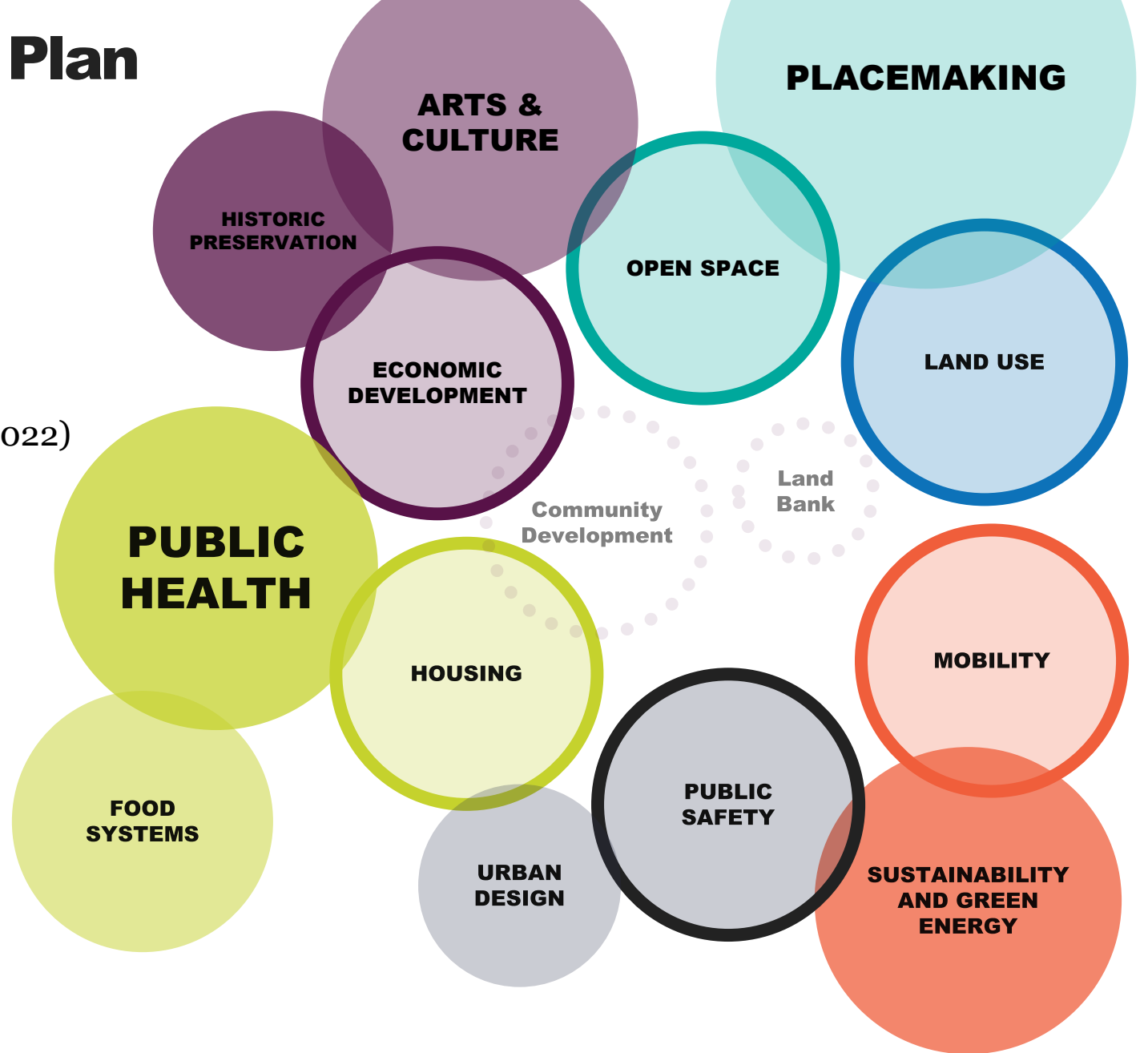
- goDotte Countywide Mobility Strategy (2022)
- Community Development Consolidated Plan (2022)
- Existing Area and Focused Plans (Various)
- Community Health Improvement Plan (2022)

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

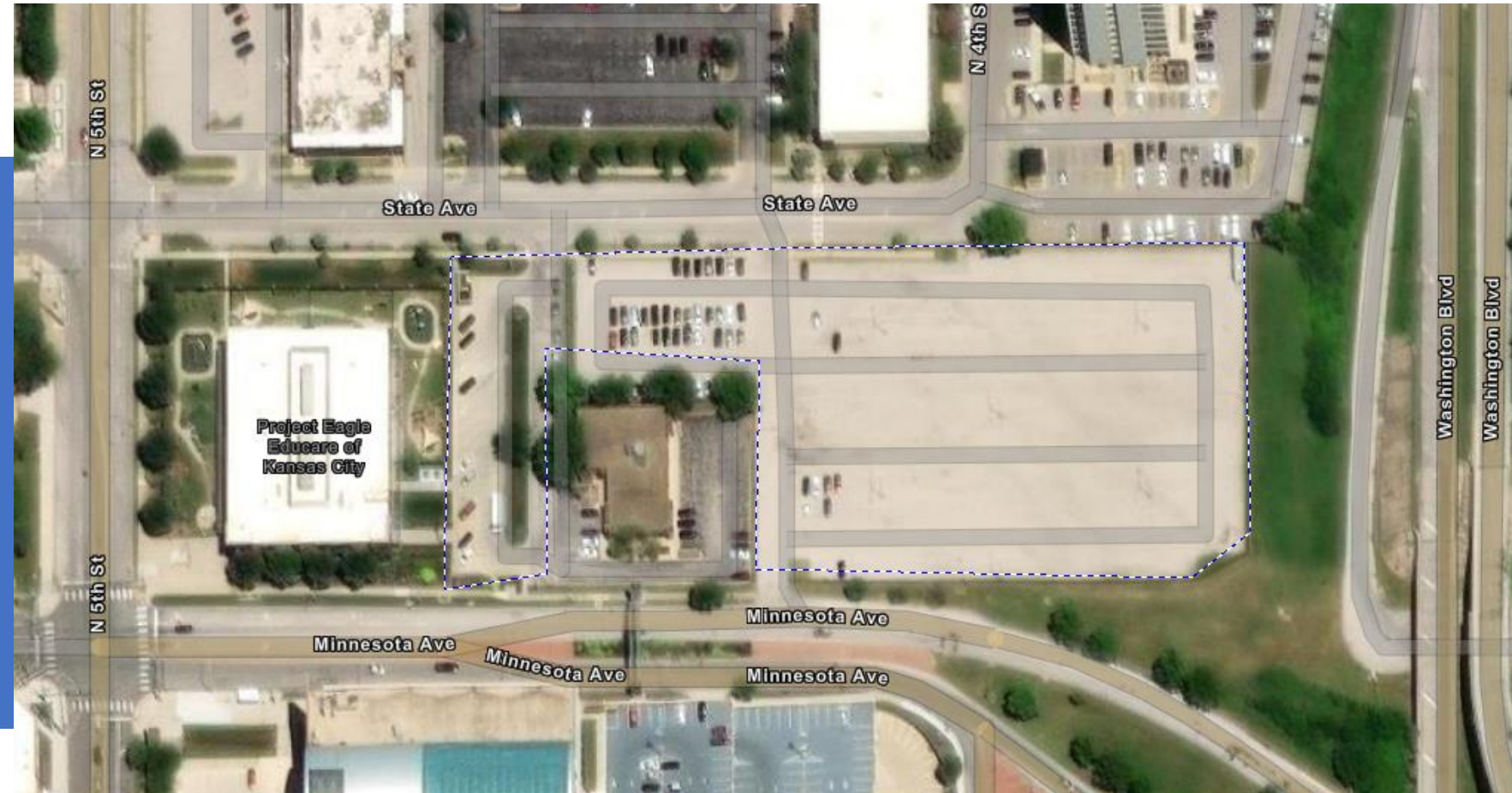
- Three (3) UG-owned parcels
- Zoned CP-1 (Planned Limited Business District), CP-3 (Planned Commercial District), & B-P (Planned Business Park District)
- ~53 Acres
- Predominant land use is currently KCKC Transit Center and parking lot/vacant lot
- goDotte Countywide Mobility Strategy, Bi-State Sustainable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

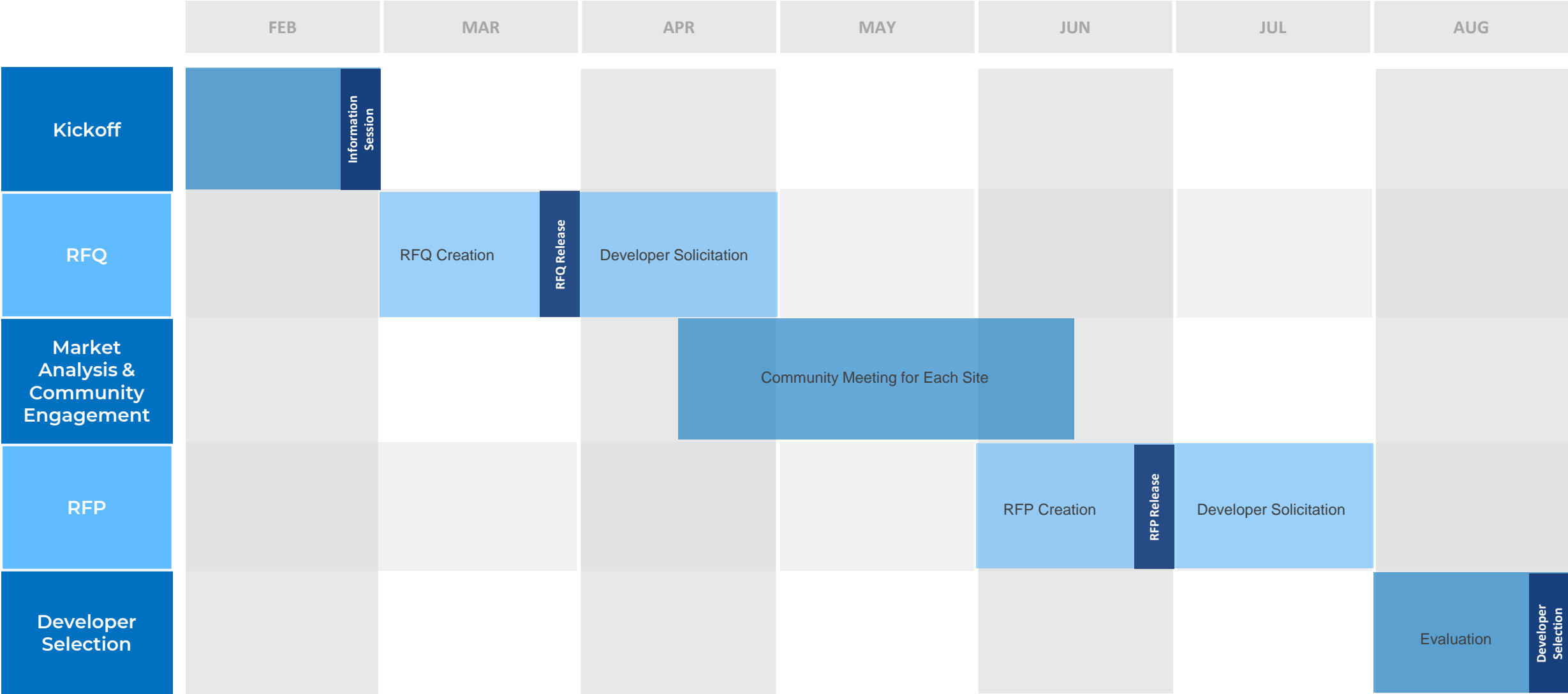


18th & Quindaro

Department of Planning + Urban Design
Unified Government of Wyandotte County and Kansas City, Kansas

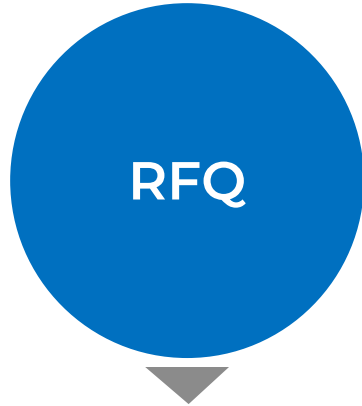


RFQ/RFP Schedule



Process

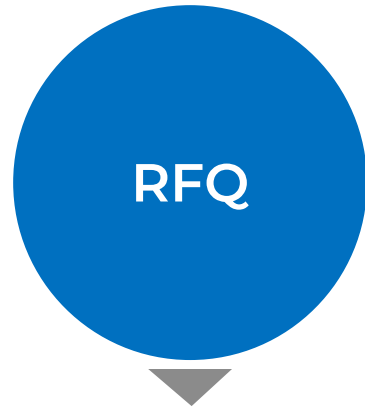
Why are we doing an RFQ?



- **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

Process

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

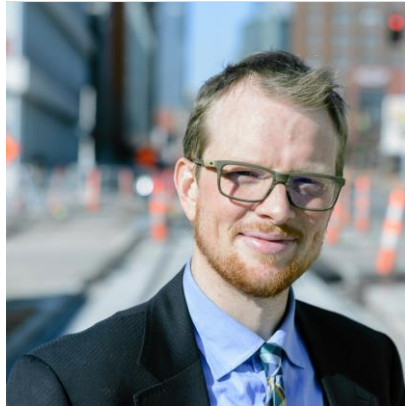


Questions

Any questions for us?



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RFQ: https://purchasing.wycokck.org/eprocurement/bid_download.aspx

INFORMATION: <https://www.wycokck.org/Redevelopment>