

# OVERVIEW

## BACKGROUND OF THE RFQ/P PROCESS

In Spring 2023, The Unified Government of Wyandotte County and Kansas City, Kansas (UG) selected **three sites** for redevelopment through a Request for Qualifications (RFQ) process.

Using the RFQ, the UG narrowed a list of **potential developers** who are invited to submit a proposal for the sites—including **Downtown “Triangle” Site** (4th & Minnesota). A market study was completed to help developers understand the range of **market-supported uses**, and community input is being sought to understand the **community’s vision** for the site. The next phase, a Request for Proposals (RFP), will present the developer’s vision. The RFP process is **designed to align** the market, community, and developer perspectives.



## SITE INFORMATION

- Acreage**
- 3.6 acres
- Current Use**
- Parking
- Current Zoning**
- C-D (Central Business District)
- Zoning Standards and Restrictions**
- Business activities, retail, residential, office, and recreational uses allowed (among others)
  - Mixed-use development allowed
  - No off-street parking requirements (except for residential and hotel uses)
  - No height restrictions
  - No setback requirements

## SITE ASSETS

- High visibility
- Great views of the riverfront
- Access to green space
- Access to major transportation corridors
- Regional connections
- Access to public transit
- Access to community amenities

## MARKETABLE USES

- Mixed-use
- Multifamily
- Hotel
- Storefront retail
- Anchor retail
- Entertainment

## WHAT'S NEXT?

The RFP for the Triangle Site will be **released at the end of 2023**, inviting the developers who submitted their applicants for the RFQ back to submit their proposals. Once their proposals are submitted and reviewed, a team will be selected to move forward with their development proposal for the site.

Visit

**[www.wycokck.org/redevelopment](http://www.wycokck.org/redevelopment)**












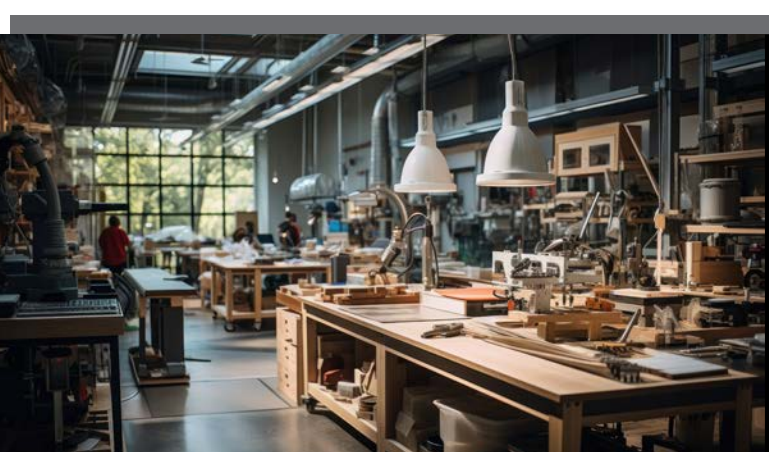
or scan the QR code to provide your feedback!

**SCAN ME**



# WHAT DO YOU WANT TO SEE IN DOWNTOWN KCK?

Review the words and phrases below. Tell us what development options and amenities you'd like to see developed.

|  |   |   |   |  |
|--|---|---|---|--|
| <div>LIVING</div> <div>large-scale apartments</div> <div>workforce housing</div> <div>mixed-use</div>                     | <div>senior housing</div> <div>workforce housing</div> <div>small apartments</div> <div>courtyard housing</div> <div>mid-sized apartments</div> <div>affordable/attainable housing</div> <div>large-scale apartments</div> <div>permanent supportive housing</div> <div>condominiums</div> <div>mixed-use</div> | <div>AMENITIES</div> <div>public art</div> <div>market</div> <div>active park space</div>   | <div>open space</div> <div>public art</div> <div>playground</div> <div>museum/gallery space</div> <div>splash pad</div> <div>education and training facilities</div> <div>active park space</div> <div>farmers market</div> <div>concert/performance venue</div>  | <div>other: what's missing?</div> <div>add your ideas here</div> |
| <div>CONNECTIVITY</div> <div>crosswalk improvements</div> <div>separated bike lanes</div> <div>multi-use trail</div> | <div>sidewalks</div> <div>crosswalk improvements</div> <div>multi-use paths</div> <div>on-street bike paths</div> <div>trails</div> <div>protected bike lanes</div> <div>bike station</div> <div>bus stops with shelters</div>  | <div>COMMERCE</div> <div>brewery</div> <div>outdoor dining</div> <div>makerspace</div> | <div>restaurants and outdoor dining</div> <div>corner store/small market</div> <div>boutiques and local shops</div> <div>brewery/winery/distillery</div> <div>cafes and bakeries</div> <div>small hotel</div> <div>office space</div> <div>co-working space</div> <div>makerspace</div> <div>health care services</div> |  |

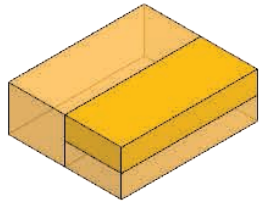
# SITE IDEAS

# LET'S TALK!

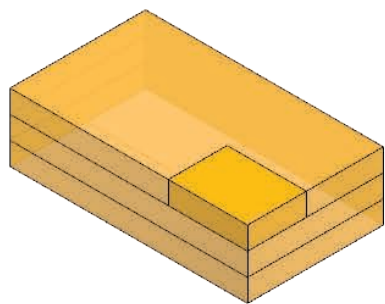
Redevelopment can be difficult to visualize... use the building blocks and mock site plans to help think about what you'd like to see in Downtown KCK

## RESIDENTIAL

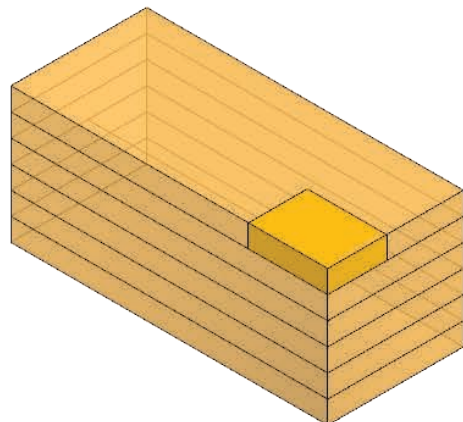
quadplex  
4 units  
1,250 SF ea



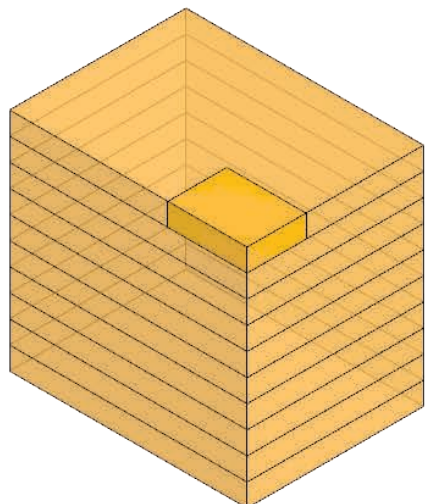
small apartment building  
18 units  
910 SF ea



medium apartment building  
48 units  
910 SF ea

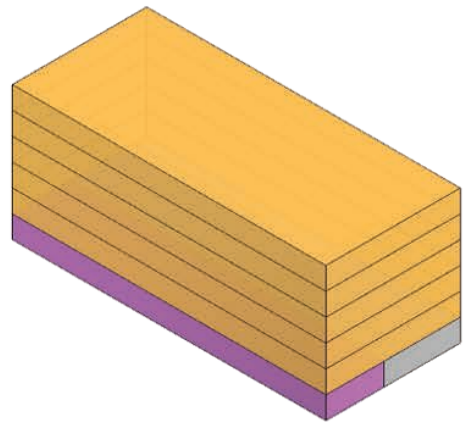


large apartment building  
80 units  
910 SF ea

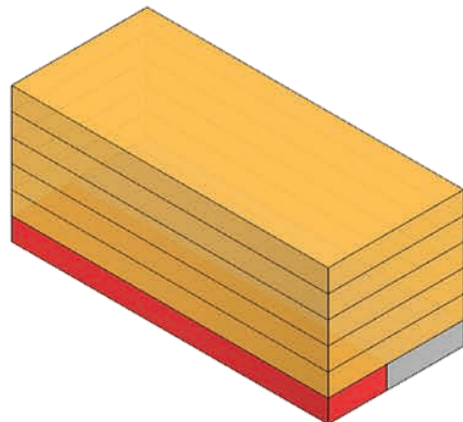


## MIXED USE

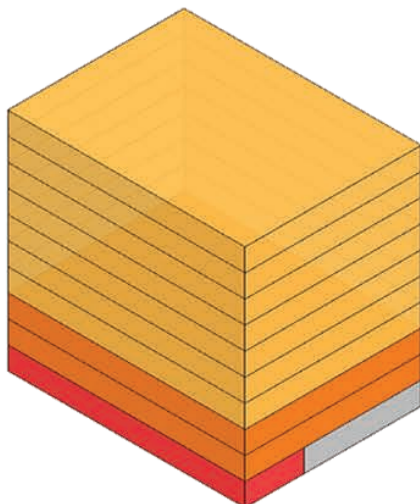
mixed use  
floor 1: institutional and parking  
floors 2-6: residential



mixed use  
floor 1: retail and parking  
floors 2-6: residential



mixed use  
floor 1: retail and parking  
floors 2-3: office  
floors 4-10: residential

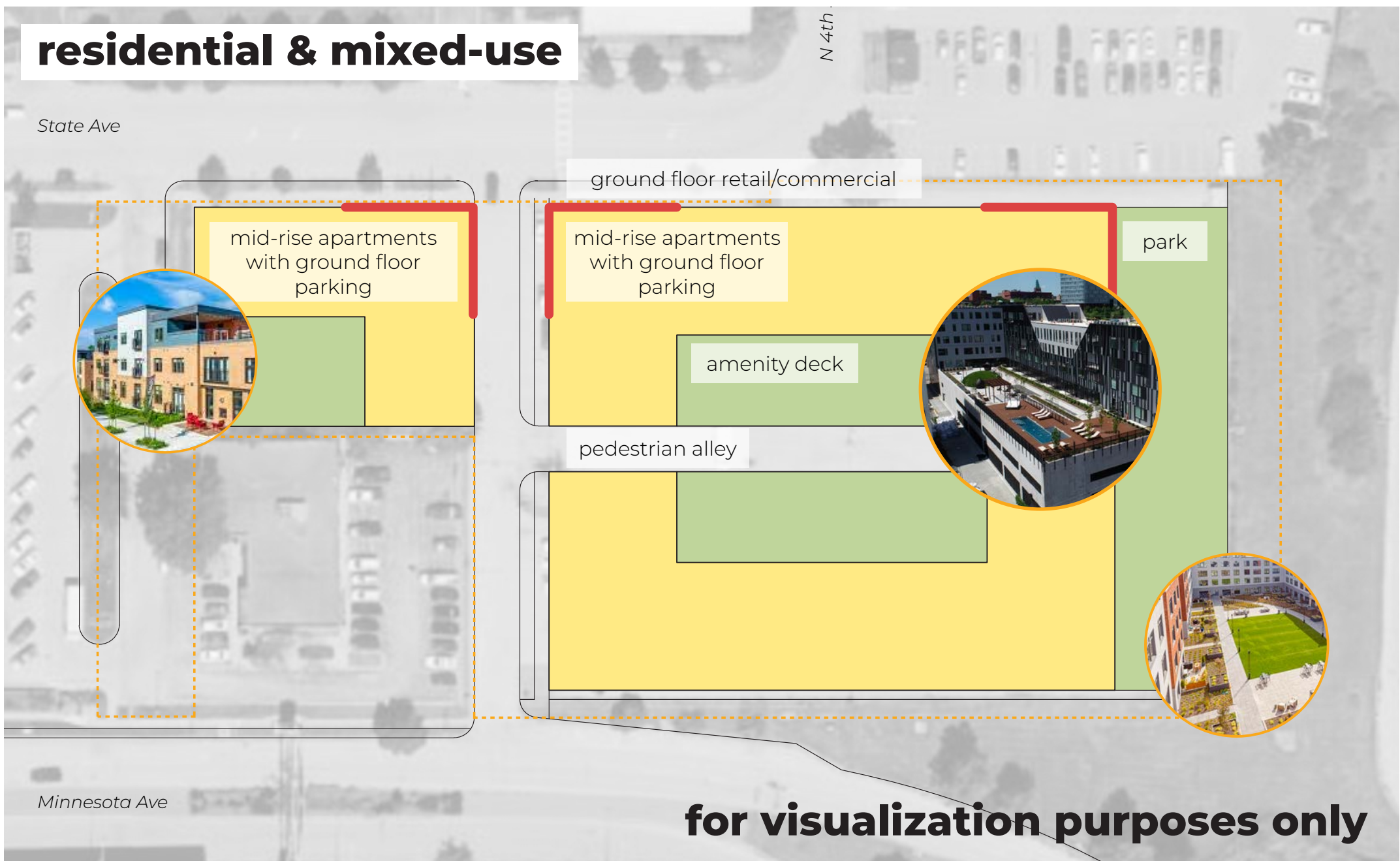


## IDEAS

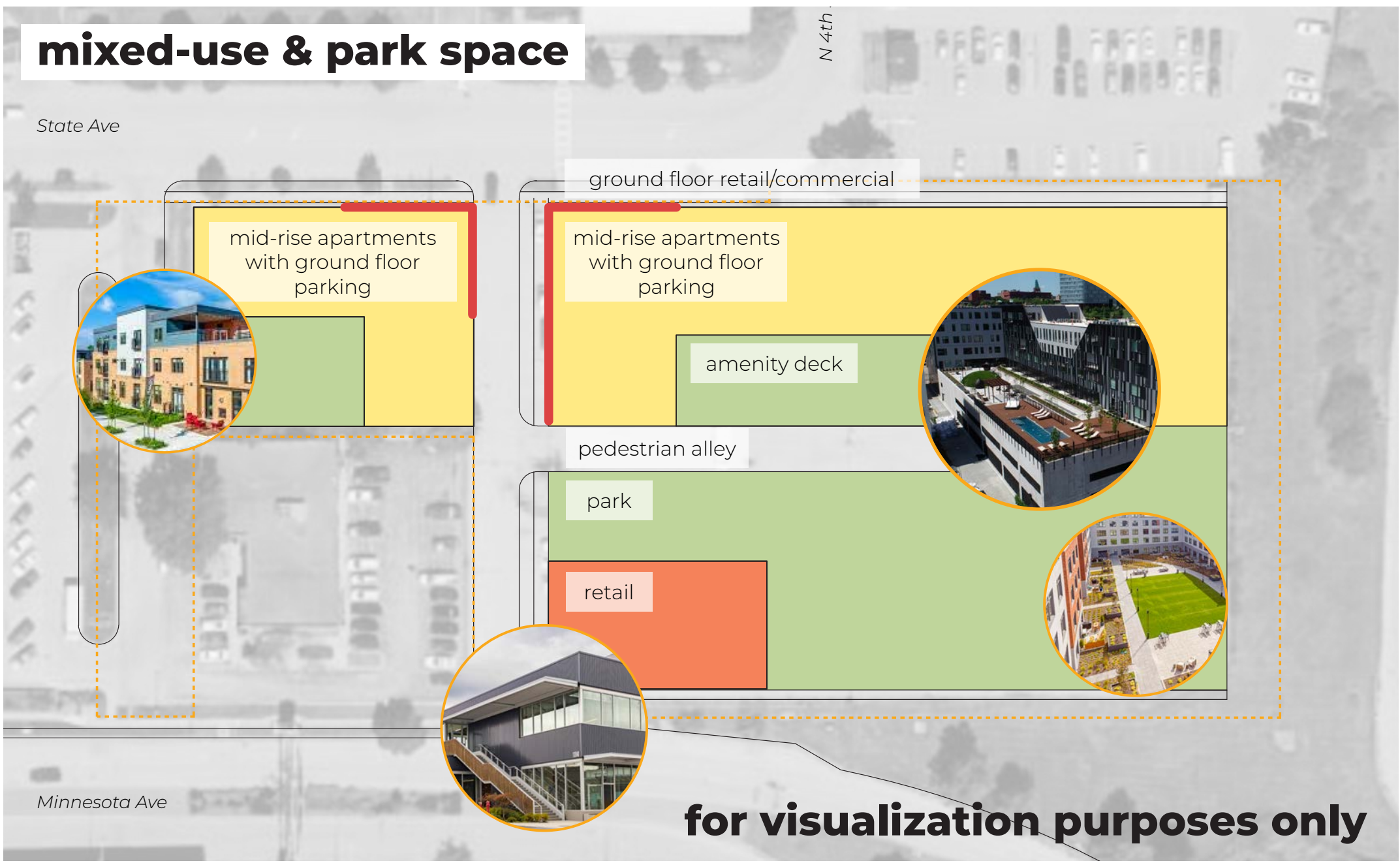
What use mixes would you like to see in this area?

## SITE PLAN IDEAS

### residential & mixed-use



### mixed-use & park space



### hotel & retail

