


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.

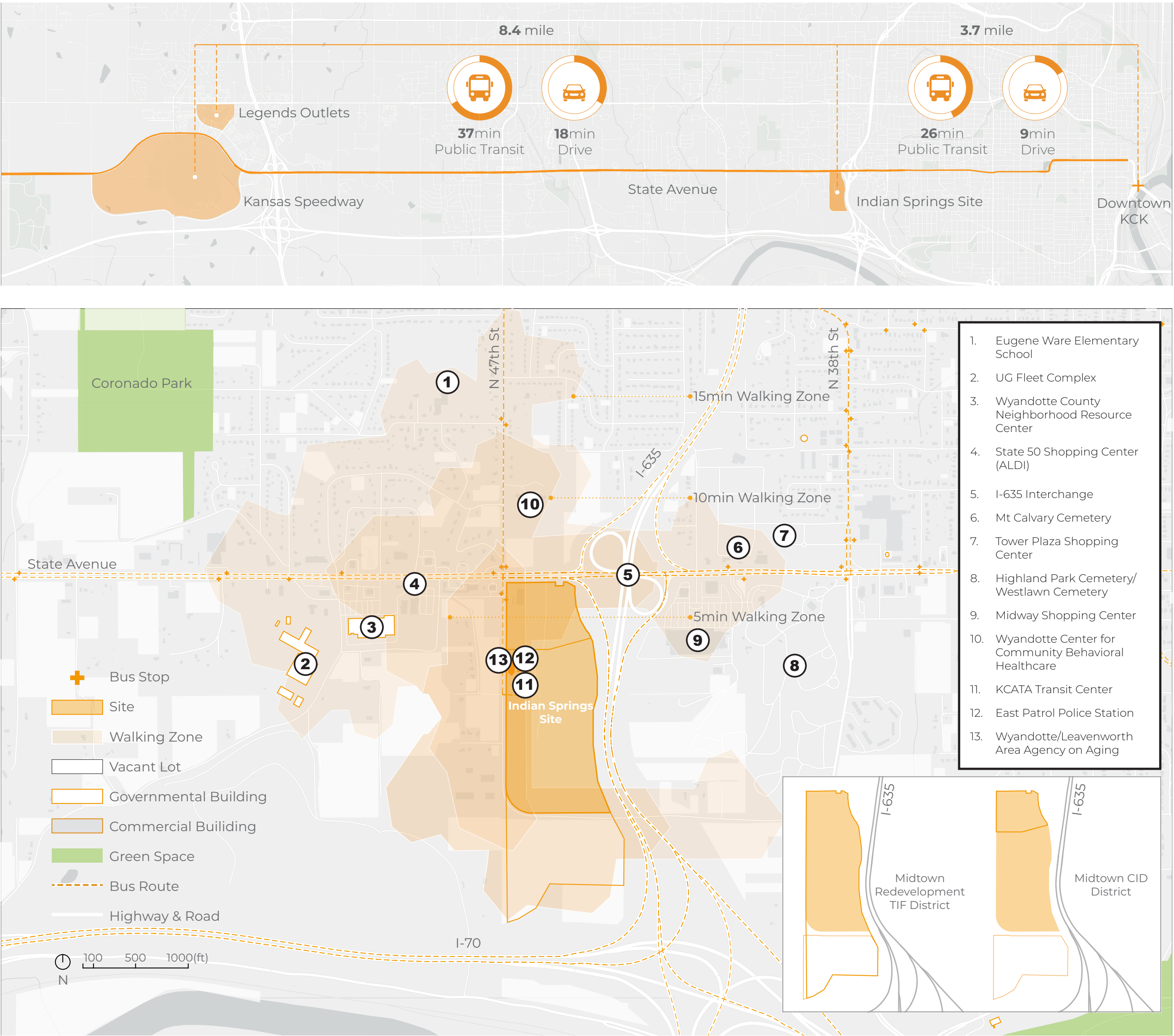
Using the RFQ, the UG narrowed a list of **potential developers** who are invited to submit a proposal for the sites—including the **Former Indian Springs Mall Redevelopment Site** (Indian Springs). A market study was completed to help developers understand the range of **market-supported uses**, and 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.



View from State Avenue
Photo: Google Street View



View from 47th Street
Photo: Google Street View



SITE INFORMATION

- Acreage**
- 49.1 acres
- Current Zoning:**
- Planned Limited Business (C-1)
 - Planned Commercial (C-3)
 - Planned Business Park (B-P)
- *Note: current zoning allows for various commercial, business, and residential development, but a rezoning may be explored based on future development needs



- Other Considerations:**
- Midtown Tax Increment Financing (TIF) District
 - Midtown Community Improvement District (CID)
- Existing Uses on the Site:**
- Kansas City Area Transit Authority (KCATA)
 - East Patrol Police Station
 - Wyandotte/Leavenworth Area Agency on Aging



AREA ASSETS

- High visibility
- Access to State Avenue
- Access to I-635 Interchange
- Access to public transit
- Regional connections to Downtown and Legends Outlets
- Access to Aldi, shopping centers, and other community amenities



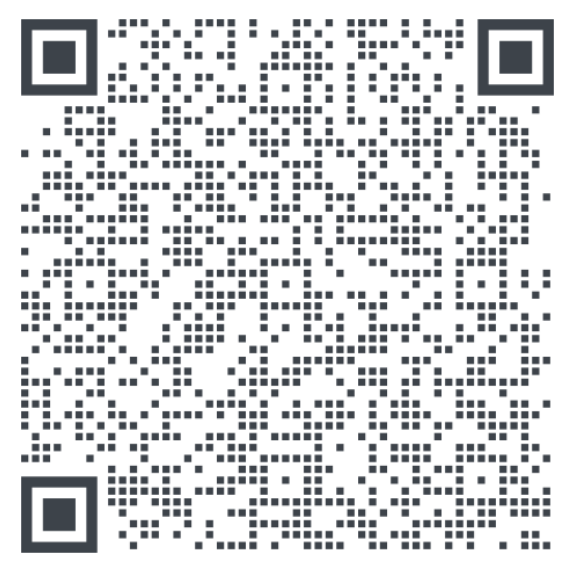
WHAT'S NEXT?

The RFP for the Indian Springs Mall Site will be **released at the end of February 2024**, 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

or scan the QR code to provide your feedback!

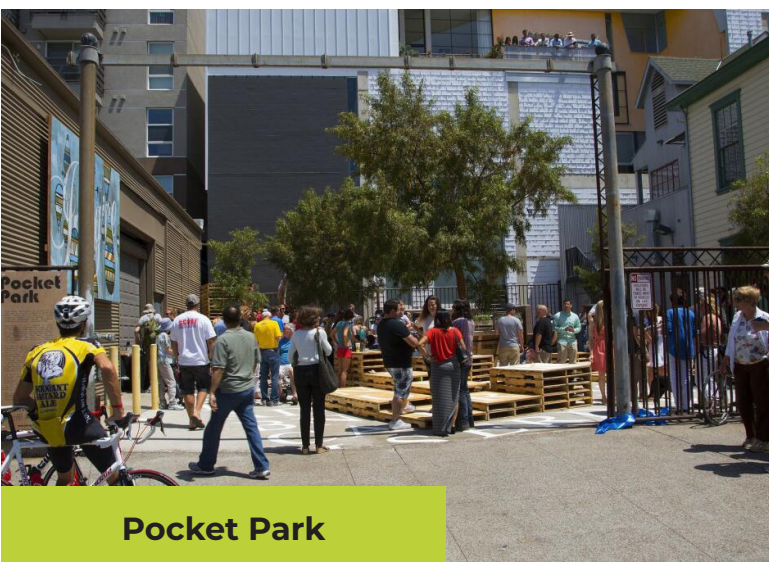
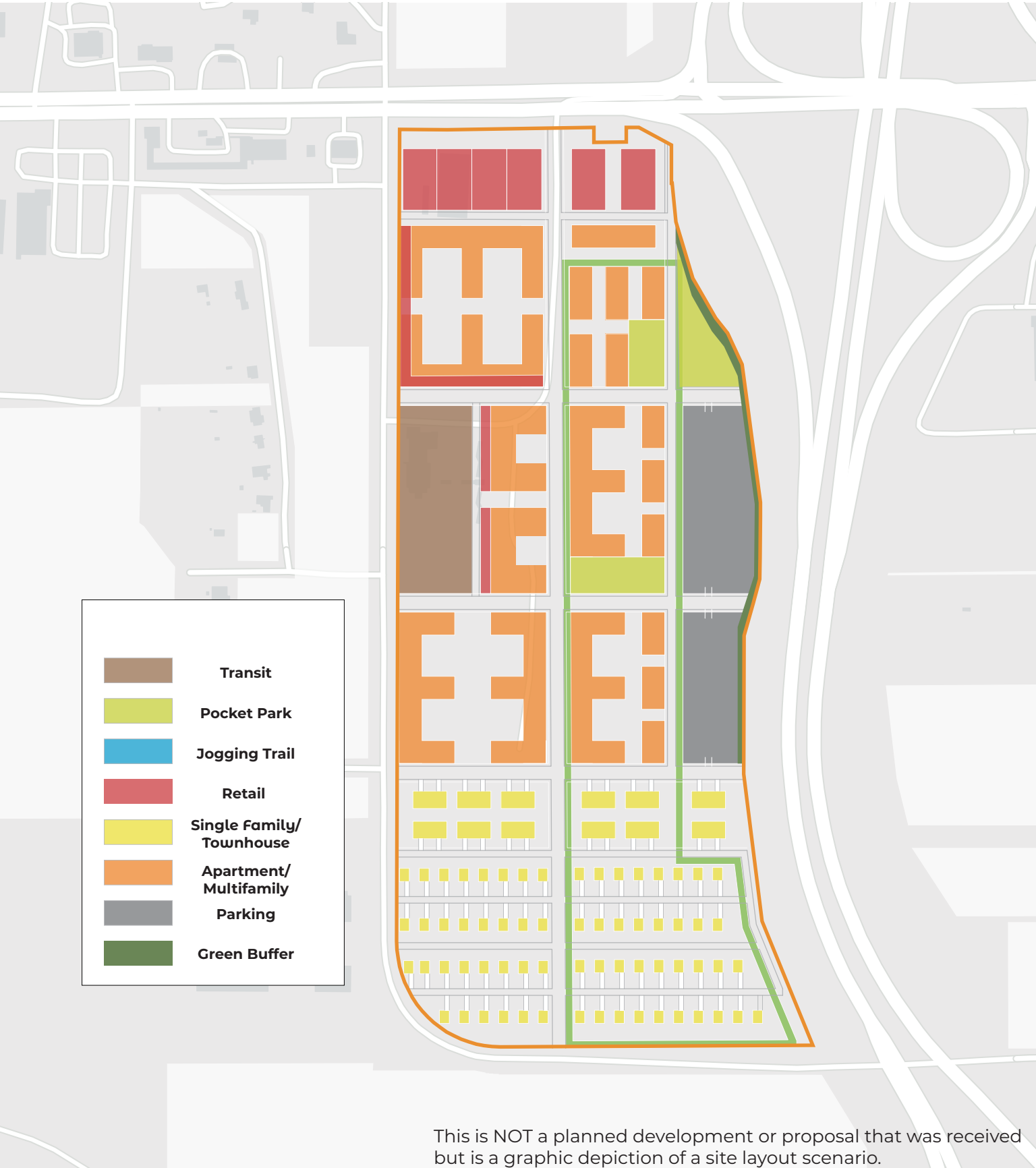


SCAN ME

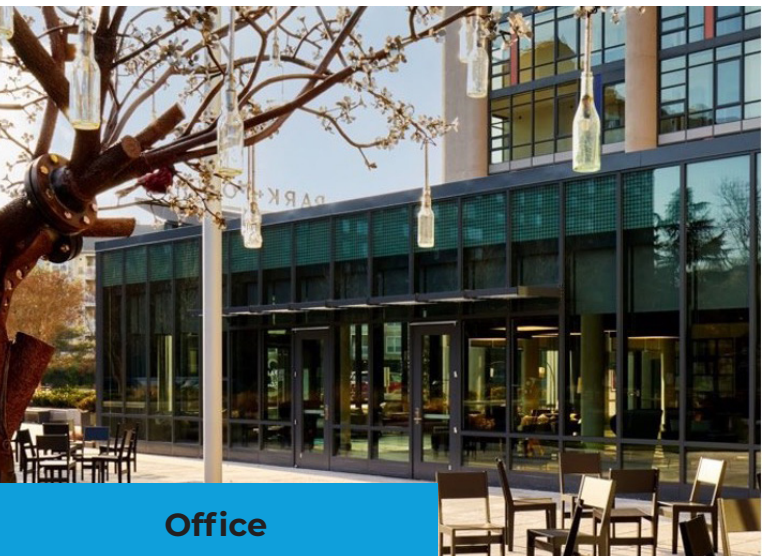
IMAGINING A NEW DISTRICT

A TRANSIT ORIENTED COMMUNITY WITH

A RESIDENTIAL FOCUS



A MIXED-USE FOCUS



what kind of district do you like? | use a dot to show where you think Indian Springs should be in this spectrum

more residential

somewhere in between

more mixed-use

what else could define this new district? | use post-it notes to add your ideas here



YOUR TOP FIVE PRIORITIES

If you could pick **five uses and amenities** to prioritize for the Indian Springs site, what would they be?

HOUSING

OFFICE/ INSTITUTION

COMMERCIAL

PUBLIC SPACE

INNOVATION

use your 5 dots to pick your 5 favorites from these ideas, or write in your own



medium density single family



government offices



ground floor retail



walking trails



EV charging stations



townhomes



healthcare



outdoor dining



playgrounds



solar panels



3-story multifamily



social services



art studio/theater space



amphitheater



rain gardens



senior housing



library



day care



public pool



Smart Transit System

what else?
use post-it notes to add your ideas here

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