



# Select Site Development Opportunities

RFQ/RFP Information Session

February 28<sup>th</sup>, 2023 11:00AM CST

# CAO Welcome

*Ms. Cheryl Harrison-Lee, ICMA-CM, AICP*



# Agenda



Welcome - Interim County Administrative Officer (CAO)



2023: Year of Visioning



Project Introduction



Site Descriptions



RFP/RFQ Timeline



Overview of RFQ/RFP Process



Questions?

# 2023: Year of Visioning

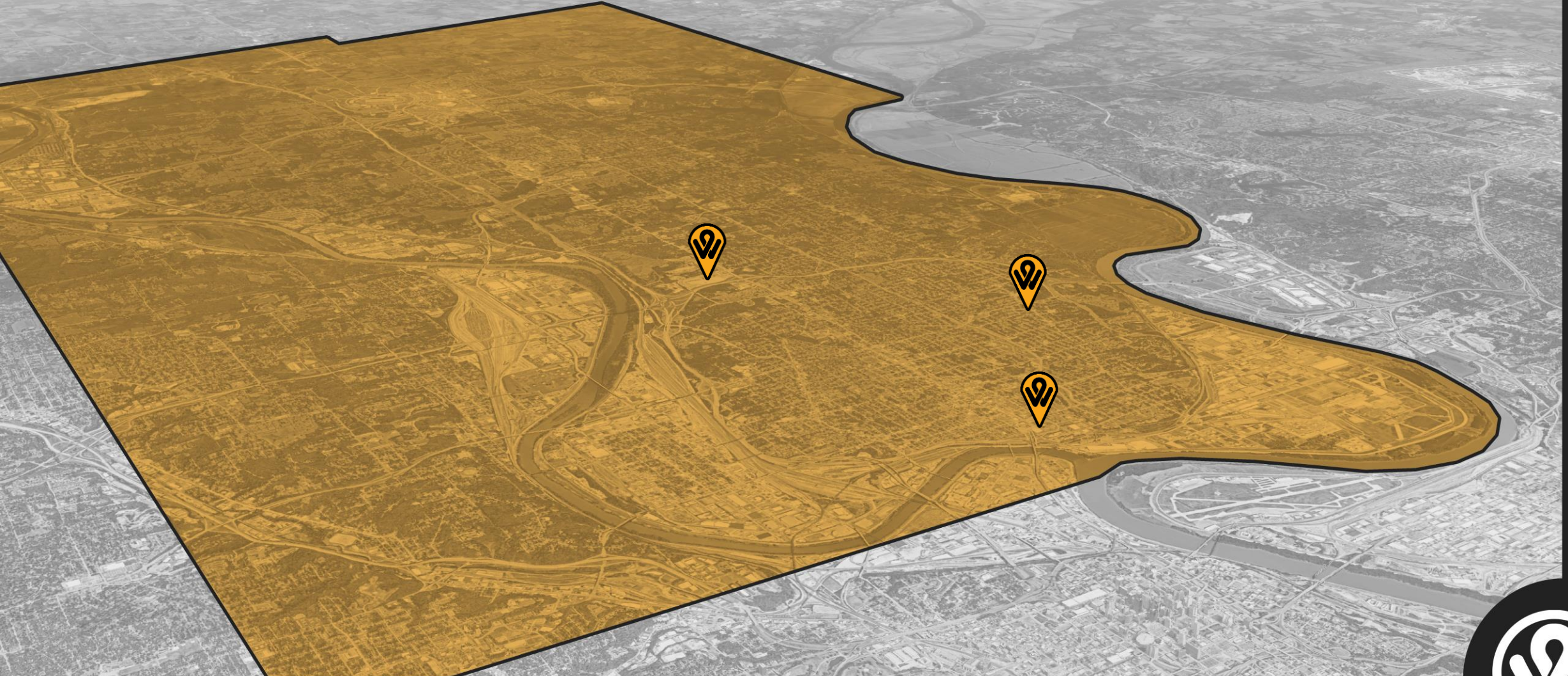
*Ongoing Strategic Planning Efforts*





# 3 UG-Owned Sites

*Brief Context*





# Site 1

*Indian Springs Mall – 47<sup>th</sup> & 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

*4<sup>th</sup> & 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

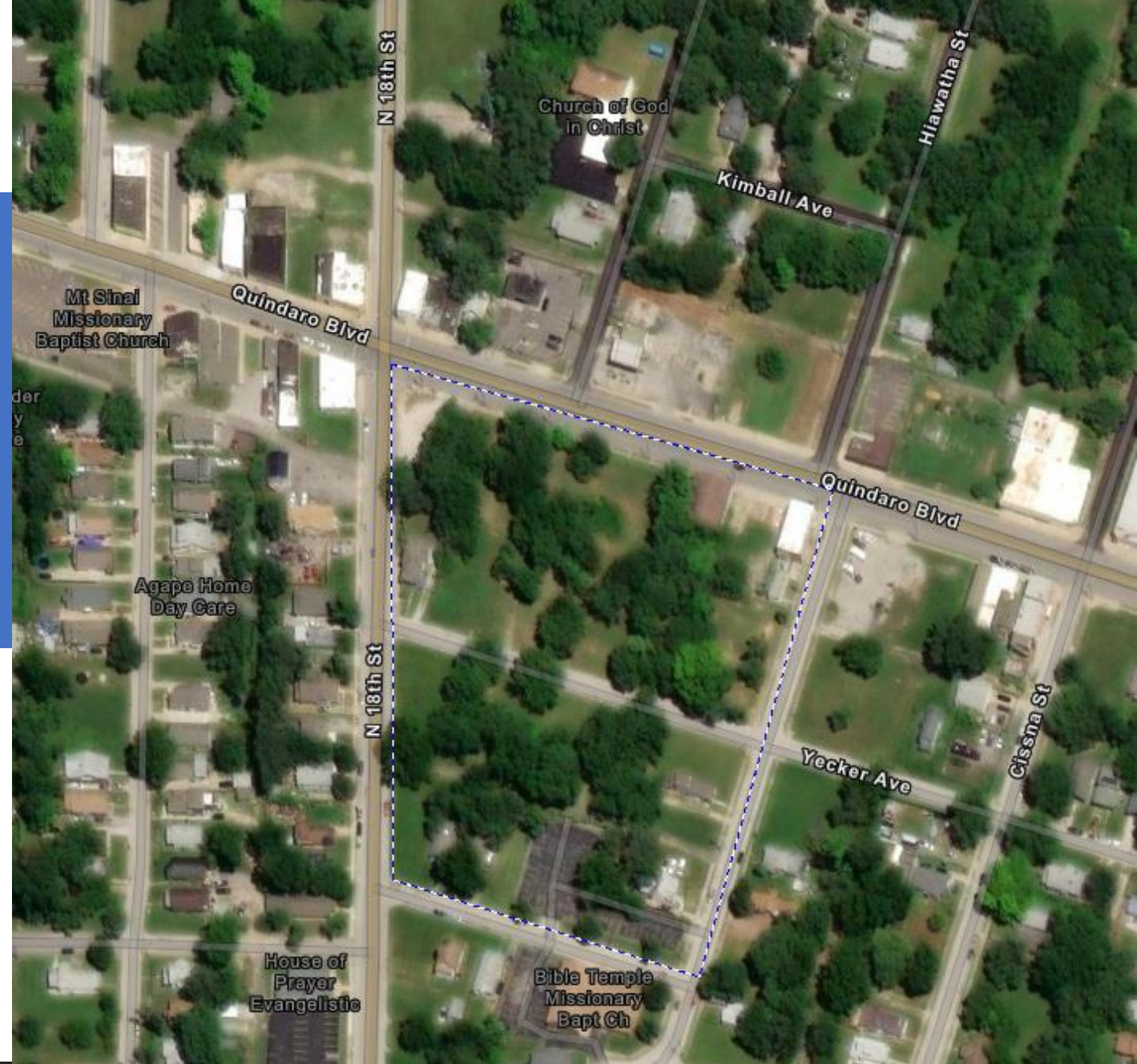
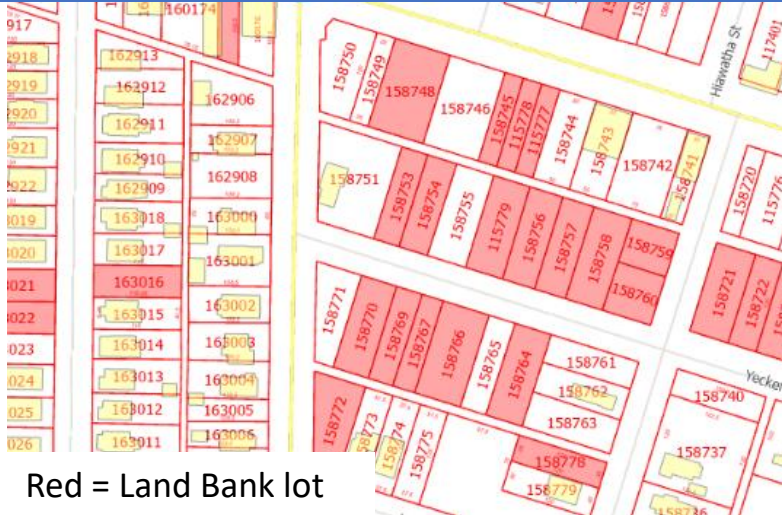




# Site 3

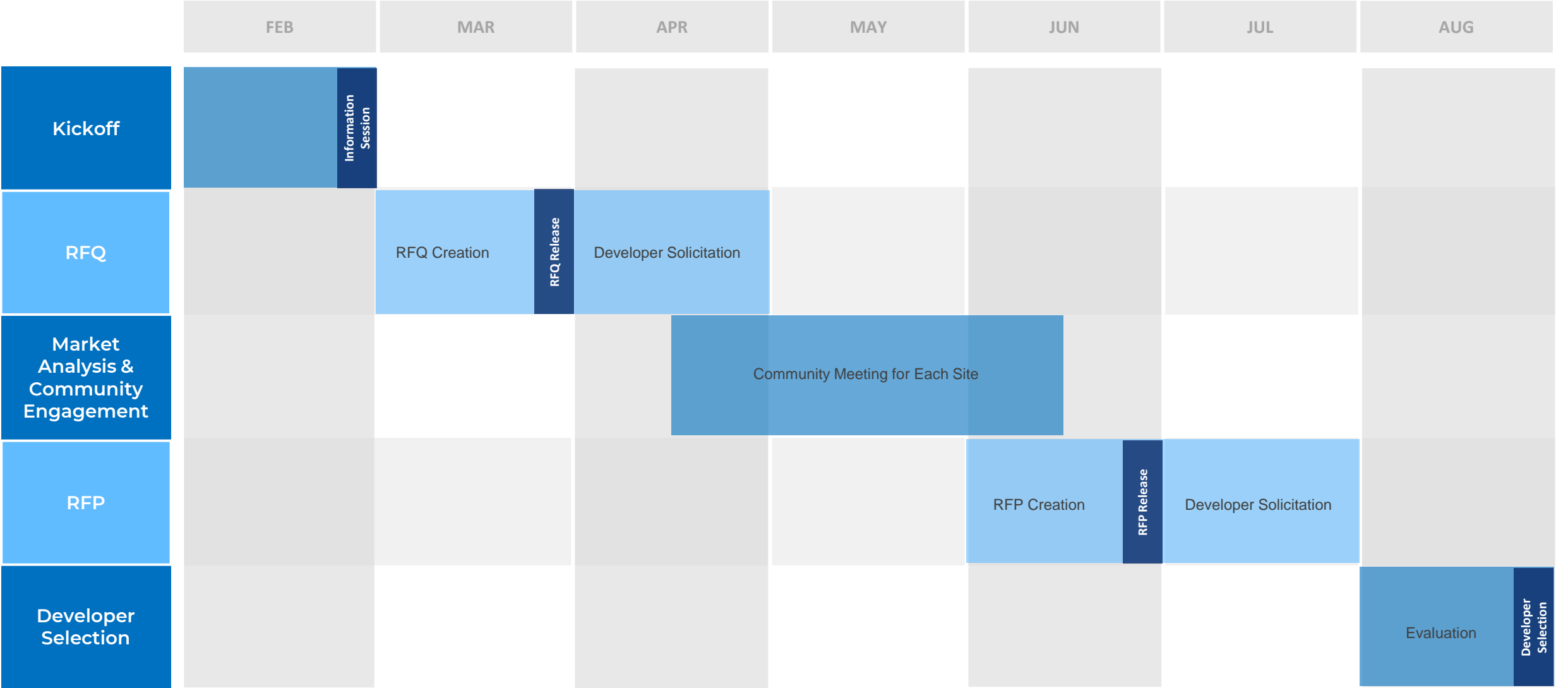
18<sup>th</sup> & Quindaro

- 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



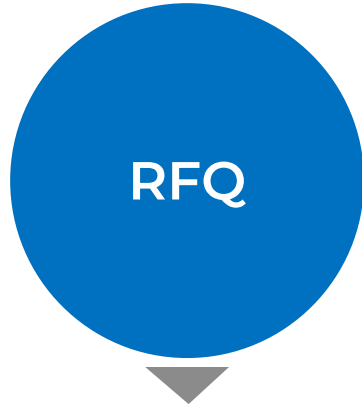


# RFQ/RFP Schedule



# Process

*Why are we doing an RFQ?*

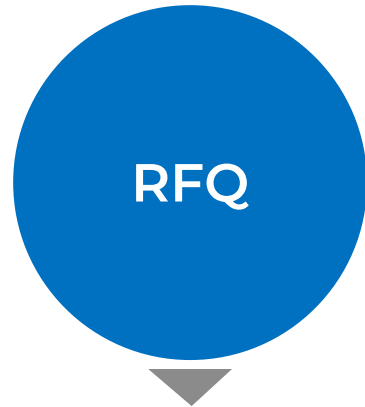


- **Easier initial step** to express interest in the projects
- Invite a **broad pool of qualified developers** to each of the sites
- Encourage **minority, local, and/or small developers** to apply or join teams
- Encourage **value-adding partnerships**
- RFQ Launch late-March
- 30-Day Solicitation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



# Process

*What is the goal of the RFP?*



- **Easier initial step** to express interest in the projects
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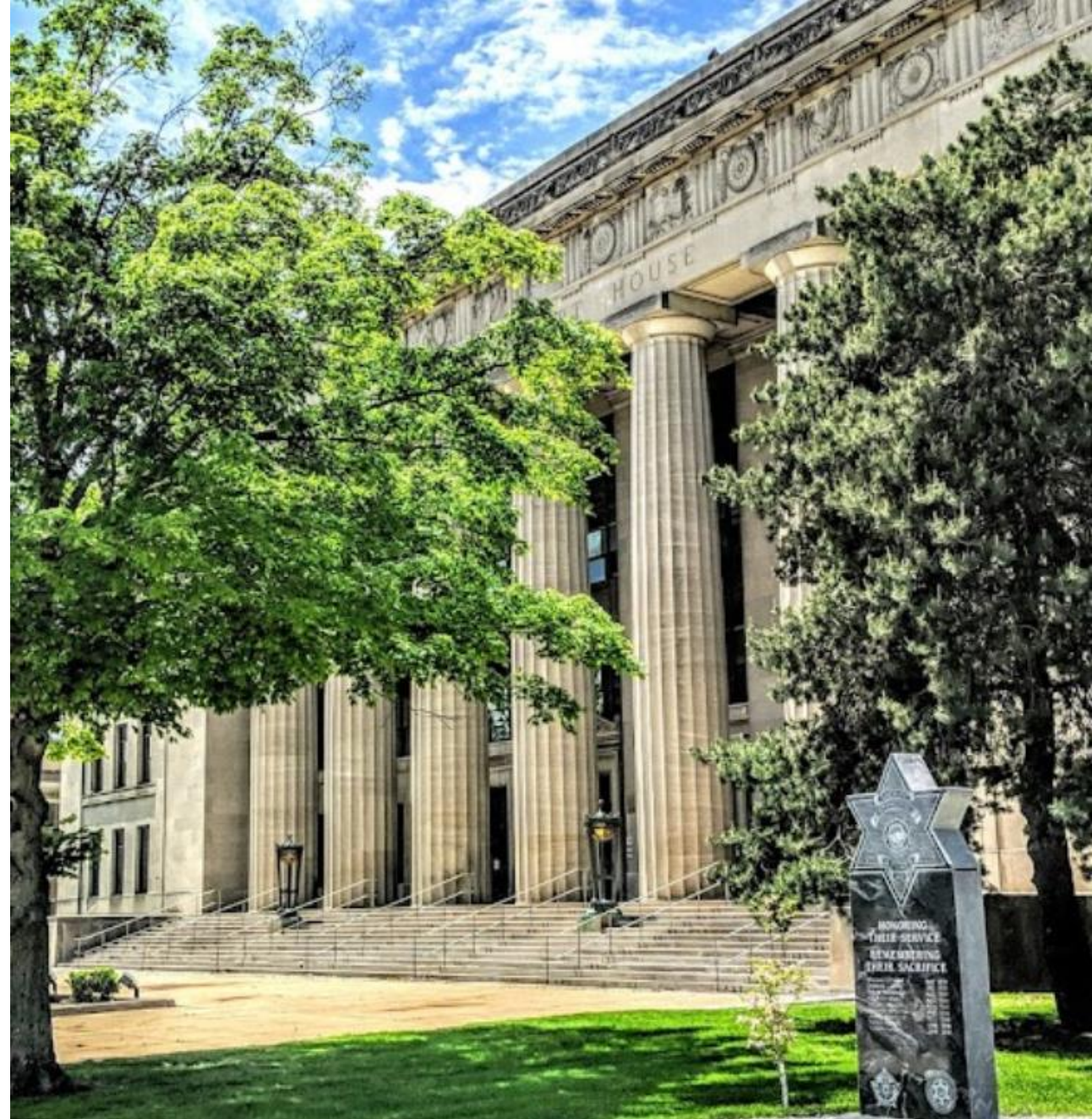


- **Select developers/teams** will be invited to respond to the RFP
- Looking for **creative and market-supported developments** that meet community goals
- Informed by **market analysis and community engagement**
- RFP Launch late-June
- 30-Day Solicitation Period

# Process

*How can we make this successful?*

- What are the barriers to small and minority business participation as individual applicants or as part as a team?
- How could we help facilitate teaming opportunities?
- Will market studies help?
- What makes an RFQ or RFP attractive to commit the resources to respond to?
- What requirements are not helpful or are overly burdensome?
- What questions do you have for us?





# Questions

*Any questions for us?*



**Cheryl Harrison-Lee, ICMA-CM, AICP**

Interim County Administrator  
Unified Govt. of Wyandotte County & KCK



**Gunnar Hand, AICP**

Director of Planning + Urban Design  
Unified Govt. of Wyandotte County & KCK



**Andy Pfister, AICP**

Principal  
Development Strategies



**Justin Carney, AICP**

Principal  
Development Strategies

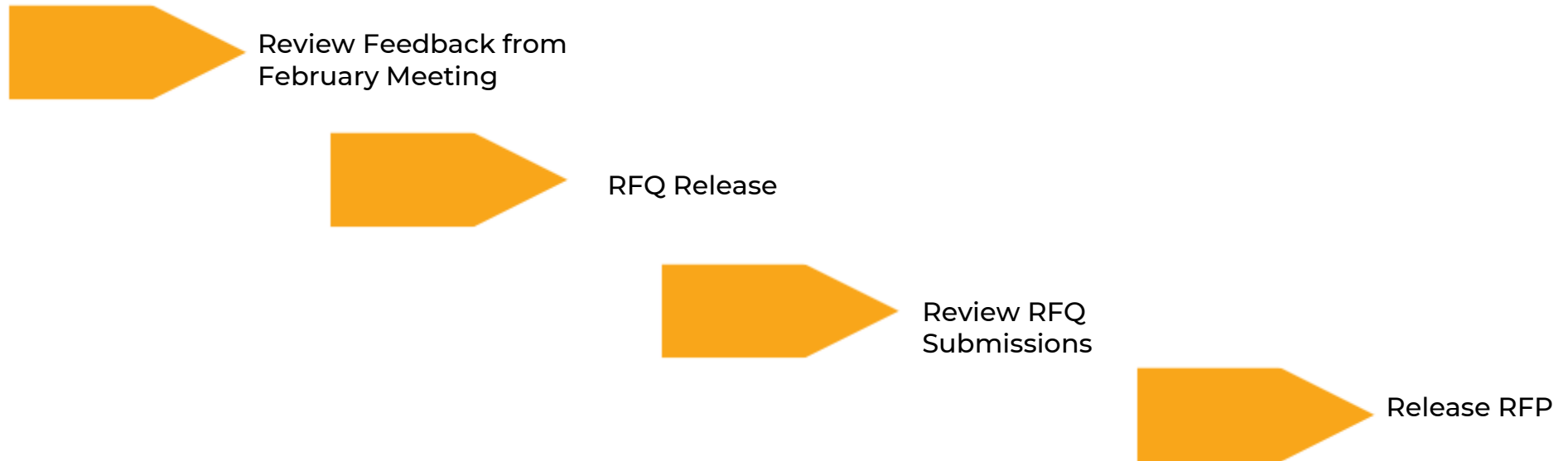
## CONTACT

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# Next Steps

## *Project Deadlines*



## **CONTACT**

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