

City of University City, Missouri

REQUEST FOR REDEVELOPMENT PROPOSALS

I-170 AND OLIVE BOULEVARD INTERCHANGE



ISSUE DATE: March 30, 2017

DUE DATE: May 1, 2017



INTRODUCTION

The City of University City, Missouri (the "City") is soliciting proposals from interested parties to redevelop a multi-parcel acre site (the "Site") into a vibrant and transformative development. The Site is in the northwestern portion of the City on the east side of the interchange of Olive Boulevard and Interstate I-170. As a major entryway to the City, the Site and area significantly impacts the City's image and is a critical redevelopment opportunity. It is comprised of approximately 31 acres under private ownership. The City's intent in issuing this Request for Proposals ("RFP") is to encourage retail and/or office, hospitality and residential development of the Site and help stimulate the overall redevelopment of the Olive Boulevard corridor and adjacent residential areas.

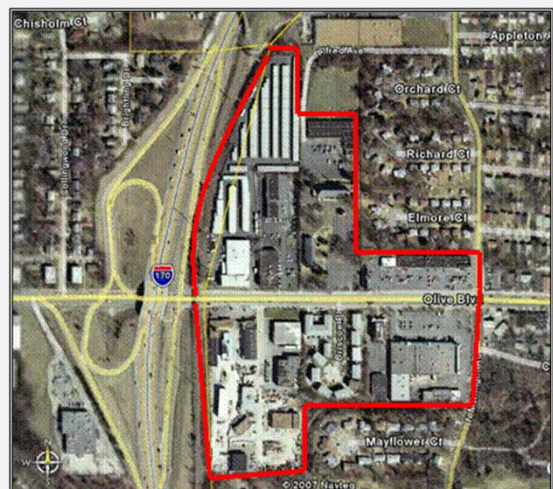
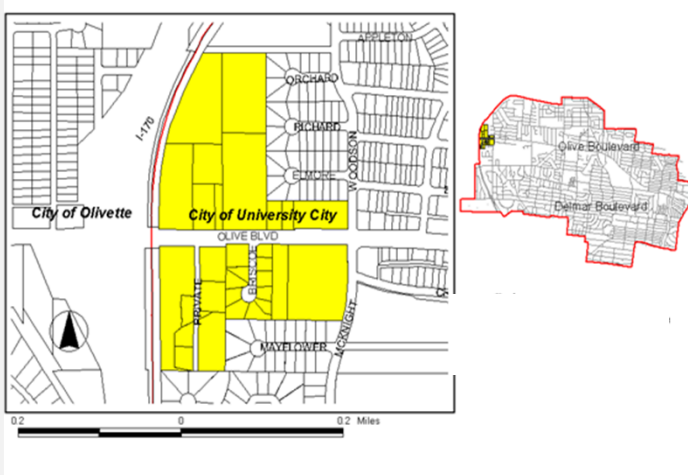
Redevelopment of the Site will demonstrate the highest quality design and architecture; include a thoughtful and balance mix of uses that create a regional destination and serve local needs; incorporate unique signage, art or other amenities that signify the area as entry to the City; and be consistent with community standards and goals. The Site represents an outstanding opportunity for a public-private partnership. Responsive proposals must demonstrate: (1) successful experience with similarly scaled developments, (2) economic and social benefits to the City, and (3) consistency with applicable plans, regulations and visions for the area. Proposals must include sufficient information and evidence of legal and financial ability of the respondent to carry out the project.

The selection process will be divided into two rounds. The first round will include an initial evaluation of the responses to ensure completeness of submittal. A short-list of qualified proposals will be developed, and the City will invite development teams to discuss their proposal in person. The City is not bound to make a selection, and may elect to reject all responses.

Responses to this RFP are due on Monday, May 1, 2017 at 2:00 p.m. local time to the following address:

Ms. Andrea Riganti, Director
University City Department of Community Development
6801 Delmar Boulevard
University City, MO 63130
ariganti@ucitymo.org

The Site





COMMUNITY PROFILE

Located in the St. Louis, Missouri Metropolitan region, University City lies at the western edge of the City of St. Louis. University City is bordered to the north by the cities of Wellston, Pagedale, and Overland; to the west by the City of Olivette; and to the south by the cities of Ladue and Clayton. Regional access is provided by several interstates and major arterials including Interstate 170, Interstate 64, Delmar Boulevard, Olive Boulevard, Hanley Road and Midland Boulevard.

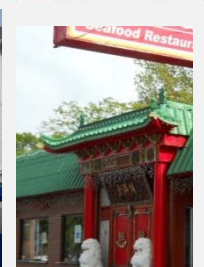
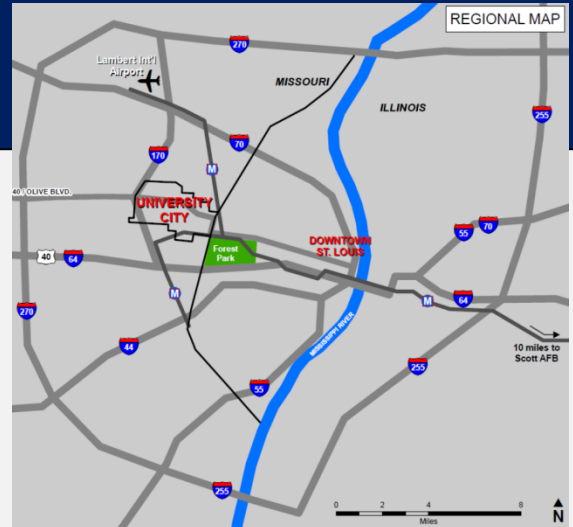
University City is a vibrant community of about 35,000 people and is known for its diversity and unique assets -- an eclectic mix of commercial activities, historical architecture and contemporary construction, cultural and recreational opportunities, and fantastically diverse residents.

Six square miles comprise the City's total land area. The City is essentially built-out and completely surrounded by established municipalities. University City is a predominantly residential community, with 93% percent of land uses devoted to residential. Commercial activities make up about 3% of the land area and are concentrated on Olive and Delmar boulevards.

Housing. One of University City's most attractive features is the outstanding housing stock, including impressive new construction, affordable bungalows, and historic stately mansions. Single-family residential, condominium units and apartment dwellings are found in the City and meet a range of housing needs. All are in close proximity to parks, shopping areas and restaurants.

Retail, arts and entertainment. University City offers a full array of restaurants from fine dining to trendy eateries and fast food restaurants. For nightlife, establishments offer pleasant, intimate surroundings, high energy music and live entertainment. A movie theater offers a fine selection of art, foreign, and limited release films.

A variety of ethnic businesses have chosen to locate in University City – providing dining, retail and other activities. The City is known to be one of the most culturally diverse communities in the region.





COMMUNITY PROFILE

University City offers a variety of cosmopolitan cultural activities including visual and performing arts classes offered at the Center of Creative Arts; visual arts classes at Craft Alliance; and music lessons and classes. Works of local and international artists in various media are exhibited in several art galleries. The University City Public Library also hosts art exhibits, public lectures, poetry readings and a variety of programs. A volunteer orchestra, U City Symphony Orchestra, offers free concerts in various venues.

Recreation. University City has an extensive urban park system comprised of approximately 255 acres for walking, jogging, picnicking, and playing. The system includes seventeen parks, playgrounds, athletic fields, picnic facilities, tennis courts and open greenspaces.

Other recreational amenities include: Heman Park Community Center, Heman Park Centennial Commons, Heman Park Pool/Natatorium, recreation clubs, summer youth recreation programs, and the nine-hole Ruth Park Golf Course. Also, the City has a 26-acre wooded tract with an interpretive nature trail. These facilities, sporting groups, youth recreation programs and green spaces provide many recreational opportunities for residents and visitors.

Commercial office. Office space is located throughout the City. Major office development is located at the intersection of I-170 and Delmar Boulevard, while smaller office developments are located at major intersections along Olive and Delmar boulevards, including the Delmar Loop. A variety of services occupy these spaces, ranging from medical professionals to architects.

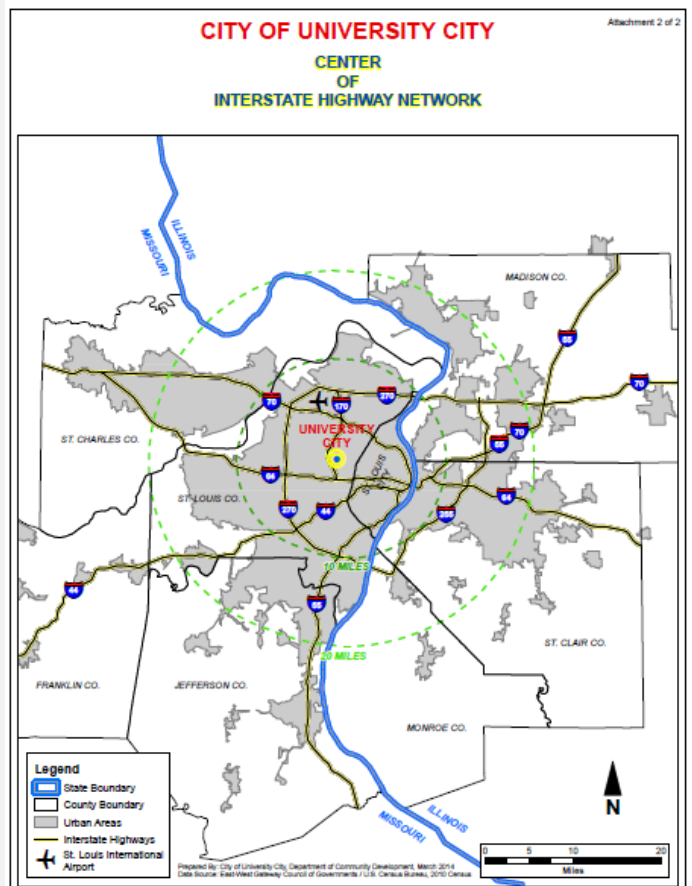
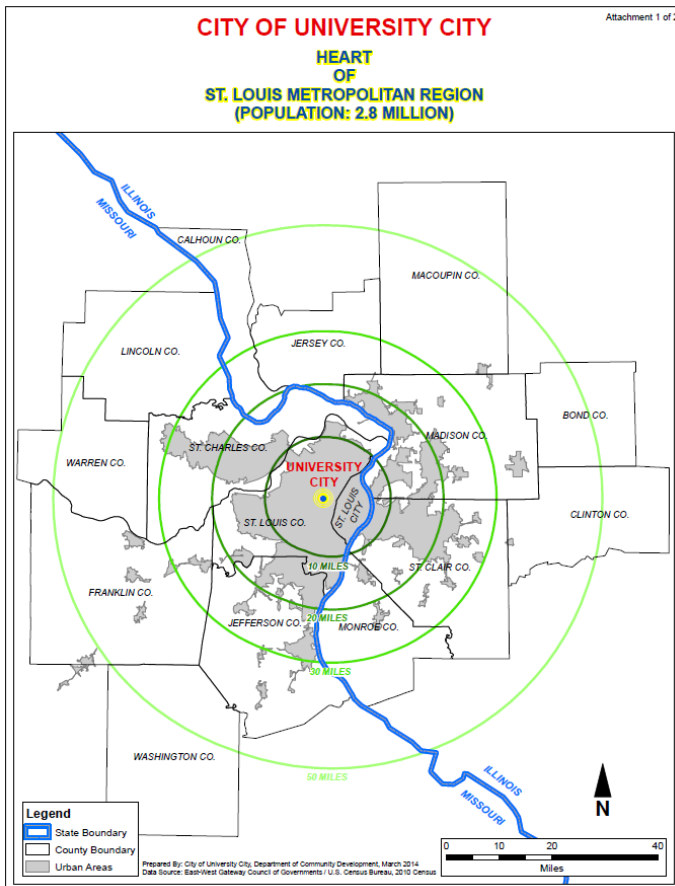
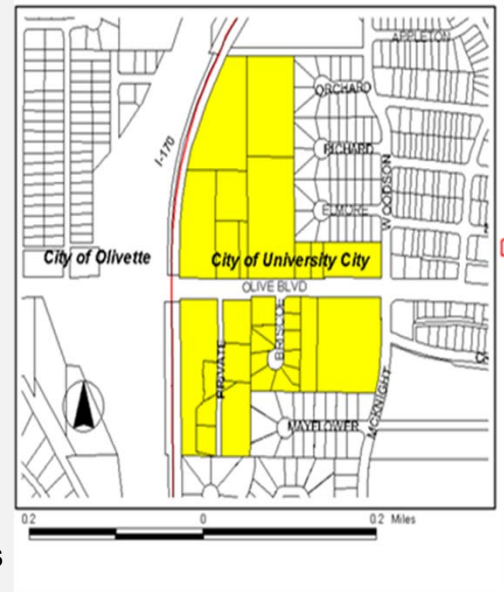
Industrial. The City also has a small industrial base. All industrial uses in University City are considered light and are primarily located in the Cunningham Industrial Park. Industrial uses can also be found at the eastern and western portions of Olive Boulevard and near the railroad tracks on North and South Road.



SITE DESCRIPTION

Location. The Site is located in the northwestern portion of University City, bisected by Olive Boulevard, with approximate boundaries of the city limits/I-170 to the west, commercial properties located to the north of Mayflower Court, Alfred Avenue to the north, and various properties to the east. An expanded site area may be considered.

Olive Boulevard is a major east-west thoroughfare in University City and generates approximately 22,000 average daily traffic. Located about 8 miles west of downtown St. Louis, the Site has excellent regional access. It is just minutes from St. Louis Lambert International Airport, Washington University – St. Louis, the Delmar Loop, the City of Clayton (the St. Louis County seat and a major employment center) and the Forest Park zoo, history museum, art museum and other amenities. Other advantages of the Site include access to a qualified work force within University City, and a local population committed to fueling the City's economy.



SITE DESCRIPTION

Zoning and Land Use. Existing zoning districts for the Site include industrial commercial, general commercial, public activity, and high density residential. Since a comprehensive project approach is being sought, it will likely need to be rezoned to a “Planned Development – PD”. PD zoning encourages a mix of uses, pedestrian friendly development, flexibility with respect to setbacks and parking regulations.

Uses immediately surrounding the Site include residential to the north and south, commercial to the east, and vacant, commercial and office to the west in the City of Olivette. The City of Olivette recently issued a Request for Proposals for the area to the southwest of the Olive/I-170 interchange. A developer was selected to create a mixed use development including grocery, office and retail.

The development should be consistent with the City’s Olive Boulevard Design Guidelines <http://www.ucitymo.org/468/Olive-Blvd-Design-Guidelines>. The guidelines are adopted as a supplement to the City’s zoning ordinance, and intended to “...encourage economic development, preserve historic buildings, and create useful and lasting improvements that attract new market interest and private investment...” Further, the guidelines provide a framework for defining the scope of projects during preliminary planning and direct attention to those issues that impact development along the corridor. Specific goals include:

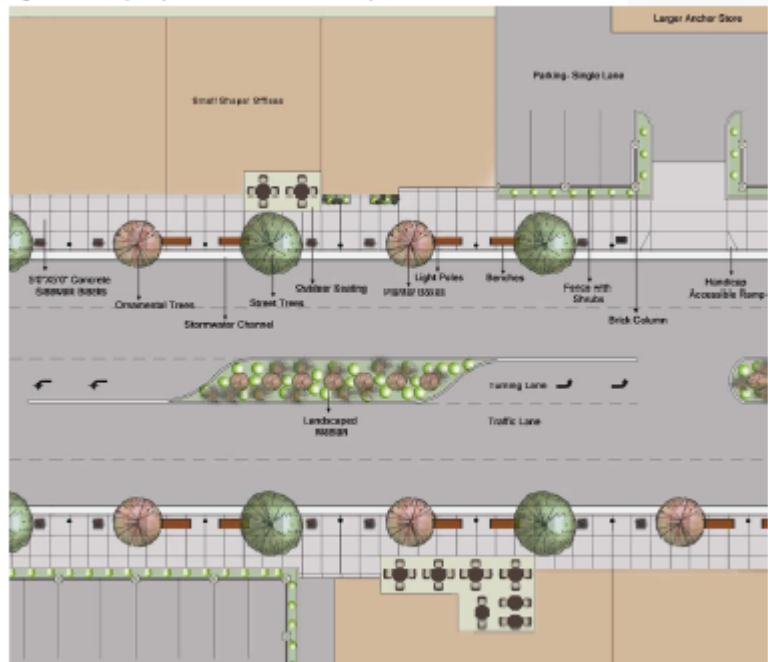
- Correct or Incorporate Infrastructure Improvements Within Streetscape Designs
- Maintain or Improve Mass and Space Relationships
- Enhance Pedestrian Experience
- Enhance Individuality within the Districts...

Zoning Map



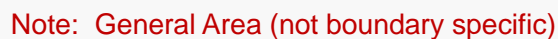
Olive Boulevard Design Guideline Example

Figure 2.2: Conceptual plan for Sidewalk and Streetscape





All of the parcels are under ownership by several individuals and the land transaction will be between the property owners and the developer. The selected developer will be required to submit a relocation plan for any displaced property owners/residents.





COMMUNITY VISION & PREFERRED USES

The physical and economic revitalization of Olive Boulevard is the City's highest priority. The overall vision for the corridor is:

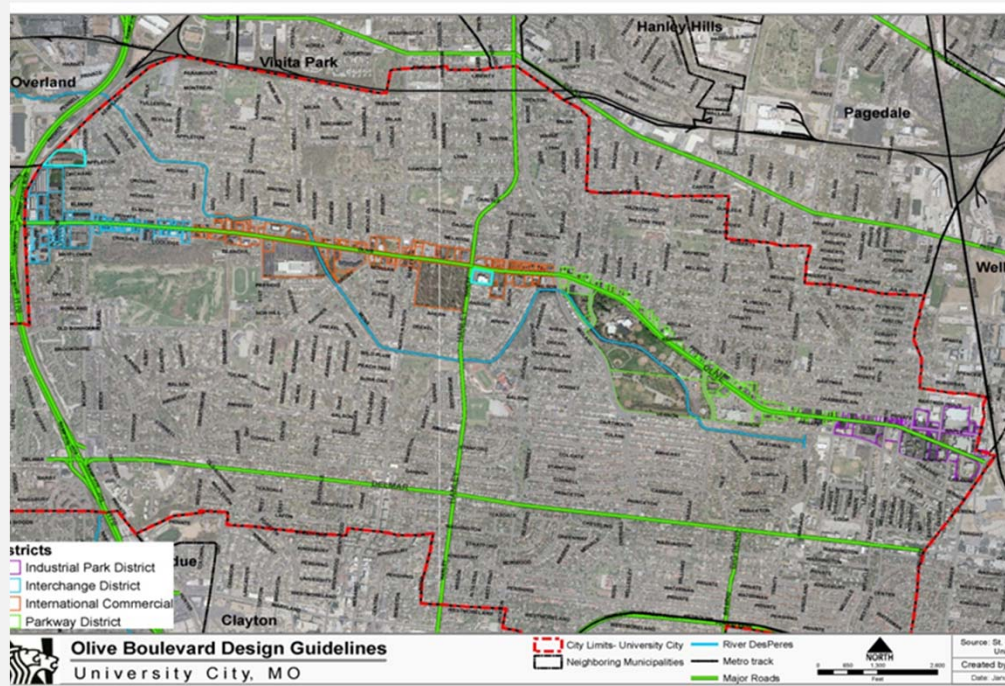
Olive Boulevard should be a unique corridor that reflects the unique "personality" of University City – not a clone thoroughfare

It should be more than just a transportation channel; it should be a practical destination corridor, with regionally and locally attractive nodes

It should contain a variety of uses and different character areas

It should be a multi-modal transportation corridor that is safe, efficient, and well-connected for all users regardless of age or ability

Redevelopment of the Site is a key step in the attainment of the long-term vision for the Olive Boulevard corridor. The City's development goals for the property include high quality designed new construction of a comprehensive development that could include a mix of commercial, retail, residential or office uses. This development will augment several planned and in-progress infrastructure and land use projects that are improving the physical appearance of the corridor. For example, streetscape improvements (landscaping, sidewalks and lighting), façade improvements, and the Olive Boulevard Design Guidelines are such projects that have assisted with the Olive Boulevard redevelopment.





COMMUNITY VISION & PREFERRED USES

The Olive Boulevard corridor, and the Site specifically have been well-studied over the past decade. Planning efforts such as the City's Comprehensive Plans, Olive Boulevard Design Guidelines, and the Joint Redevelopment Task Force identified several preferred uses for the area. Respondents should demonstrate an ability to meet the preferred uses and development objectives.

Preferred uses:

- **Community and regional retail.** This is the most preferred use for the Site. A significant retail anchor is desired to support the overall Site redevelopment.
 - Restaurants, bakeries, delis, or wine bars
 - Entertainment (theater)
 - Hotels (full service)
 - General Office
 - Multi-family housing, including senior housing
- Development objectives identified for the area include
 - A transformative mixed-use development that meets community shopping, service, employment and housing needs, and includes growth opportunities for other areas along the corridor.
 - Creative architecture that will appropriately represent the gateway to the City.
 - Position the development to respond to shifting market conditions; ensure its sustainability.
 - Sensitivity to the surrounding residential land uses; directly or indirectly stabilize and revitalize adjacent neighborhoods.
 - Attract businesses that deliver tangible returns on public investments, including sales tax generation, job creation and property values.
 - Multi-modal transportation connections and amenities for bicyclists, pedestrians, and buses.



PUBLIC INCENTIVE CONSIDERATION

The City will consider requests for public assistance -- for the right development that supports articulated community vision, preferred uses and objectives. Tax Increment Financing, Community Improvement District, Transportation Development District, and Local Option Economic Development Retail Sales Tax are some of the programs that may be considered to leverage private investment.

Approval of the requested public assistance must comply with all State, County and local statutes and is not guaranteed.



SUBMITTAL REQUIREMENTS

Twenty (20) hard copies and one (1) electronic copy of the proposal documents should be submitted by Monday, May 1, 2017 at 2:00 p.m.

The submittals shall include:

A. Team Qualifications

1. Provide the name, address, telephone numbers, and e-mail addresses of the development team. Identify the principal individual(s) within the development team that will oversee the project and other team member roles.
2. Identify and describe any relationship the development team may have with subsidiaries, joint venture partners, or others who are significant to the project.
3. Provide examples of prior projects completed by members of the development team that are similar to the RFP. Include as much of the following information as possible: site plans, images of completed projects, total development cost, total building area by use, role in project, financing structure (public incentives included), number of jobs created, cost/value, and other benefits to the community.

B. Redevelopment Concept

1. Provide a description of the redevelopment concept including identification of the properties involved, proposed scale and mix of uses. Describe how the concept meets the urban design, active uses, and development objectives for the Redevelopment Area.
2. Provide, at a minimum, the following design information in schematic form;
 - Site Plan
 - Elevations, and
 - Floor plan.
3. Provide birds eye view perspectives of various locations depicting the concept for redevelopment.
4. A traffic circulation plan.

C. Approach

1. Describe the team's approach to the project.
2. Provide a preliminary schedule for development of the proposed project relating to property acquisition, planning, design, approvals, financing, phasing, development, construction and operation.
3. Describe the appropriateness of the proposed development concept relative to local market conditions.

D. Financial Capability

1. Provide a preliminary financing strategy including capability to source the capital necessary to fund and/or finance the proposed project. Evidence to prove ability to finance a project of this size shall be provided.
2. Demonstrate previous experience with financing similar developments in urban areas.

E. Public Benefit

1. Describe how the redevelopment concept will enhance the Olive Boulevard corridor, and surrounding residential areas. *Members of City Council have stated that "The primary objective is the redevelopment of Olive Boulevard. Secondary to that is the stabilization and revitalization of the adjacent neighborhoods. The City will consider proposals from qualified developers interested in carry out the objectives."*
2. Describe the estimated taxable sales volume by use.
3. Describe the number of jobs to be created.



SELECTION PROCESS

The City of University City will review each of the development proposals received for completeness and adherence to the RFP. Proposals will first be reviewed by the City Manager, senior staff, and other designated staff. During the initial review, the City may request supplemental information as needed.

Following the initial review, a short list of respondents will be selected for interview by the City. A selection committee will be established and conduct a fair and impartial process for the selection of a developer(s) based upon satisfaction of the development objectives in this RFP. The Selection Committee may elect to reject all responses.

Any questions regarding this RFP should be presented in writing to Andrea Riganti, AICP, Director of Community Development at ariganti@ucitymo.org.

The responses to this RFP will be kept confidential in accordance with *RSMo. 610.021 (12) Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected*. The City Council may make the responses available to the public after a contract with a developer is executed.