

# REQUEST FOR DEVELOPER QUALIFICATIONS

## DELANO CATALYST SITE SITE A AND B IN THE DELANO DISTRICT WICHITA, KANSAS 67203

RFQ Issued: June 17, 2016  
Pre-Proposal Conference: July 8, 2016  
Submittals Due: August 12, 2016

# INTRODUCTION

The City of Wichita, Kansas, (“City”) is soliciting proposals to redevelop a prime City-owned catalyst development site (the “Property”) within the Delano Neighborhood. The Property is located northwest of the intersection of Douglas Avenue and McLean Boulevard, one block north of the signature Delano clock tower in the roundabout at Douglas Avenue and Sycamore Street. The Property represents an outstanding opportunity for a mutually beneficial redevelopment partnership to leverage decades of public investment to help achieve the City’s vision for Downtown and the Delano Neighborhood through private development of a prime catalyst site.



## MAP KEY

The context in which the Property is located is illustrated above. The Property is highlighted with a green line and is located in the Delano District, steps away from the Arkansas River.

 DELANO CATALYST SITES A & B

 CURRENT DEVELOPMENT PROJECTS

 HOTEL

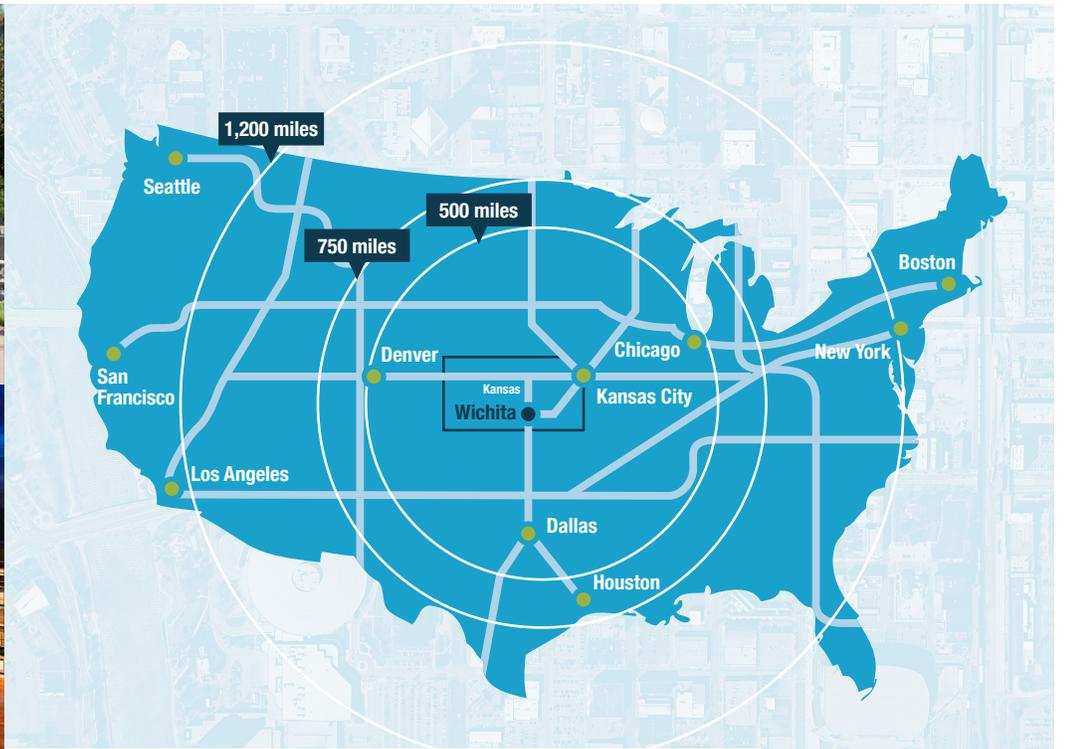
 CULTURAL AMENITY



Arkansas River



INTRUST Bank Arena  
Photo by Craig Hacker



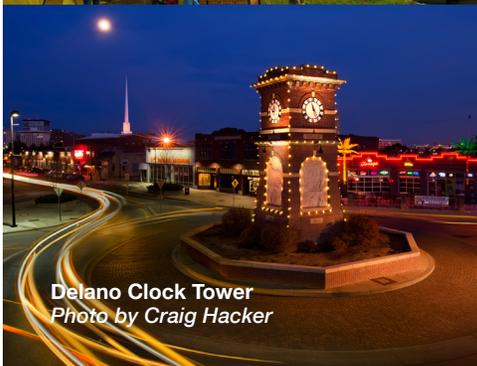
## COMMUNITY PROFILE



Keeper of the Plains



Wichita River Festival



Delano Clock Tower  
Photo by Craig Hacker

Over the past century, public/private partnerships have helped transform Wichita into a premier Midwestern city. One of Wichita's first known economic development success stories dates back to the early 1870s. James R. Mead, one of Wichita's founding fathers, met a group of cattle drovers at the Kansas/Oklahoma border and offered incentives to encourage them to take their stock to Wichita instead of another nearby city. This economic development offer began the long history of public/private achievements which helped Wichita develop into the largest city in the state and earned it the designation of the "Air Capital of the World."

Wichita continues to build on its rich history and is nationally recognized for its low-cost, pro-business climate, highly desirable central location and status as a top global trade exporter. These qualities, in concert with economic development programs, provide the foundation for businesses to thrive. Wichita's central location and outstanding transportation system provide convenient and economical access to markets across the country and internationally.

Wichita's diverse cultural attractions are nationally renowned and rival other metropolitan areas of comparable size. The city offers a professional opera, symphony, ballet and music theater as well as numerous cinematic and performance theaters that stand ready to impress with plays and independent, classic and new films. From traditional to contemporary, the city features a variety of art galleries and world-class museums. Accomplished local musicians and artists entertain and inspire on a monthly basis during the Final Friday art gallery crawl throughout the downtown area.

Outdoor recreational activities abound in Wichita. There are more than 4,300 acres of lush parks & greenways, tranquil botanical gardens, numerous golf courses and more than 102 miles of bike paths. The Arkansas River provides additional recreational opportunities and serves as the centerpiece of the annual Wichita River Festival. It is home to the iconic Keeper of the Plains sculpture, which has become a symbol of Wichita and pays tribute to the Native Americans who first inhabited the area.



Advanced Learning Library  
Conceptual Rendering  
Looking west



River Vista  
Conceptual Rendering  
Looking southwest

## DELANO NEIGHBORHOOD REVITALIZATION

The City adopted the Delano Neighborhood Revitalization Plan in March 2001. As a result of this plan, the City reconstructed Douglas Avenue through the neighborhood to add on-street angled parking, street trees, benches, and the signature roundabout and clock tower. Since then, the Douglas Avenue corridor in Delano has been transformed from a struggling business center to one of the more popular destinations in the region.

The Delano plan also called for the development of a mixed-use urban village north of Douglas Avenue and a public greenway along the abandoned rail corridor. The public greenway remains a high priority of the Delano Neighborhood, and the neighborhood continues to seek a suitable park or open space to host their many events and gatherings.

## DOWNTOWN REVITALIZATION



In 2009, the City began developing a new master plan for downtown that included the eastern portion of the Delano Neighborhood in order to leverage the City's significant investments in the river walk along the Arkansas River. The City adopted the Project Downtown master plan in December 2010.

Project Downtown identified the Property as a catalyst development site to be anchored by a public library, concert green, and public square all interconnected by a public greenway. Project Downtown also recommended that City-owned properties within the catalyst site be developed through public-private partnerships. River Vista, a 204-unit apartment project, is the first such project that is currently being developed along the west bank of the Arkansas River along with the redevelopment of Delano Park as a concert green and the construction of another segment of the river walk.

The Property is the second site identified to be developed through a public-private partnership in a manner consistent with the vision of the Project Downtown master plan. The Project Downtown vision for the Property is mixed-use commercial and residential development anchored by a public square and interconnected by a public greenway.

## DOWNTOWN DEVELOPMENT RESOURCE

The Wichita Downtown Development Corporation (WDDC) was launched in 2002 to revitalize and enhance the center city. WDDC is a private 501c3, not-for-profit corporation that works closely with the private sector and local government to stimulate new investment and interest in Downtown Wichita. The WDDC contracts with the City of Wichita to provide downtown development services. The contract is funded through a Self-Supported Municipal Improvement District (SSMID) that encompasses the geographic area bounded by Washington Street, Central Avenue, Kellogg and the Arkansas River. The entity can help to identify prospective business locations, provide market data, evaluate opportunities for new retail and service businesses, develop marketing and promotional strategies and assist with conceptualizing and implementing construction projects.



## PROPERTY DESCRIPTION

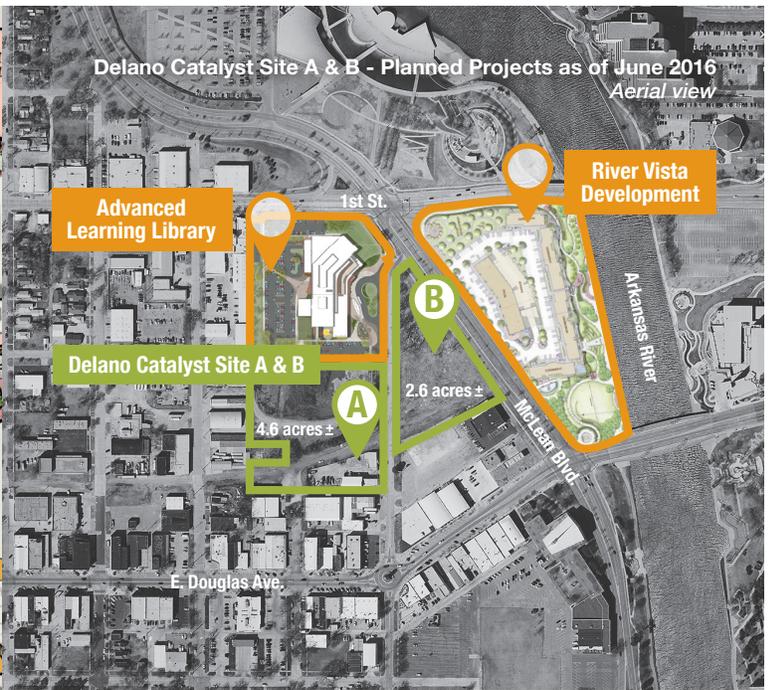
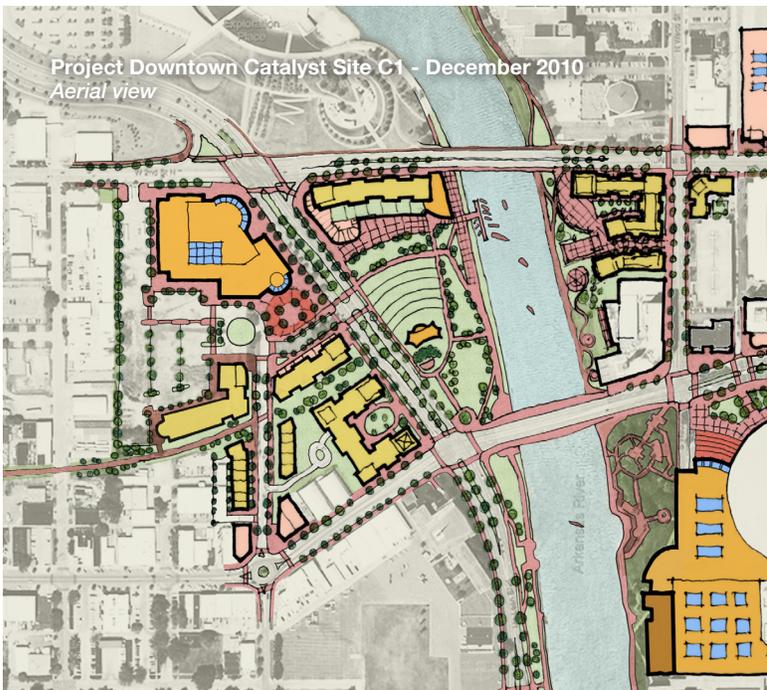
The Property is outlined in green on the map above and consists of two sites on either side of Sycamore Street north of Douglas Avenue. Site A is approximately 4.6 acres, inclusive of right-of-way for Oak Street and the abandoned rail corridor. Site B is approximately 2.6 acres, inclusive of right-of-way for the abandoned rail corridor. The City will consider proposals that vacate existing right-of-way as long as provisions are made for interconnectedness by the public greenway called for in the Project Downtown vision. Proposals may be submitted for both Site A and Site B or either site individually, again with the requirement for providing interconnectedness by a public greenway.

The Property is zoned Central Business District (CBD). CBD zoning permits a wide array of residential, civic, retail, hospitality, commercial, office and other complementary land uses. The CBD district has permissive development standards, including no parking requirements, no setback requirements, and no building height limitations. Complete information on the CBD district is available through a link on the Resources page at the end of this document. An ALTA Survey for Site A, the Plat of Site B, a Phase I Environmental Site Assessment for both sites, an Ownership and Encumbrance Report, and a Site Utilities Map also are available through links on the Resources page.

## SITE CONTEXT

The Advanced Learning Library is under construction north of Site A. The Advanced Learning Library is a \$37 million project scheduled to be completed in 2017 that will bring an estimated 500,000 visitors to the area annually. The site for the Advanced Learning Library can provide access to Site A along its northern boundary and makes provisions for a potential future extension of Oak Street north to 2nd Street along the western edge of the Advanced Learning Library site. A detailed site plan for the Advanced Learning Library is available through a link on the Resources page.

River Vista is under construction east of Site B across McLean Boulevard. Scheduled to be completed in 2017, River Vista is a \$38 million mixed-use project consisting of 204 luxury apartments with river views; a boat and bicycle rental facility with a public dock; a new segment of the river walk; and a concert green in Delano Park with a floating stage and a capacity of approximately 1,500 per event. The River Vista project will construct a new intersection with McLean Boulevard along the south edge of Site B that includes a left-turn bay in the median. A plan of the new intersection is available through a link on the Resources page.



## DEVELOPMENT OBJECTIVES

The objective of the RFQ process is to select a private developer or development team that will develop the Property consistent with the vision for the Douglas Corridor at Arkansas River/Delano and Catalyst Site C1 contained in Project Downtown: The Master Plan for Wichita, which is available through a link on the Resources page. Additionally, the development must be consistent with the Project Downtown Development and Design Guidelines, which are contained in the Project Downtown Appendices linked on the Resources page. In summary, the development objectives for the Property include:

- Mixed-use development with ground floor retail and restaurant space
- Architecture that is aesthetically and functionally compatible with surrounding development
- Building façade at the property lines, with any setback limited to outdoor dining or public plaza
- No fewer than two stories with building forms that reinforce view corridors to the river
- Predominately ground floor transparent glazing with a horizontal façade break from upper floors
- Primarily utilize on-street parking with no on-site parking located next to a street or public space
- Incorporate a public greenway as a “green street” with multi-modal bike/pedestrian connection to the former railroad corridor
- Feature an attractive public plaza or other open space available for public gathering and events
- Coordinate with the development of the Advanced Learning Library and River Vista
- Business terms that provide tangible public benefits



# DOWNTOWN DEVELOPMENT PROJECTS

This is a dynamic era in the development of Downtown Wichita. The implementation strategies identified in Project Downtown are providing the framework to develop a nationally recognized Downtown and region with 54 projects totaling over \$427 million completed since January 2010. In 2015, \$180 million of development was initiated along Downtown's postcard avenue, Douglas Avenue. Last year, residential project announcements set the stage to double the core's resident population. With these key developments, and many more, the Downtown envisioned in Project Downtown is becoming a reality. Looking forward, there is increased local, regional and national interest in the transformation in Downtown and how Wichita approaches regional development. Another 11 projects, not including the Property, are planned to add another \$118 million in development to downtown.



## MAP KEY

Since the adoption of Project Downtown: The Master Plan for Wichita in 2010, there have been 54 development projects completed in Wichita urban center. Currently an additional 13 are under construction, and 11 in planning.

- COMPLETED PROJECTS
- UNDER CONSTRUCTION PROJECTS
- PLANNED PROJECTS

A full list of development project names and costs are listed on the following page (page 8).

# COMPLETED PROJECTS

(Listed in order by completion date)

1. **INTRUST Bank Arena** Cost - \$205 million
2. **Finn Lofts** Cost - \$3 million
3. **Airbus Renovations** Cost - \$1 million
4. **The Flats 324** Cost - \$6 million
5. **Cargill Innovation Center** Cost - \$14.7 million
6. **Fairfield Inn & Suites Wichita Downtown** Cost - \$11.5 million
7. **Riverfront Improvements** Cost - \$2.2 million
8. **Drury Plaza Hotel Broadview** Cost - \$29 million
9. **Albert Paley Sculpture Installation** Cost - \$350,000
10. **Sedgwick Co./Rotary Fdn./Coleman Parking Lot** Cost - \$2.3 million
11. **Zelman's Building** Cost - Estimated \$1.7 million
12. **WaterWalk's Gander Mountain Expansion** Cost - N/A
13. **Hyatt Regency Wichita Renovations Phase One** Cost \$1.6 million
14. **J.P. Weigand & Sons Realtors** Cost - \$500,000
15. **Open Door** Cost - \$5.4 million
16. **Bite Me BBQ** Cost - \$500,000
17. **St. Francis Streetscape Improvements** Cost - \$2.3 million
18. **Howerton+White Expansion & Renovation** Cost - \$600,000
19. **Commerce Street Lofts** Cost - \$500,000
20. **The Renfro** Cost - \$1.8 million
21. **Fountains at WaterWalk** Cost - \$1.6 million
22. **Pixius Communications** Cost - \$3.2 million
23. **Robert D. Love Downtown YMCA** Cost - \$27 million
24. **Block One Parking Garage** Cost - \$6.8 million
25. **Urban Plaza at Block One** Cost - \$800,000
26. **Ambassador Hotel at Block One** Cost - \$23 million
27. **Player Piano Lofts** Cost - \$4 million
28. **The Catholic Diocese St. Mary Cathedral** Cost - \$16 million
29. **Courtyard by Marriott Renovations Phase One** Cost - \$900,000
30. **CoBank** Cost - \$800,000
31. **The Arnold Group Renovations** Cost - \$500,000
32. **KE Miller Engineering** Cost - \$300,000
33. **Kansas Leadership Center and Kansas Health Foundation Conference Center at Block One** Cost - \$9 million
34. **INTRUST Bank Arena's Guitar Bar & Thunder Team Store** Cost - \$120,000
35. **Firestone Place Renovations** Cost - N/A
36. **Eaton Place Renovations** Cost - N/A
37. **220 & 222 S. Commerce Restaurant Renovation** Cost - N/A
38. **Hyatt Regency Renovations Phase Two** Cost - \$7.5 million
39. **Live at 215** Cost - N/A
40. **Courtyard by Marriott Renovations Phase Two** Cost - \$1 million
41. **William Street 2-Way Conversion** Cost - \$375,000
42. **Corner 365 (Residential Project)** Cost - N/A
43. **Sonic** Cost - N/A
44. **WaterWalk Apartments** Cost - \$10 million
45. **Commerce & Waterman Building Renovations** Cost - N/A
46. **Rock Island Lofts** Cost - N/A
47. **The LUX** Cost - \$20 million
48. **Renovations at Topeka & Broadway on Waterman** Cost - \$2 million
49. **P.E.C. Building Renovations** Cost - N/A
50. **Restaurant Renovations at 301 N. Washington** Cost - N/A
51. **Pop-Up Urban Park** Cost - \$146,000
52. **Yellow Cab Co. Building Renovations** Cost - N/A
53. **Fidelity Bank Headquarters Renovation** Cost - \$2 million
54. **CoTen Building (former Merrill Lynch Building)** Cost - N/A

# UNDER CONSTRUCTION PROJECTS

1. **River Vista, Riverfront & Delano Park Improvements** Cost - \$38.4 million
2. **Wichita Orpheum Theatre Phase One** Cost - \$500,000
3. **The Douglas (former Exchange Place)** Cost - Approx. \$66 million
4. **Union Station Phase One** Cost (Phase One & Two) - \$54 million
5. **Mosley Streetscape Project** Cost - \$1.6 million
6. **INTRUST Bank Renovations** Cost - Approx. \$2.5 million
7. **125 N. Market** Cost - \$5 million
8. **Douglas Ave. Streetscape Development Phase One** Cost - \$1.3 million
9. **Parking at William & Market Garage** Cost - \$9.68 million
10. **High Touch Building** Cost - Ongoing
11. **The Pinnacle (Residential Project)** Cost - \$6 million
12. **Flats 324 Expansion** Cost - \$7 million
13. **520Commerce (Mixed-Use)** Cost - \$3 million

# PLANNED PROJECTS

1. **Wichita Orpheum Theatre Phases Two - Five** Cost - \$15 million
2. **Douglas Ave Underpass Renovation** Cost - N/A
3. **St. Francis and Commerce Street Improvements** Cost - N/A
4. **Commerce Arts District Parking** Cost - \$950,000
5. **Water Street Lofts** Cost - Approx. \$9.5 million
6. **Central Library & Advanced Learning Center** Cost - \$30 million
7. **Market Centre Apartments** Cost - N/A
8. **Union Station Phase Two** Cost (Phase One & Two) - \$54 million
9. **Kress Building** Cost - N/A
10. **Petroleum Building** Cost - N/A
11. **Spaghetti Works Building** Cost - N/A

# DOWNTOWN CONTEXT

Major community destinations are within close proximity of the Property. The annual Wichita River Festival brings over 400,000 event attendees to the banks of the Arkansas River every summer. The Century II Performing Arts and Convention Center is located just across the Arkansas River east of the Property and averages over 450,000 annual attendees at its events. The Museums on the River District begins one block north of the Property and includes Exploration Place, Mid-American All-Indian Center, Old Cowtown Museum, the Wichita Art Museum, and Botanica, which collectively average 425,000 annual attendees. Lawrence-Dumont Stadium is located one block south of the Property and is home to the Wichita Wingnuts and the National Baseball Congress, which together attract over 200,000 spectators annually. The Property is located in the historic Delano district. Delano has five blocks of historic row buildings along Douglas Avenue and is home to dozens of unique shops, art galleries and restaurants. Nightlife includes weekly events like the Thursday Night Pub Pedal and monthly events like the Final Friday Art Crawl and 2nd Saturday shopping. Further east of the property in the heart of downtown, INTRUST Bank Arena averages 420,000 annual attendees at its events. Adjacent to INTRUST Bank Arena, the Old Town district is an award-winning historic warehouse district, with more than 100 businesses. Old Town is a regional destination sought out for its restaurants, shops, clubs, theaters, galleries, museums, and stores. Old Town has also become a popular place to live and play, with hundreds of newly renovated apartments, luxury condos, and two of Wichita's finest hotels.



Exploration Place



Final Friday Art Crawl  
Photo by Craig Hacker



Wingnuts Baseball at Lawrence-Dumont Stadium  
Photo by Craig Hacker



Riverfest Fireworks  
Photo by Debbie Greene



## TRAFFIC COUNTS

The traffic counts surrounding the property are shown above. The Property is marked on the map with a green pinpoint. Traffic counts in the immediate vicinity are approximately 10,000 vehicles per day on Douglas Avenue and McLean Boulevard. Approximately one-half mile south of the Property, Kellogg (US 54/400) has traffic volumes around 100,000 vehicles per day. Many of the vehicles on Kellogg take the Seneca exit towards Delano. Many others take the Central Business District exit to downtown immediately across the Arkansas River from the Property. Detailed information regarding traffic counts is available in the links on the Resources page in this document.



# PROPOSAL CONTENT AND FORMAT

Proposals must be succinct and include only the required information. Proposals must clearly indicate if the proposal is to develop the entire Property or only Site A or Site B of the Property. To aid in the evaluation, all proposals must follow the same format and have sections tabbed as below:

## **A. Executive Summary**

Provide a concise summary of the overall proposal.

## **B. Development Team**

Detail and describe the proposed development team, including to the extent possible the master developer, architect, landscape architect, financial partners, and construction contractor. Demonstrate a track record of successfully financing, developing, completing and managing comparable projects.

- Identify the key individuals, companies and organizational structure of proposer.
- Identify roles and responsibilities of all proposal team members.
- Cite proposer's experience with other successful development projects; include roles and responsibilities for these projects' team members, in addition to providing contact information for references for these other projects.
- Describe the Contracting Entity the proposer anticipates would contract with the City. The Contracting Entity must be organized and in good standing under the laws of the State of Kansas prior to entering into contracts with the City.

## **C. Financial Capacity**

Provide clear and compelling information to demonstrate proposer's financial capacity to execute and complete the project successfully.

- Describe a clear strategy to fund all project costs.
- Specify and clearly describe all sources, types and amounts of equity, financing, grants and other funding sources for the proposed project.
- Provide documentation from potential lenders of interest in the property.

## **D. Business Plan**

Include an initial project budget and pro forma. Demonstrate the proposed project's viability by including, to the extent possible, the following:

- Initial research / market demand data.
- Intended use of the Property and in what form of control of the Property, or portion thereof, the project requires.
- Initial development schedule with major milestones that addresses all phases of planning, entitlements, design, plan review, permits, construction and occupancy and how the proposed project will coordinate with the Advanced Learning Library and River Vista projects.
- Proposed tenants/buyers/operators for the completed project.
- Development costs, including all site acquisition, construction costs, soft costs, and contingencies.
- Operating pro forma, including all revenues, expenses, debt service, taxes, and other assessments for the first stabilized year of operations.
- Identify any gaps in the pro forma preventing the project from obtaining the target rate of return.
- Provide reasonable assumptions for all costs and revenues.

## **E. Level of Return and Benefit to the City**

Describe the economic, fiscal, employment (construction and permanent), and other tangible public benefits generated by the proposal. Qualitative public benefits such as social or historic preservation goals may be included as support to well-defined quantitative benefits.

## F. Consistency with Adopted Plans and Development Objectives

Explain how the proposal is consistent with Project Downtown: The Master Plan for Wichita.

- Detail how the proposal is consistent with the Development Objectives described above.
- Clearly detail and define the project including:
- Gross square footage of project and each proposed use.
- Number of parking spaces and location.
- Building height (feet and stories).
- Detailed cost estimates for individual project components.
- Provide a conceptual site plan and building elevations (color recommended).
- Identify any applicable phasing on the drawings.
- Describe the utilization of the site, and if all or only portions of the site will be incorporated.
- Describe how the project will exist in context with adjacent buildings, public amenities and other uses.
- Provide circulation plan(s) showing transit, vehicular, bicycle and pedestrian access and circulation within and around the site, for the various existing and proposed users, including incorporation of the public greenway.

All costs incurred in the preparation of this proposal are the responsibility of the proposer. The City reserves the right to issue supplemental information or guidelines relating to the RFQ during the proposal preparation period, or to make modifications to the RFQ. All proposals shall be considered firm offers for a period of 180 days following the due date. Once submitted, proposals may not be changed without written consent of the City. One (1) original and nine (9) copies of the proposal along with a PDF version on a flash drive or DVD shall be submitted by 5:00 P.M., August 12, 2016, to:

Melinda Walker, Purchasing Manager  
City of Wichita  
City Hall – 12th Floor  
455 N. Main St.  
Wichita, KS 67202

## PRE-PROPOSAL CONFERENCE

A pre-proposal conference will be held on July 8, 2016, at 1:30 p.m. in the Board Room of the 1st floor of City Hall, 455 N. Main St., Wichita, Kansas. Potential proposers are strongly encouraged to attend the pre-proposal conference to learn more about the Property, the development objectives, and the proposal evaluation process. Immediately following the pre-proposal conference in City Hall, potential proposers are invited to a site visit to learn more about the context of the Property.

## PROPOSAL EVALUATION & INTERVIEWS

Final selection will be made following a review and ranking of proposals received. The City reserves the right to interview and receive a formal presentation from only those development teams whose proposals best match the evaluation criteria. The City intends to select proposers for interviews on or around August 19, 2016. Interviews are anticipated to occur the week of September 5, 2016.

The City's objective is to select the development team best qualified to undertake the tasks identified. Priority will be given to development proposals that coordinate development on both sites; incorporate a public greenway as a "green street" with multi-modal bike/pedestrian connection to the former railroad corridor; feature an attractive public plaza or other open space available for public gathering and events; and bring unique mixed-use to the area. The proposals will be evaluated on the basis of several factors, including:

1. Qualifications of the development team
2. Proposer's financial capacity to execute and complete the project successfully
3. Project viability, including operation and management of the project after construction
4. Level of return and benefit to the city
5. Consistency with adopted plans and development objectives
6. Project timeline

# NEGOTIATIONS AND SELECTION PROCESS

Upon receipt of an evaluation panel's recommendation, the City may invite one or more development teams to submit a final development proposal for further evaluation. Teams that submit a best and final proposal will be required to participate in a public open house. At the public open house, each team will be required to share information about their project including renderings, elevations, site plans, project timeline, and a short synopsis of the project, including any request for City assistance. The public will be able to ask questions and will be provided comment cards that will be collected and shared with the evaluation panel. The City anticipates that final development proposals will be due October 14, 2016, with selection of the best final proposal to be completed by December 16, 2017. Upon selection of the best final proposal, the City will negotiate final business terms with the selected development team. The commencement of negotiations does not commit the City to accept any or all of the terms of the proposal, and negotiations may be terminated by the City at any time, in which case the City reserves the right to enter into negotiations with other proposers. These negotiations may result in minor or material changes to the proposal, including both the business terms and the project. Successful negotiations will result in an award recommendation. Agreements addressing business terms and performance benchmarks will be entered into between the parties. The City reserves the right to reject, in whole or in part, any or all proposals.

If deemed appropriate to achieve the goals for development of the Property, the City reserves the right to make no selection and re-issue an RFQ. The terms and conditions of any development agreement resulting from this RFQ process are subject to approval by the City Council.

# RESOURCES

All additional reference documentation listed below can be found at <http://www.wichita.gov/RFQ>

**1. City of Wichita Economic Development Brochure**

<http://online.wichita.gov/urbandevbrochure/>

**2. Greater Wichita Partnership Economic Development Assistance**

<http://www.greaterwichitapartnership.org/>

**3. Delano Neighborhood Revitalization Plan**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Delano%20Neighborhood%20Revitalization%20Plan.pdf>

**4. Project Downtown: The Master Plan for Wichita**

<http://wichita.gov/Government/Departments/Planning/Pages/Downtown.aspx>

**5. Project Downtown Appendices**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Project%20Downtown%20Appendices.pdf>

**6. Residential Market Potential for Downtown Wichita, June 2014 Update**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Residential%20Market%20Potential%20for%20Downtown%20Wichita,%20June%202014%20Update.pdf>

**7. Wichita Downtown Development Corporation**

<http://www.downtownwichita.org/>

**8. 2015 State of Downtown Report**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/2015%20State%20of%20Downtown%20Report.pdf>

**9. 2015 Downtown Developers Guide**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/2015%20Downtown%20Developers%20Guide.pdf>

**10. Wichita-Sedgwick County Unified Zoning Code**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Wichita-Sedgwick%20County%20Unified%20Zoning%20Code.pdf>

**11. ALTA Survey for Site A**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/ALTA%20Survey%20for%20Site%20A.pdf>

**12. Plat of the Advanced Learning Library Addition (Includes Site B)**

[http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Plat%20of%20the%20Advanced%20Learning%20Library%20Addition%20\(Includes%20Site%20B\).pdf](http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Plat%20of%20the%20Advanced%20Learning%20Library%20Addition%20(Includes%20Site%20B).pdf)

**13. Phase I Environmental Site Assessment for Site A**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Phase%20I%20Environmental%20Site%20Assessment%20for%20Site%20A.pdf>

**14. Phase I Environmental Site Assessment for Site B**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Phase%20I%20Environmental%20Site%20Assessment%20for%20Site%20B.pdf>

**15. Ownership and Encumbrance Report**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Ownership%20and%20Encumbrance%20Report.PDF>

**16. Site Utilities Map**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Site%20Utilities%20Map.pdf>

**17. Advanced Learning Library Site Plan**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Advanced%20Learning%20Library%20Site%20Plan.pdf>

**18. McLean Boulevard Intersection Plan**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/McLean%20Boulevard%20Intersection%20Plan.pdf>

**19. Traffic Counts, July 2015**

<http://wichita.gov/Government/Departments/Economic/RFQ/RFQ/Traffic%20Counts,%20July%202015.pdf>



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