



**Request for Proposals
for the
Development of the Downtown Vision**

Issued by: The City of Kenosha, Wisconsin

Date of Issuance: September 19, 2018

Proposal Due Date: 4pm, Friday, November 2, 2018

Delivered To: Community Development & Inspections
Attention: Jeff Labahn, Director
625 52nd Street Room 308
Kenosha, Wisconsin 53140

“RFP – Development of Downtown Vision”

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Purpose

The City of Kenosha is requesting proposals from qualified developers to implement the Development of the Downtown Vision (see graphic below). The ultimate development would include commercial and residential uses, as well as the construction of a performing arts center, new public park and new City Hall. Development of the first phase of the Downtown Vision is expected to begin in the Spring of 2019.



Downtown Vision
KENOSHA, WISCONSIN | MAY 2018

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THE KUBALA WASHATKO ARCHITECTS

Location

The core area of the Downtown Vision consists of eight (8) blocks and approximately 25 acres abutting Kenosha's Harbor and Central Business District, the intersection of State Trunk Highways 32 and 158, and nearby Kenosha Metra Rail commuter station. The harbor sits on Lake Michigan and Kenosha's predominantly public lakefront. The Central Business District has over 200 businesses and both a business improvement district and main street program. State Trunk Highways 32 and 158 provide easy access to Racine and Milwaukee to the north, Lake County and Chicago, Illinois to the south, and Interstate 94 to the west. The Kenosha Metra Rail commuter station, which is within walking distance of the Vision blocks, provides direct access to downtown Chicago.



Block & Project Description

The City of Kenosha is seeking a qualified developer(s) to prepare a conceptual development plan, budget and construction timeline for the development of the Downtown Vision. A description of each block and the preferred and/or proposed development for each starts on page 5.

Tax Incremental Financing will be used for the Development. However, Development Grants and/or Revenue Bonds will not be made available to the successful Developer(s). Instead tax incremental revenue from the development of the Downtown Vision would be used to raze the Kenosha Municipal Building, raze two (2) other buildings, construct the proposed parking ramp on Block E, construct the public park and other related improvements on Block G and for ROW, utility, storm water and related public infrastructure surrounding the Vision blocks.

Block A

Block A is approximately 1.6 acres and consists of a single vacant parcel owned by the City of Kenosha. The block is part of the Harbor Park subdivision and subject to a Covenant Agreement. For example, development is limited to three and one-half stories. This height limit can only be changed by a majority vote of the Harbor Park condominium associations. Another challenge to the site is the Wisconsin Department of Natural Resources (WDNR) requirement that any excavated material from the block must be re-used on the block or relocated somewhere else on Harbor Park. Additional soil testing may also be required by the WDNR.

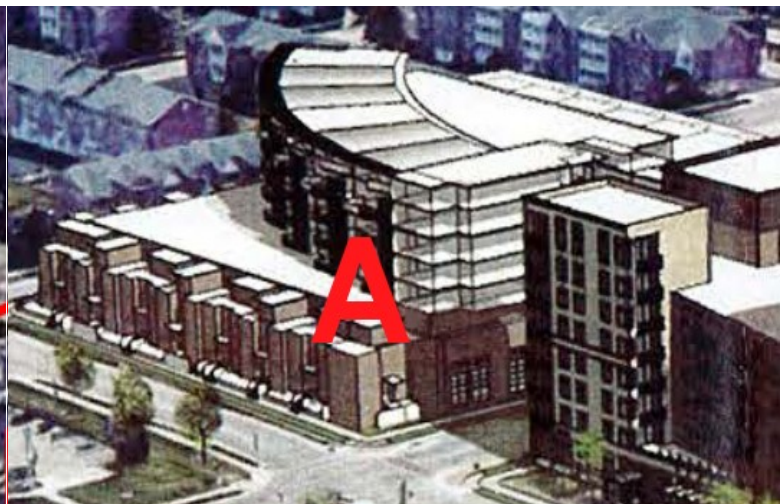
The preferred development of this block is residential uses not to exceed three and one-half stories facing the existing town homes on the east and the harbor on the north, commercial uses on the first floor facing Sixth Avenue on the west, and residential uses above the commercial units on the west and at the center of the site, or, pending an amendment, three or more stories. First floor residential uses would require a re-zoning to *RM-2, Multiple-Family Residential*.



Zoning



Existing



Proposed

Block C

Block C is approximately 1.32 acres and consists of five (5) parcels. One (1) parcel is approximately 0.22 acres and consists of vacant land owned by the City of Kenosha. The remaining four (4) parcels are approximately 1.1 acres are privately held by Kenosha Human Development Services, a social service agency, and consists of a one story, 12,690 square foot building, a two story, 11,914 square foot building and multiple parking lots.

The preferred development of this block is a mixed use building up to ten (10) stories high, with commercial uses on the first floor and residential uses on the upper floors. The one City-owned parcel would have to be re-zoned to *B-3, Central Business District*. The successful developer would be responsible to obtain site control of the parcels which are privately owned.



Zoning



Existing



Proposed

Block D

Block D is approximately 1.34 acres and consists of three (3) parcels. One (1) parcel is approximately 0.42 acres and consists of vacant land owned by the City of Kenosha, one (1) parcel is approximately 0.47 acres and consists of a two story, 12,270 square foot office building and parking lot that is privately owned, and one (1) parcel is approximately 0.45 acres and consists of a one story, 3,196 square foot office building and a parking lot that is also privately owned.

The preferred development of this block is a mixed use building up to ten (10) stories high, with commercial uses on the first floor and residential uses on the upper floors. The successful developer would be responsible to obtain site control of the parcels privately owned.



Zoning



Existing



Proposed

Block E

Block E is approximately 1.51 acres and consists of three (3) parcels. Two (2) parcels are approximately 1.32 acres and consist of a two story office building, a one story office building and two parking lots owned by the City of Kenosha; the City will raze both buildings. One (1) parcel is approximately 0.19 acres and consists of a parking lot that is privately owned by one of the office buildings on Block D.

The proposed development of this block is a new 80,000 square foot City Hall and a 300 space public parking ramp. The City would enter into a lease-to-purchase agreement for the construction of the City Hall building. The City would construct the public parking ramp. The successful developer would be responsible to obtain site control of the parcel that is privately held.



Zoning



Existing

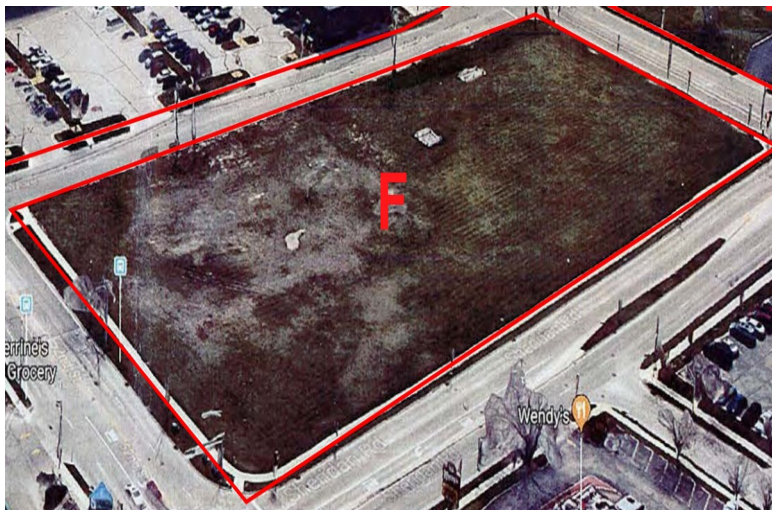
Block F

Block F is approximately 2.65 acres and consists of four (4) vacant parcels owned by the City of Kenosha. The northern part of this block was the location of a Wisconsin Electric Manufactured Gas Plant (MGP) that has contaminated the soil and groundwater on the site. WE Energies has taken responsibility for the contamination and installed monitoring wells to test the groundwater. The contamination will have to be resolved before any construction begins. A large diameter sewer line that bisects the site would also need to be relocated prior to the site development.

The proposed development of this block is the construction of a new performing arts center on the north side of the block and a mixed used building up to four (4) stories high, with commercial uses on the first floor and residential uses on the upper floors, on the south side of the block. One of the City-owned parcels would have to be re-zoned to *B-3, Central Business District*.



Zoning



Existing



Proposed

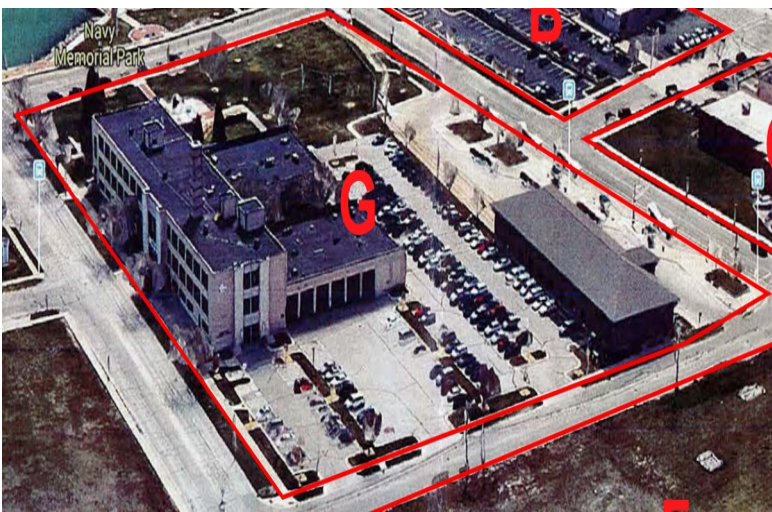
Block G

Block G is approximately 5.62 acres and consists of two (2) parcels owned by the City of Kenosha. The parcels consist of the current Kenosha Municipal building, City electric streetcar barn and City bus hub, public parking lots and Veterans Memorial Park.

The proposed development of this block is the construction of a new public park. The park would incorporate the elements of the current Veterans Memorial Park, address storm water management issues for the area, and may possibly include a public parking component. The City would raze the current municipal building and complete all public development and improvements on this block. The streetcar garage and bus hub would remain at their current location and not be razed or reconstructed.



Zoning



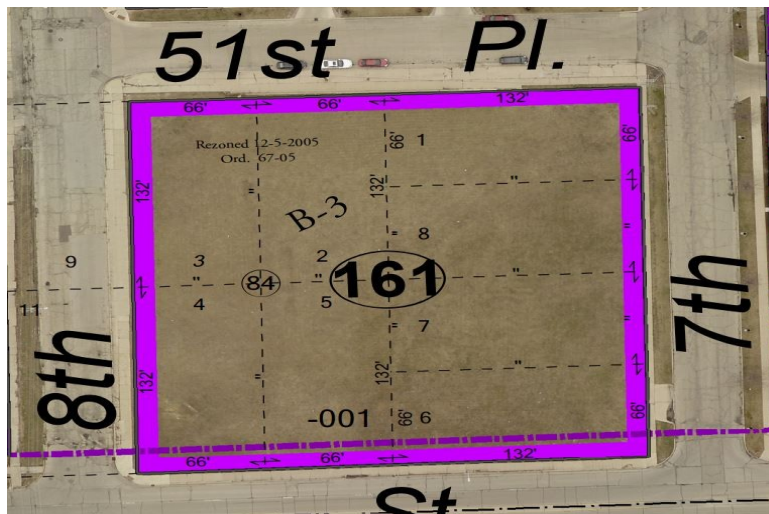
Existing



Proposed

Block H

Block H is approximately 1.6 acres and consists of one (1) vacant parcel that is privately owned. The preferred development of this block is a mixed use building up to ten (10) stories high, with commercial uses on the first floor and residential uses on the upper floors. The successful developer would be responsible to obtain site control of the parcel which is privately held.



Zoning



Existing



Proposed

Submittal Requirements

All proposals must contain the following:

Cover Letter

- * Description of the key features of the proposal
- * The name, address, telephone number and e-mail address of the contact person

Background

- * Description of previous experience on similar projects
- * Identification of the individuals that will be working on the project, what their roles will be, and their experience
- * Key references from similar projects completed including client name, address and telephone number

Conceptual Development Plan

- * Proposed site plan at a scale of 1" = 60 feet
- * Elevations and/or renderings of each block
- * Breakdown of the project components by square footage and different units
- * Estimate of total development costs broken out by hard and soft costs and financing and identify any proposed sources of financing * For Block E, preliminary terms and conditions for the City Hall Lease-To-Purchase Agreement including interest rate, term, and estimated monthly or annual lease payments*
- * Evidence of capability to secure capital for the project
- * Schedule of implementation for the project through various phases of acquisition, demolition, construction and occupancy

Please Note: The City of Kenosha will not disqualify any proposal that offers any alternatives and/or amenities to the proposed private development(s) of the Downtown Vision.

Submission Data

All proposals must be submitted in a sealed envelope/box by 4:00pm, Friday, November 2, 2018 and shall indicate on the envelope "*RFP – Development of Downtown Vision*". Any proposals received electronically, loose, or in an unsealed envelope/box will be rejected. Any proposals received after the deadline will also be rejected.

Ten (10) bound copies and one (1) unbound original of the proposal shall be submitted in a sealed envelope or box. The proposals shall be in a standard 8 ½" x 11" format with drawings no larger than 11" x 17".

The proposals shall be submitted to:

“RFP – Development of Downtown Vision”
Department of Community Development & Inspections
Jeff Labahn, Director
625 52nd Street, Room 308
Kenosha, WI 53140

The City of Kenosha reserves the right to accept or reject any or all proposals, to select the proposal or proposals that best meets the needs of the City in the City’s sole discretion, and to negotiate certain points of the final agreement with a qualified proposer(s).

The City of Kenosha is not liable for any costs incurred in the preparation, submittal or negotiations of the proposals.

Evaluation Criteria

The City of Kenosha will use the following criteria to evaluate each proposal:

1. Compliance with the stated purpose
2. Quality of the development concept
3. Professional and technical competence as evidenced by:
 - * Professional qualifications and specialized experience of the individuals that will be working on the project
 - * Current and previous performance of the developer on similar projects
 - * Responses from key references
4. Financial qualifications, including a proven ability to obtain capital for similar projects and the amount required for this proposal
5. Project completion schedule
6. Total investment contemplated

Selection Process

The review and selection process for the Development of the Downtown Vision project is as follows:

1. **Proposals are due to the City of Kenosha Department of Community Development & Inspections no later than 4pm, Friday, November 2, 2018**
Community Development & Inspections
Attention: Jeff Labahn, Director
625 52nd Street - Room 308
Kenosha, Wisconsin 53140

2. The City of Kenosha will review and evaluate all proposals in accordance with the evaluation criteria
3. Based on the evaluation of the proposals, those qualified proposers will be interviewed by the City of Kenosha
4. The interviews may lead to the identification of the preferred developer(s) and subsequent negotiations to refine the financial terms and development plan(s) and to prepare a Development Agreement(s). During this step, the selected developer(s) may be asked to prepare more detailed information.
5. Following the completion of negotiations, the selected developer(s) will be required to make a project presentation to the City of Kenosha Plan Commission.
6. Following Plan Commission review, the proposal(s) and Development Agreements will be forwarded to the City of Kenosha Common Council for another presentation and final approval.

The tentative timetable for the selection process is as follows:

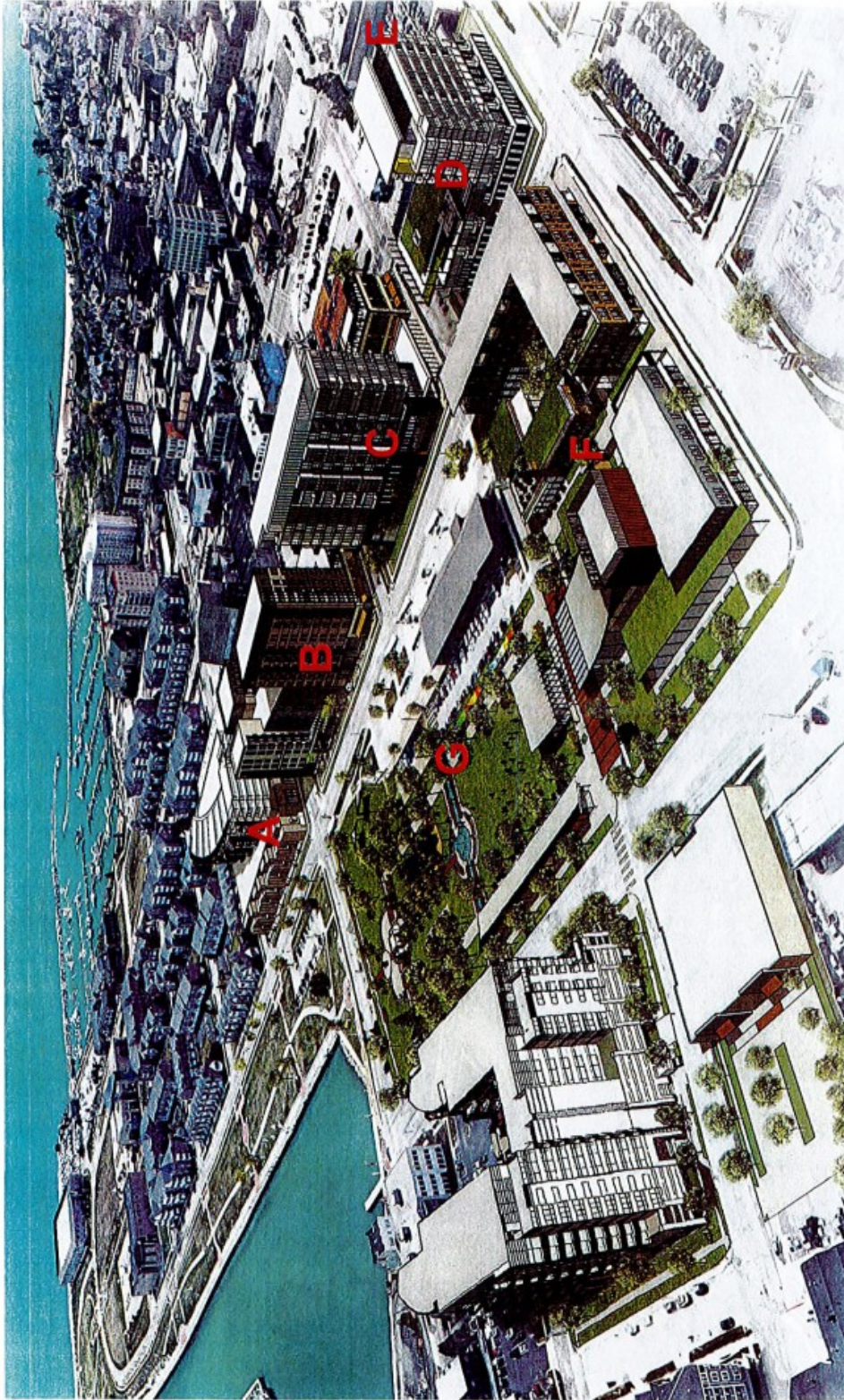
Deadline for Proposals	November 2, 2018 at 4:00pm
Select "Short-List" of Developers	November 12, 2018
Interviews	November 26-30, 2018
Completed Negotiations	January 4, 2019
City Plan Commission Presentation	January 24, 2019
Common Council Approval	February 4, 2019

For all inquiries related to the contents of this request for proposal, contact Zohrab Khaligian, Department of Community Development & Inspections, at (262) 653-4041 or zkhaligian@kenosha.org



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