



Request for Qualifications and Interest
For the Development of a Residential Neighborhood

The [Urban Neighborhood Initiative](#) (UNI) is an independent 501.c.3 dedicated to revitalizing neighborhoods in the urban core to help establish a more vibrant Kansas City community. It evolved as one of the Greater Kansas City Chamber's "Big 5" initiatives and from work of Greater Kansas City United Way. UNI works in partnership with neighborhood organizations and residents and through collaborative relationships with business, industry, government and community organizations.

The UNI partners with ten neighborhood organizations and with others working in the community and across the region to increase prosperity and improve health and safety and education for current residents and generations to come.

Our Organization's focus area is from Truman Road to 52nd Street and from Troost to Prospect, in Kansas City, Missouri. One of our major initiatives is the establishment of a "Purpose Built Community" in the Wendell Phillips Neighborhood. This model calls for neighborhood revitalization and breaking the cycle of poverty through quality education, mixed income housing and other neighborhood services and resources. These goals align with those of the Wendell Phillips Neighborhood Association and UNI works in partnership with the Association. In August 2016 UNI opened an elementary charter school in the neighborhood, Kansas City Neighborhood Academy (KCNA), with Kansas City Public Schools serving as charter sponsor.

UNI is requesting qualification statements and a letter of interest from an experienced developer who can demonstrate that they possess the necessary qualifications to implement the development of approximately +/- two (2) acres of land located on blocks E 24th St and E 24th Terrace and Highland Ave, in Kansas City, Missouri into a residential project, which advances the intent of UNI and the Wendell Phillips Neighborhood Association to create a mixed-income community. The successful respondent must demonstrate the ability, experience and financial capability to complete such a project. The chosen developer will be required to be creative in its approach to the ultimate development plan and needs to consider both rental and homeownership units for households with a mix of incomes. It is envisioned, that the property would support townhomes, and/or single family residences. UNI also controls over 100 scattered site parcels throughout the surrounding neighborhood. Responding developers may, optionally, choose to incorporate their background and experience in this regard as well.

The catalyst for this development is the vibrant [Kansas City Neighborhood Academy School](#) (located in the former Wendell Phillips School building) and the identified blocks are directly east of the school. In addition the Wendell Phillips neighborhood has been identified as a priority area for the Kansas City Catalytic Urban Redevelopment Initiative (KC CUR), which is a partnership of UNI, [LISC](#), the city of Kansas City, MO and the [Mid-America Regional Council](#).

The chosen developer will enter into a Predevelopment Agreement with UNI and be tasked with preparing a preliminary development plan for the property. UNI currently owns the majority of the subject property with remaining parcels controlled through contract. It is anticipated the chosen developer will enter into a land purchase or participating ground lease with UNI, but UNI remains open to other approaches as well. The developer will also be responsible for securing funding for the development program, financial closing, design, construction, sales, lease up and property management, as applicable.

The following characteristics are expected for the development of the property:

1. **Mixed-income, mixed-tenure:** The successful development of the property should result in a mix of affordable and/or market rate rental and/or homeownership units. Such development should focus on spurring additional mixed-income housing within the community and the UNI boundaries.
2. **High quality design and construction:** The development shall be of high quality of design and construction that meets or exceeds industry standards. The proposed community should be respectful of the architectural typography of the surrounding neighborhoods.
3. **Neighborhood Integration:** The development shall integrate and respect the existing street patterns and the context and character of the existing community.
4. **Leverage Resources:** It is anticipated that the developer will pursue funding sources appropriate to maximize efficiency and effectiveness of public capital, and work collaboratively with local, state and federal agencies to identify a variety of resources to support housing development.
5. **Public Engagement:** The developer, in collaboration with UNI, will actively engage the Wendell Phillips Neighborhood residents and the participation of the Kansas City, MO community, including, public agencies and institutions, community-based organizations, and businesses in the planning and implementation of the development.

About Purpose Built Communities:

Purpose Built Communities, a nonprofit, pro bono consulting organization, works with local leaders in 17 cities across the country to break the cycle of intergenerational poverty. The Purpose Built Communities model includes mixed-income housing, a cradle-to-college education pipeline and community wellness programs and facilities in a defined neighborhood, coordinated by a dedicated, nonprofit community quarterback organization. For more information, visit www.purposebuiltcommunities.org.

Submission Requirements: Please provide the following:

1. Letter of Interest
2. Company Profile, Qualifications, & Project Examples
3. Team Description & Profiles of Members
4. Community Participation Approach

Respondents are encouraged to prepare their proposals simply and economically, providing a straightforward and concise description of their interest and abilities.

Please submit your qualifications and letter of interest by **October 10, 2017** to:

by email: to Dianne Cleaver at dcleaver@uni-kc.org or

by mail: Urban Neighborhood Initiative
 2300 Main, Suite 180
 Kansas City, Missouri 64108
 Attn: Dianne Cleaver

Questions are to be directed via email to Dianne Cleaver at dcleaver@uni-kc.org. Please indicate if any questions should be treated as confidential.

Interviews are being targeted for late-October.

Aerials

Lot 1 – Approximately 380' x 132' = 50,160 sf

Lot 2 – Approximately 352' x 132' = 46,464 sf



Kansas City Neighborhood Academy – Due West from Lot 1

