



CLEAR CREEK RESIDENTIAL HOUSING DEVELOPMENT

REQUEST FOR PROPOSALS
LENEXA, KANSAS

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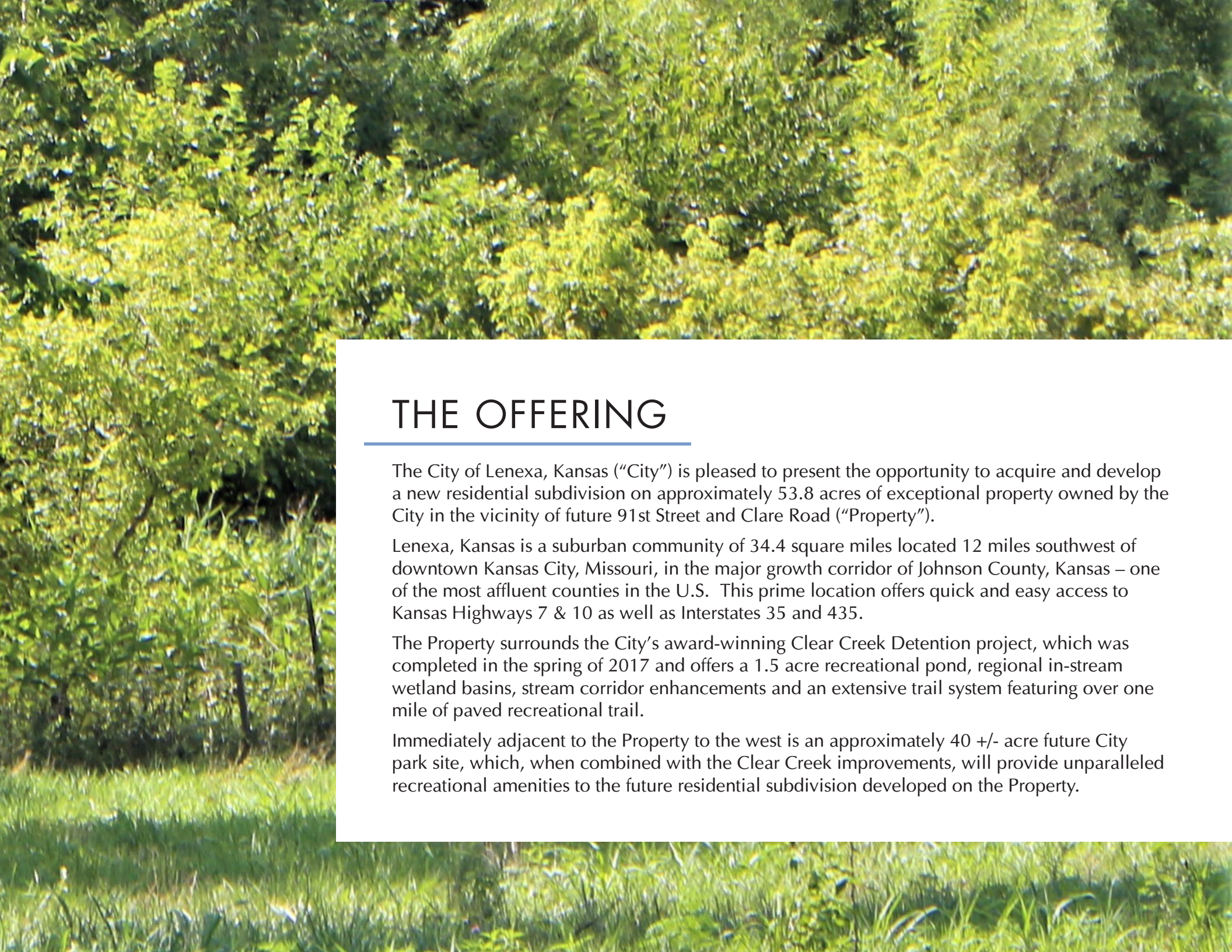
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Pictured: The Clear Creek wetlands offer many outdoor recreational amenities for nearby residents, including trails, fishing and opportunities to spot deer, birds and other native wildlife.





THE OFFERING

The City of Lenexa, Kansas (“City”) is pleased to present the opportunity to acquire and develop a new residential subdivision on approximately 53.8 acres of exceptional property owned by the City in the vicinity of future 91st Street and Clare Road (“Property”).

Lenexa, Kansas is a suburban community of 34.4 square miles located 12 miles southwest of downtown Kansas City, Missouri, in the major growth corridor of Johnson County, Kansas – one of the most affluent counties in the U.S. This prime location offers quick and easy access to Kansas Highways 7 & 10 as well as Interstates 35 and 435.

The Property surrounds the City’s award-winning Clear Creek Detention project, which was completed in the spring of 2017 and offers a 1.5 acre recreational pond, regional in-stream wetland basins, stream corridor enhancements and an extensive trail system featuring over one mile of paved recreational trail.

Immediately adjacent to the Property to the west is an approximately 40 +/- acre future City park site, which, when combined with the Clear Creek improvements, will provide unparalleled recreational amenities to the future residential subdivision developed on the Property.



DEVELOPMENT DESCRIPTION

It is the intent of the City to select a developer with a shared vision for the Property that includes high quality residential development which maximizes the potential of the Property through smaller lots in a layout denser than a typical suburban neighborhood and complimentary to and coordinated with the amenities provided by the City.

Working with WLK Urban Design, LLC, the City has prepared a preliminary concept plan to illustrate its vision for the property, which features narrow lots in a city block street system with both front and rear access garages. The plan includes street frontages with generous open space connections to trails and the Clear Creek amenities and yields 187 lots averaging 4 dwelling units per acre.

The uniqueness of the property will be increased if the developer's concept plan engages and enhances the land, water, wildlife, and other natural resources of the City-owned property. These benefits are numerous, including the creation of a sense of community within the development; enhancement of natural areas for neighborhood residents and wildlife; and the conservation and protection of valuable local resources.

Proposers will be required to submit a concept plan of their proposed development, which provides a layout of the residential subdivision, as well as a description and conceptual elevations of the proposed residential product and a phasing plan ("Proposed Concept Plan"). The City is willing to consider "for sale" twin villas and/or townhomes on a portion of the Property. Preference will be given to proposals that include some or all "maintenance provided" product.





SUMMARY INFORMATION

MINIMUM PRICE	\$2,959,000
SIZE	53.8 acres in three pods
CURRENT ZONING	AG, Agricultural
PARCEL ID NUMBERS	Portions of IF231233-1001; IF231233-1004; and IF231233-1003. A legal description of the portions to be sold will be provided.
SANITARY SEWER	Johnson County Wastewater
ELECTRICITY	Westar Energy
WATER	WaterOne
GAS	Kansas Gas Service
COMMUNICATIONS	AT&T; Spectrum; & Google Fiber



STORMWATER	City of Lenexa. Both flood control and water quality infrastructure have been provided, and will be maintained, by the City of Lenexa in the Clear Creek Detention Facility and will not be required to be constructed on the development property. The development will be required to pay a fee-in-lieu of such construction in the amount of \$7,000/acre, but avoids paying excise taxes of over \$9,000/acre on the 17 acres that house the regional facilities. The overall stormwater management benefits are superior and more cost effective than the developer being required to pay for private stormwater improvements on the Property.
STREET NETWORK	Internal, local streets and storm drainage facilities within the subdivision will be the responsibility of the Developer. In addition to Clare Road, which is already in place, the development will be served by future 91st Street, a minor collector, which must be primarily funded by the adjacent development property. The City is willing to consider the establishment of a special benefit district ("SBD") to finance and construct 91st Street and will agree to participate in such SBD at 20% of the total cost.
SCHOOL DISTRICT	DeSoto USD 232 is the public school district serving the Property; St. James Academy, a private Catholic high school, is located at Prairie Star Parkway and Clare Road.
DUE DILIGENCE	The due diligence period must include, at a minimum, a requirement that the proposed development obtain preliminary plan approval from the City of Lenexa, with a mutual right to cancel for failure to do so.

REQUEST FOR PROPOSAL PROCEDURE

The purpose of this RFP is to solicit a person, firm or corporation to develop the Property as described herein. The City will assess the qualifications of any party submitting a proposal in accordance with its objectives and will select the proposal meeting the best interests of the City. The City will be the sole judge of its own best interest, the proposals and the resulting negotiated contract. In making this assessment, consideration will be given to a number of factors, including but not limited to:

- Previous experience and qualifications in developing similar projects;
- The ability of the proposer to meet the goals and objectives of the City that the property be developed as a high quality residential development which relates to and compliments the adjacent City amenities and stormwater features;
- Whether the proposal includes maintenance-provided product (preferred);
- Price;
- Results of a preliminary staff review of the Proposed Concept Plan;
- Timing of closing; and
- The perceived ability of the proposer to complete the transaction.

The City reserves the right to accept or reject any or all proposals, and to waive any technicalities or irregularities in any proposal and to negotiate any and all terms of any proposal, as well as the terms of a contract with the successful proposer. All proposers understand and agree that rejection shall create no liability on the part of the City because of such rejection, and the filing of any proposal in response to this RFP constitutes agreement of the proposer to these conditions. The City shall not be liable for expenses incurred in connection with any preparation of a response to this RFP.

SCHEDULE

Release Request for Proposal	October 1, 2018
Last day to submit Requests for Clarification	November 5, 2018
Proposals Due at 5:00 PM (CST)	December 7, 2018

All proposals submitted shall remain valid and be binding on the Proposer if accepted by the City within sixty (60) calendar days of the proposal submission date.





PROPOSAL ELEMENTS

Proposals should be submitted to the contact designated below and should, at a minimum, contain the following information:

- Experience in developing similar properties/projects;
- References;
- Offering Price;
- Due Diligence Requirements;
- Closing Period;
- Contingencies;
- Source of Funds (Equity and Debt, if applicable) and Lender Commitment letter;
- Proposed Concept Plan, as defined herein.

Proposers should submit five (5) copies of the proposal, along with an electronic copy on a standard jump drive to Beccy Yocham with “Clear Creek Residential Development RFP” marked on outside of the submittal.

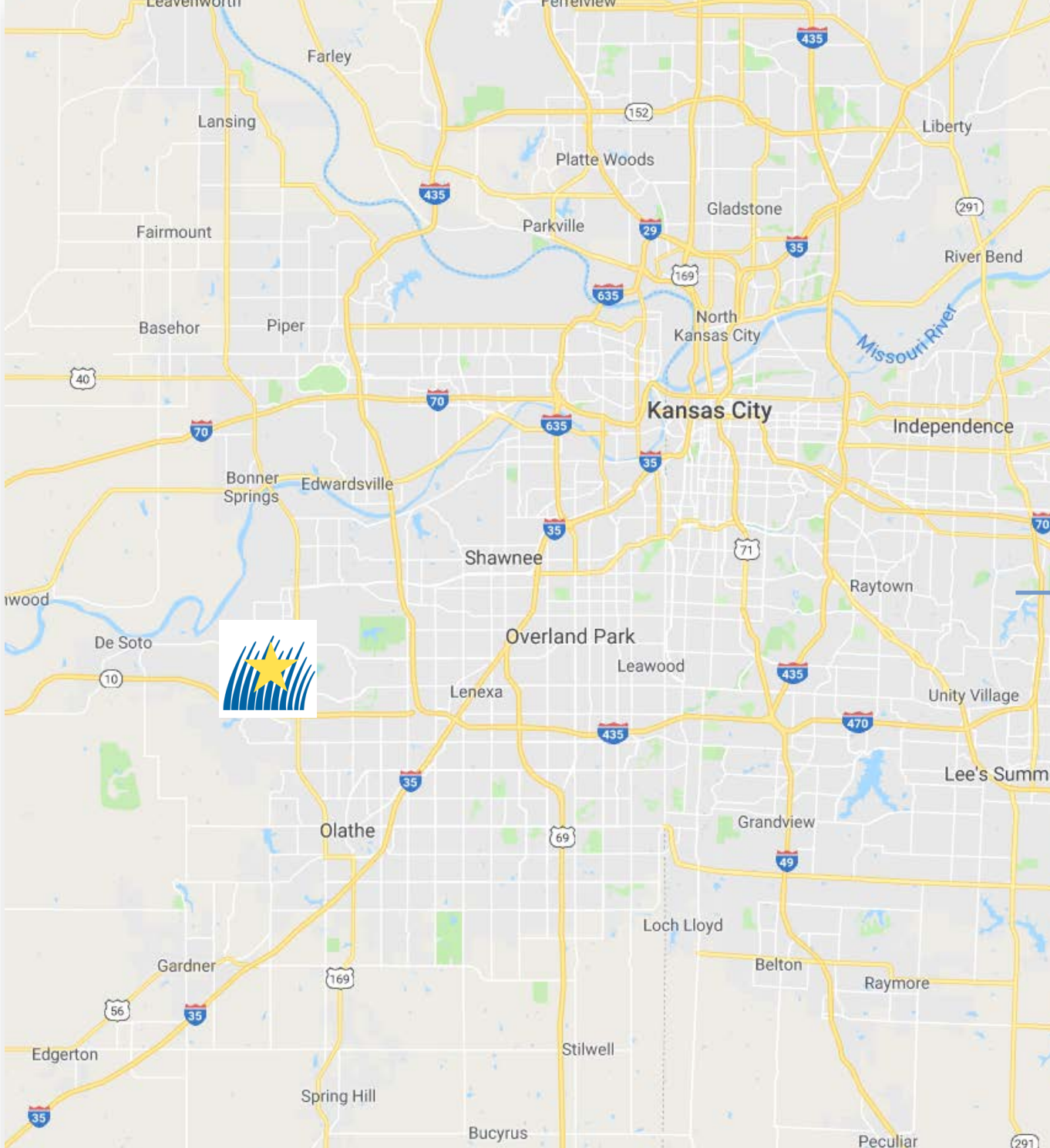
PRESUBMITTAL INQUIRIES

REQUESTS FOR CLARIFICATION: Interested parties may contact Beccy Yocham as indicated herein regarding questions about the RFP. The City, via Ms. Yocham, will also receive written requests for clarification concerning the meaning or interpretation of this RFP until Nov. 5, 2018. The City may record its responses to inquiries and any supplemental instructions in the form of written addenda. The City may issue written addenda before the date fixed for receiving proposals. Addenda will be posted at the Drexel website: <http://planroom.drexeltech.com/>. Failure to receive such notice will not relieve the proposer from its obligation to submit a responsive proposal.

INFORMAL PREAPPLICATION MEETINGS: Interested proposers wishing to hold an informal preapplication meeting to receive non-binding feedback from the City’s professional staff on any Proposed Concept Plan may contact Development Planning Administrator Magi Tilton as indicated herein to schedule.

City staff involved in the selection of the successful proposal will not be involved in the preapplication process and no documents reviewed, nor discussed in such meeting will be retained by the City.





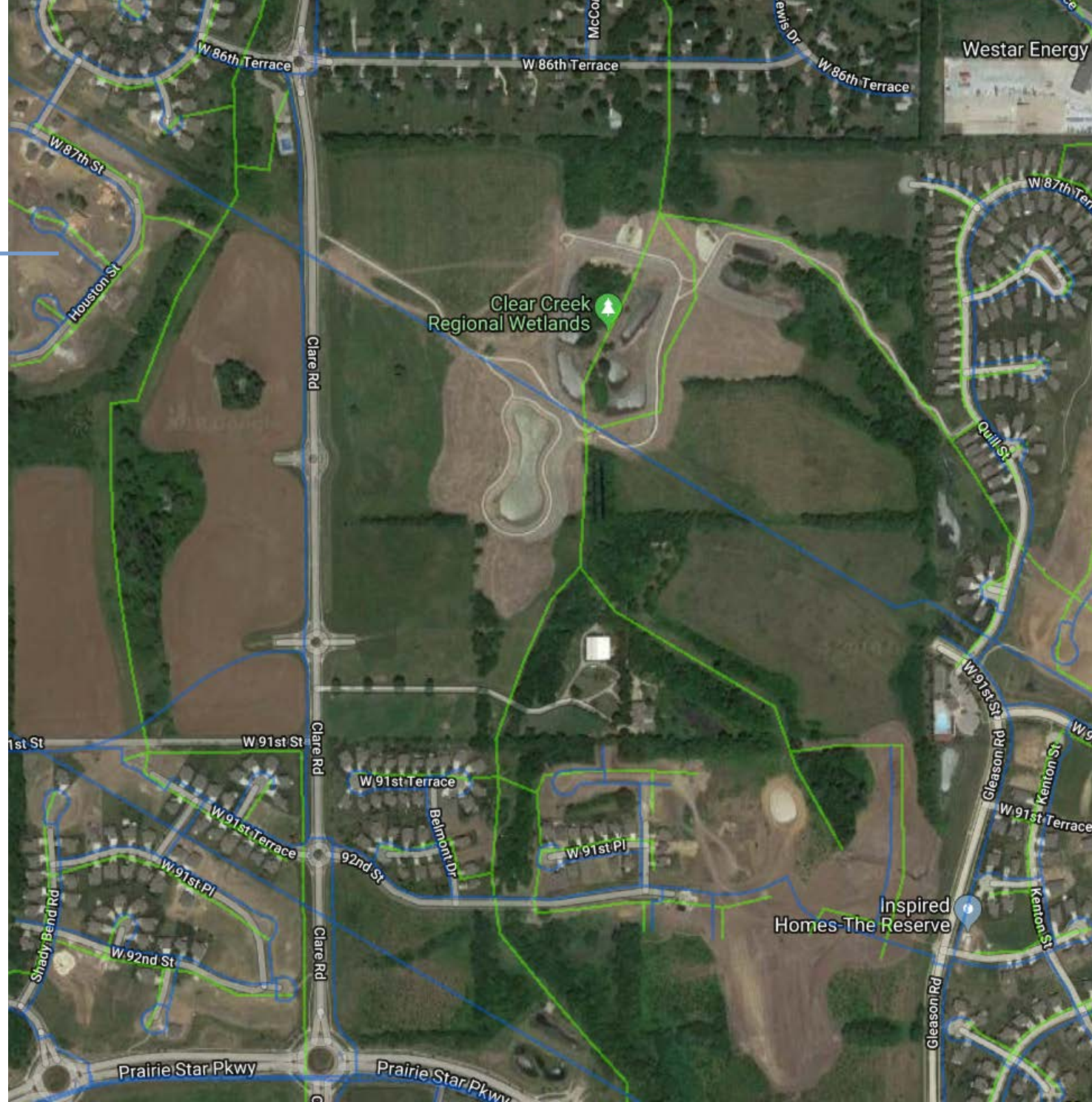
LOCATION MAP

UTILITY MAP

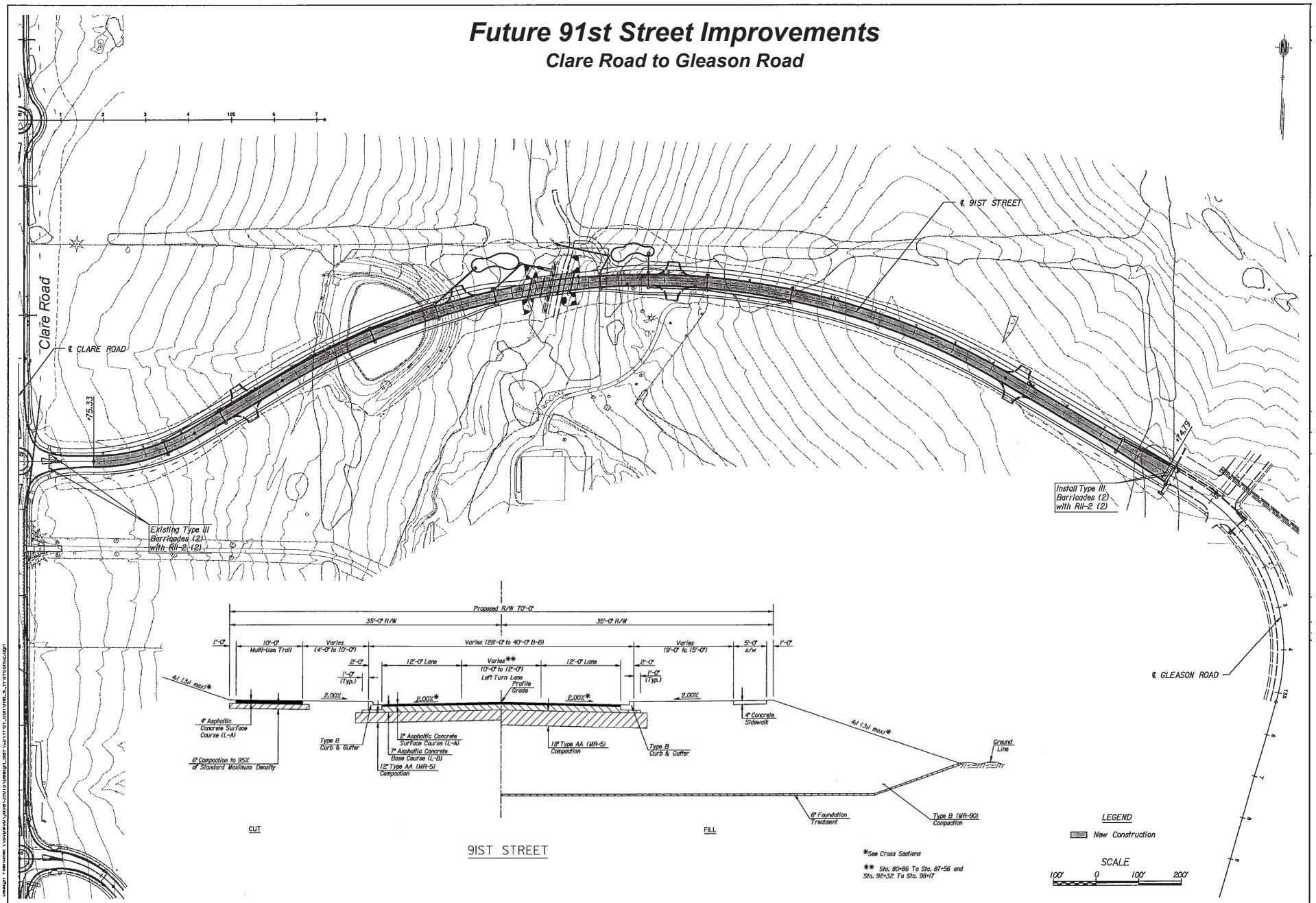
Sanitary sewer lines are shown in green. Service is provided by Johnson County Wastewater.

Water lines are shown in blue. Service is provided by WaterOne.

Other utilities may exist on-site and are not shown. Proposer should contact individual utility companies for detailed plans.



91ST STREET ALIGNMENT MAP



PARK CONCEPT

Please note: This is just one concept. No decisions have been made regarding park design or amenities.

Open Play Area



Revised Concept II

Clear Creek Park Bubble Diagrams
Lenexa, Kansas

OCHSNER
HARE & HARE
a design studio of

OLSSON
ASSOCIATES

not to scale



CLEAR CREEK PROJECT

The Clear Creek Wetlands were completed in 2017. They provide natural stormwater management solutions, wildlife habitat and trails and other recreational amenities. Get a bird's-eye view of the Clear Creek Wetlands at <https://bit.ly/2Q5IABu>.



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2018	2,010	16,258	53,425
2023	2,358	18,113	59,409
Male	48.4%	49.3%	49.5%
Female	51.6%	50.7%	50.5%
Median Age	36.5	40.4	36.7
HOUSEHOLDS			
2018	702	5,600	17,990
2023	822	6,226	19,974
Average Household Size	2.86	2.90	2.97
HOUSING			
Own	74.5%	86.8%	76.6%
Rent	21.5%	10.4%	17.6%
Vacant	4.0%	2.8%	5.8%
Median Home Value	\$303,398	\$381,983	\$323,108
EDUCATION			
Graduate/Professional Degree	23.8%	27.2%	25.8%
Bachelor's Degree	32.7%	38.9%	39.0%
Associate Degree	11.4%	6.3%	6.9%
Some College/No Degree	14.9%	15.5%	15.2%
GED	0.9%	1.3%	1.2%
High School Diploma	14.1%	9.5%	10.4%
Non-Graduate	2.1%	1.3%	1.5%
EMPLOYMENT			
White Collar	86.0%	86.0%	82.0%
Blue Collar	9.0%	8.0%	10.0%
Services	5.0%	6.0%	9.0%
Unemployment Rate	4.3%	2.7%	2.6%
ECONOMICS			
Median Household Income	\$100,703	\$126,789	\$112,104
Per Capita Income	\$38,731	\$57,000	\$47,413
Median Net Worth	\$292,233	\$500,001	\$393,002



CONDITIONS GOVERNING THE SALE OF THE PROPERTY

A. OFFER

Proposer must offer to purchase the entire Property in cash at closing. All proposals must indicate the amount offered for the entire Property. No proposer shall be permitted to submit an offer for less than the entire Property. All valid proposals submitted shall remain open for sixty (60) days from the Proposal due date and the City reserves the right to formally accept or reject any offer.

B. PURCHASE PRICE

The purchase price must be paid at closing. The minimum purchase price for the Property is \$2,959,000.

C. AWARD

The City will select the proposal which meets the best interests of the City. The City shall be the sole judge of its own interests, the proposals and the resulting negotiated agreement. The sale of the Property is subject to approval of the Lenexa Governing Body. The City reserves the right to negotiate with the proposers, and to reject any and all offers.

After completion of the selection process, staff will endeavor to negotiate an agreement with the successful proposer. The agreement will be approved in accordance with City ordinance. In the event that an agreement cannot be negotiated with said proposer, city staff may enter into negotiations with the next highest-rated respondent, and so on until an agreement can be negotiated.

Selection of a proposal by the City does not constitute planning, zoning or permit approval. Developer is still subject to all City development procedures including, but not limited, to those set forth in the Lenexa City Code.

D. AGREEMENT

The agreement to be executed by the parties shall be in substantially the same form as the City's standard real estate agreement. A copy of said agreement is available upon request. The agreement shall incorporate by reference the RFP and Proposer's successful proposal.



E. TITLE AND ESCROW COSTS

The successful proposer shall be responsible for paying all closing fees and costs, including, but not limited to, an ALTA survey, if desired by proposer, the cost of the owner's title policy and the escrow fees for the Property.

F. COMMISSION

The City agrees and acknowledges that it has not engaged the services of any agent or broker for the sale of this Property. In the event that the proposer has engaged an agent or broker, proposer shall be solely responsible for the payment of said agent or broker, and said fees shall not be deducted from the purchase price.

G. EARNEST MONEY DEPOSIT

Within five (5) business days after the execution of the agreement, the successful proposer shall be required to deposit 5% of the accepted offer amount, as earnest money with a mutually acceptable title company acting as escrow agent. The earnest money shall be non-refundable.

H. "AS IS" SALE

Proposer acknowledges the Property is being sold in "AS IS" condition, without any representations or warranties by City, including, without limitations, any representation or warranty of habitability; merchantability; fitness for a particular purpose; or concerning zoning; environmental matters; soil conditions; economic viability; traffic patterns; title; subdivision; survey matters; the existence of any nuisance or the use of adjacent properties. Proposer acknowledges that it has the opportunity and capability to retain the assistance of professionals to assist with all aspects of the investigation, acquisition and development of the Property. Proposer shall be solely responsible for conducting all investigations related to the condition, acquisition and development of the Property.

I. KANSAS OPEN RECORDS ACT

The proposer acknowledges that any proposal submitted, or correspondence, to members of the City staff are subject to the Kansas Open Records Act.



CONTACT INFORMATION

FOR PROPOSAL SUBMITTAL &
REQUESTS FOR CLARIFICATION:

Beccy Yocham
Director of Community Development
17101 W. 87th Street Parkway
Lenexa, Kansas 66219
913.477.7718
byocham@lenexa.com

FOR INFORMAL PREAPPLICATION
REVIEW OF PROPOSED CONCEPT
PLAN **ONLY**:

Magi Tilton
Development Review Administrator
913.477.7712
mtilton@lenexa.com