

**REQUEST FOR PROPOSAL  
(RFP) FOR THE  
I-170 INTERCHANGE GATEWAY DISTRICT  
AREA CITY OF OLIVETTE, MISSOURI**

**INTRODUCTION**

The City of Olivette (the “City”) is soliciting development proposals from qualified real estate development organizations for an area identified as the I-170 Interchange Gateway District Area (the “Project Area”). Located on the southwest quadrant of the intersection of Olive Boulevard and Interstate 170, the Project Area contains approximately 12.5 acres of land (see Appendix A).

As stated in the 2006 Olivette Strategic Plan: *Dynamic Sense of Place* (“Strategic Plan”), a primary goal of redevelopment for the Project Area is to create an eastern “gateway” into the City to “lead progress along the Olive Boulevard corridor and act as a catalyst for future development in Olivette.” Development within the Project Area should create inviting common areas and public space that establishes a focal point of activity in the City. At the same time, the development should include amenities that serve the daily needs of Olivette residents and optimize the fiscal and economic benefits to the City through employment opportunities and sales tax revenue generation.

The City will consider redevelopment proposals from qualified developers interested in accomplishing the redevelopment pursuant to the objectives and strategy outlined in this RFP. Proposals for development of superior quality, which also offer the greatest economic and fiscal benefit to the City, will receive priority consideration.

Ten (10) sealed hard copies of each proposal must be submitted no later than 2:00pm on December 9, 2015 to the office of the City Manager at:

Olivette City Hall  
9473 Olive Boulevard  
Olivette, Missouri 63132

The City may request an electronic copy of each proposal as necessary.

The issuance of this RFP has been authorized by the City of Olivette. Any agreements with successful proponents will be subject to consideration by the City’s Economic Development Commission and approval by the Olivette City Council.

Interested parties may contact Barbara Sondag, City Manager, for further information regarding this RFP. All correspondence should be sent via e-mail to [bsondag@olivettemo.com](mailto:bsondag@olivettemo.com) and received no later than 2:00pm December 9, 2015.

## **DESCRIPTION OF PROJECT AREA**

### **Boundary**

The Project Area is located in the southwest quadrant of the interchange between I-170 and Olive Boulevard. The Area is generally bounded by I-170 to the east, Olive Boulevard to the north, Price Road to the west, and Locust Lane to the south. It contains twelve parcels and is approximately 12.5 acres. A map of the Project Area is included in Appendix A.

### **Zoning**

Approximately 80 percent of the Project Area is within the “Mixed-Use Gateway District” (hereafter referred to as the “M-U Gateway”). Chapter 400, Article XXII of the Olivette Municipal Code, which describes the M-U Gateway and its zoning requirements, is included in Appendix C. The balance of the Project Area is currently zoned as Single Family Residential; however, these parcels will be subject to the same development guidelines as the M-U Gateway, as outlined in Chapter 400, Article XXII and this RFP.

## **GUIDELINES FOR REDEVELOPMENT AREA**

The following guidelines are intended to illustrate the type and character of new development that would be appropriate for the Project Area:

### **Land Use and Development Concept**

- A fundamental goal for the City is that the Project Area serve as a “gateway” to Olivette that is inviting to the community and visitors alike and provides not only amenities but also a sense of place. This should be achieved by the incorporation of public open space, unique landscaping and streetscape elements, and pedestrian- and cyclist-friendly infrastructure.
- The City envisions that the Project Area will be developed primarily as a retail and entertainment complex, with amenities that will serve and attract residents and non-residents alike. The site’s interchange location presents an opportunity to draw significant traffic from I-170 with a dynamic and unique tenant mix that sets the development apart from other commercial locations along the interstate.
- A list of permitted land uses for the M-U Gateway can be found in Section 400.2190 of Article XXII (see Appendix C).

### **Access and Circulation**

- Section 400.2160, Part A of Article XXII (see Appendix C) specifies street and cross-access easements that must be preserved, reconfigured, or added as part of a development in the Project Area.
- Particular considerations should be made for pedestrian and bicycle access within and around the Project Area. Specifically, the proposed development should include:

- A pedestrian and bicycle connection across Price Road to the Shoppes at Price Crossing development; and
- A pedestrian and bicycle connection running south from Olive Boulevard to the southernmost point of the Project Area that would provide a potential access point to future pedestrian and bicycle connections to Old Bonhomme Road.

The preferred configuration for these connections can be found on the Access Configuration Map in Appendix B.

### **Open Space**

- Required public space set-asides for the M-U Gateway are described in Section 400.2160, Part B2 of Article XXII (see Appendix C).
- Regulations for public space design are outlined in Section 400.2160, Part B4 of Article XXII (see Appendix C). In general, the public space should be designed to accommodate regular programmed public events and serve as a community gathering place.

### **Design Preferences**

Design standards for the M-U Gateway are outlined in Section 400.2150 of Article XXII (see Appendix C).

### **PUBLIC INCENTIVE CONSIDERATION**

The City will consider requests for the use of public fiscal incentives, (including tax increment financing) buy only in support of the achievement of the City’s objective of a high-quality commercial environment that provides a strong destination and sense of place with pedestrian amenities. Any grant of public fiscal incentives will be subject to compliance with applicable State statutes and the discretion of the City Council.

### **APPLICATION REQUIREMENTS**

Each development proposal shall contain the following information:

- A proposed site plan indicating the size and location of all buildings, service areas for all retail and dining businesses, parking areas and site circulation, sidewalks and pedestrian paths, the location of all points of ingress and egress, and the location and character of site landscaping, buffering, lighting, signage, and any special design elements in the Project Area.
- A narrative project report briefly explaining the character of the development.
- Estimated development costs by category, including:
  - Site Control: Property acquisition, relocation, and demolition
  - Site Preparation: Grading and utilities/infrastructure installation
  - Site Work: Site improvements and planting/landscaping
  - Site Development: New buildings and facilities
  - Professional Services: Architecture, engineering, planning, legal, accounting, marketing, title, appraisal, etc.
- Projected financing sources.
- Proposed phasing, timing, estimated date of completion, lease-up, etc.

- Estimated tenant/user square footage by user category.
- Estimated taxable sales volume (in \$) by tenant/user category.
- Requested public fiscal incentives, if any
- If the proposal requests public fiscal incentives, justification as to why the requested incentives are necessary for the proposed redevelopment.

## **PROPOSAL REVIEW PROCESS AND SELECTION CRITERIA**

Proposals will be reviewed by the City Manager, Director of Planning and Community Development, City Attorney, the members of the Economic Development Commission, the City's planning and development consultant, and other designated staff and professional advisors. During the period of review, the City may request such supplemental information as the City deems necessary and may, but need not, initiate contacts with any or all of the responding redevelopers.

Proposals for developments covering less than the Project Area will be considered; however, preference will be given to proposals that include the entirety of the specified Project Area.

## **MISCELLANEOUS**

The City of Olivette reserves the right to reject any and all proposals, to waive informalities, and to select the proposal(s) or portions thereof and the redeveloper(s) that, in the City's sole discretion, are determined to be in the best interests of the City.

The City further reserves the right, without limitation, to:

- a) Amend, modify, or withdraw this Request for Proposal.
- b) Require supplemental information from any responding redeveloper.
- c) Allow any responding redeveloper to correct or amend insufficient responses.
- d) Cancel, in whole or in part, this Request for Proposal and negotiate with one or more redevelopers if the City, in its sole discretion, deems it in the City's best interests to do so.

The City may exercise any of the foregoing at any time without notice to any party and without liability to any responding redeveloper or any other party for its costs or expenses incurred in connection with this Request for Proposal or otherwise. Submittals and responses to this Request for Proposal will be prepared at the sole cost and expense of the responding developer.

This Request for Proposal does not commit the City to select a redeveloper or a redevelopment project; to pay any cost incurred by any party in the preparation of a response to this Request for Proposal; to procure, contract for, or obtain any service described in this Request for Proposal; or to enter into a redevelopment agreement with any selected developer.

Developer responses to this RFP shall be kept confidential pursuant to Section 610.021(12) RSMo. until such time as the Olivette City Council determines that information shall be released to the public, which may not take place until such time as the City reaches a negotiated agreement with a successful developer. By submitting a response, the developer agrees to keep its response and all related information confidential until so released by the council.

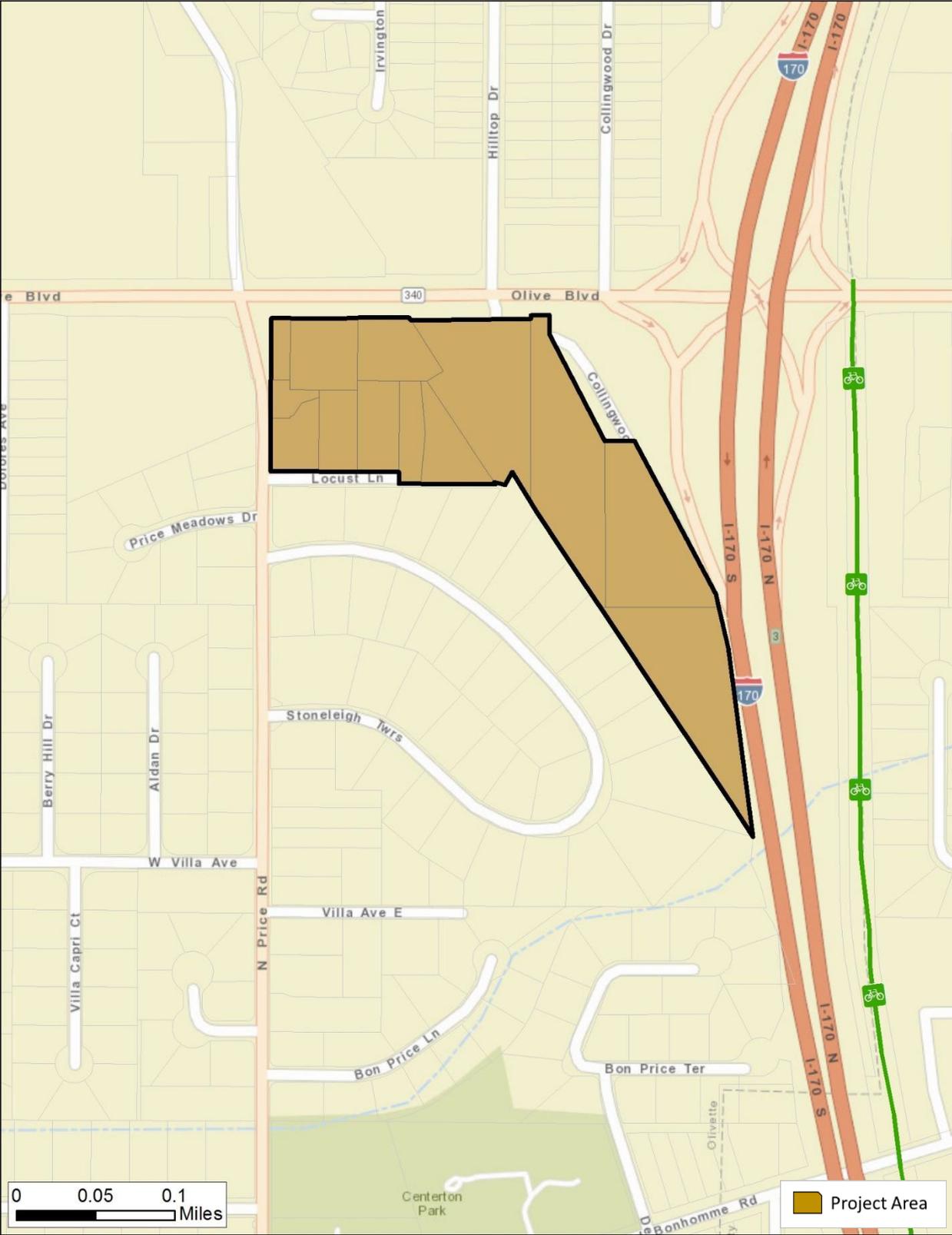
Any changes, modifications, or amendments to this Request for Proposal shall be effective only upon issuance of written notice by the City Manager and nothing stated by any elected or appointed representative shall effect a change unless in compliance with this paragraph.

#### **APPENDICES**

- Map of Project Area
- Map of Access Configuration
- Chapter 400, Article XXII of the Olivette Municipal Code: *"M-U Gateway" I-170/Olive Boulevard Mixed-Use Gateway District*

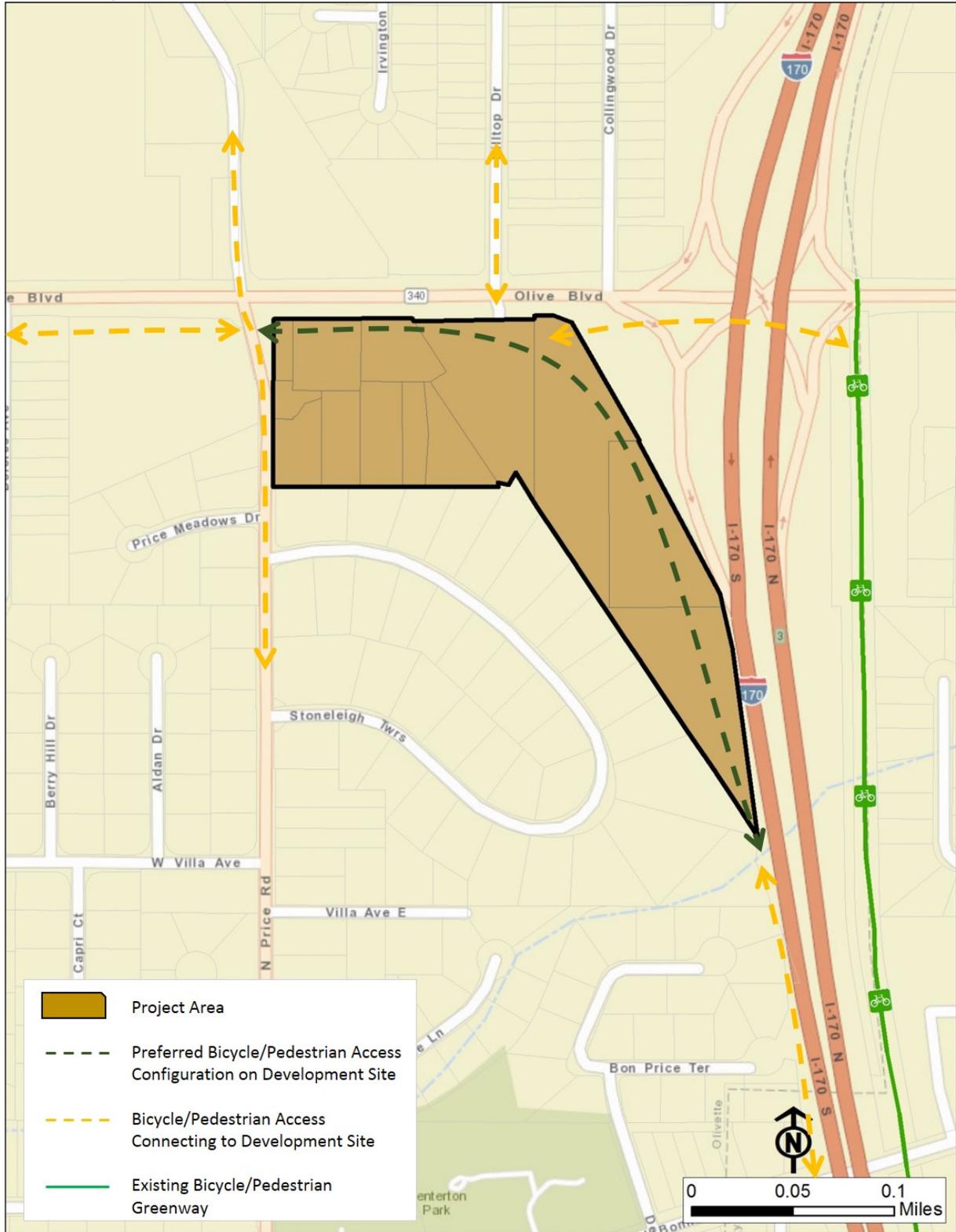
**APPENDIX A**

**Map of Project Area**



# APPENDIX B

## Access Configuration Map



## **APPENDIX C**

Chapter 400, Article XXII of the Olivette Municipal Code: “M-U Gateway” I-170/Olive Boulevard Mixed-Use Gateway District

<http://ecode360.com/27741907>