

ADDENDUM II
DATE: July 7, 2023
FOR
RFP #23102
UNIVERSITY OF MISSOURI – KANSAS CITY OAK STREET DEVELOPMENT
OPPORTUNITY
DATED: May 15, 2023
TO
THE CURATORS OF THE UNIVERSITY OF MISSOURI ON BEHALF OF UNIVERSITY
OF MISSOURI – KANSAS CITY

The above-entitled specifications are modified as follows and except as set forth herein remain unchanged and in full force and effect:

Below are questions received after June 6, 2023, and up to the deadline of June 30, 2023, and responses to each.

Date received: June 13, 2023

1. The RFP give a programmatic range for the arena capacity at 4,000 to 5,000 seats. At the walk through, 5,000 was mentioned as the capacity desired. Can you verify the program capacity remains as written in the RFP docs (4,000 to 5,000 seats), or has it shifted definitively to 5,000? UMKC is fine with an arena capacity that is anywhere within that range.

2. The published program cites '*Press Control and Video Production Space*'. With the intended growth of Varsity Athletics and the potential move to another D1 conference, should the proposer assume commensurate D1/Missouri Valley press considerations including, but not limited to:
 - in bowl camera positions
 - broadcast lighting levels within the venue
 - designated press seating location or press box
 - press dining
 - press work spaces

The proposer should assume Press Control & Video Production Space includes, but is not limited to, camera positioning, lighting, and press locations/dining/work areas commensurate with current best practices for Division 1 basketball and volleyball in similarly sized venues.

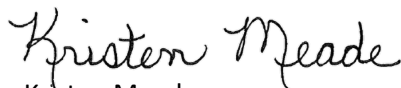
Date received: June 22, 2023

3. **Please provide stormwater management guidelines for the development site and confirm whether KCMO review of the stormwater management plan will be required.** Projects on UMKC property need to meet the KCMO stormwater management guidelines and will need review by KCMO. More information on KCMO stormwater management standards can be found here: <https://www.kcmo.gov/city-hall/departments/public-works/public-works-design-construction-standards>.
4. **Will UMKC allow access to the site from the roadway to the north of the site (south of Johnson Residence Hall)?** UMKC will consider allowing pedestrian access from the north. The curb cut at Johnson Hall could potentially be widened to allow vehicular access to the north of the site, such access shall not infringe upon the Johnson Hall parking lot/access.

Date received: June 30, 2023

5. **Is UMKC planning/willing to pledge any other existing parking (campus parking facilities, etc.), aside from the Oak Street Garage, to service the demand of the Oak Street Development sports Arena and other components of the development overall?** UMKC is not pledging or committing any other parking facilities for the development.
6. **How does UMKC plan to categorize the Oak Street Development Site for zoning purposes?** UMKC is not subject to local zoning ordinances. However, UMKC will review all projects for how they blend with the surrounding community. The land is currently zoned B3-2. UMKC does not expect to seek rezoning.
7. **Are there any zoning regulations from UMKC that will need to be adhered to, or does the site need to abide by KCMO's present zoning requirements where any UMKC requirements are silent?** See question 6 above.

Also attached as an informational item is an executive summary from the listening sessions that occurred on Tuesday, June 27, 2023.



Kristen Meade
Director of UM Procurement/CPO
University of Missouri Procurement



External Relations & Constituent Engagement

EXECUTIVE SUMMARY: OAK STREET DEVELOPMENT OPPORTUNITY LISTENING SESSIONS

Introduction

This Executive Summary presents consolidated feedback gathered from two listening sessions regarding the proposed Oak Street Development Opportunity hosted by UMKC on 6/27/23. The first session was attended by ~50 UMKC faculty, staff, and students. The second session was comprised of over 100 local community members from at least 14 distinct neighborhoods. Both sessions aimed to capture input that reflects the expectations, desires, and concerns related to the proposed development.

Participants in both sessions were presented with an overview of the RFP and participated in facilitated small-group discussions on the following six questions:

1. From what you've seen and heard, what excites you and would draw you to this space?
2. How would you use the amenities suggested for this project?
3. What kinds of design features would complement the existing neighborhood, or would you like to see brought to the neighborhood?
4. What considerations would you have for the chosen developer for this project?
5. How would you like to see the chosen developer further engage with the community?
6. Will this space being a transportation hub change the way you move around the city?

The following sections outline major and minor themes that emerged from the conversations.

UNIVERSITY OF MISSOURI-KANSAS CITY

FACULTY/STAFF/STUDENT FEEDBACK

Major Themes

Campus Gateway- Participants were excited about the possibility of a prominent campus gateway/western entrance/"front door" that could serve as a welcoming point for the community and prospective students/families. A desire for the physical elements of the space to be distinctly tied to UMKC and university branding was indicated. Multiple suggestions were made to create or relocate various UMKC amenities in the space- including a UMKC Welcome Center, the Office of Admissions, and the UMKC Bookstore or an affiliated UMKC merchandise shop. Additional recommendations encouraged the prominent placement of public art, including art by UMKC students, faculty, and alumni.

Multiple participants encouraged consideration of how the space could draw people deeper into the campus via 51st Street and the UMKC Central Stairs with additional comments exploring the creation of a pedestrian bridge over Oak Street.

Flexible Outdoor Space- Participants expressed a strong desire to include flexible, accessible, and casual outdoor gathering spaces that were pedestrian friendly and a desire to incorporate outdoor art and a fountain/water feature. There were multiple recommendations to incorporate natural/sustainable elements and green space.

Diverse, Local, and Affordable Vendors- There was strong support for the inclusion of local vendors and merchants, with special consideration given to minority, women-owned, and alumni-owned businesses. Throughout the conversations, participants encouraged selecting vendors offering affordable price points for UMKC students and those businesses that would add new variety/diversity to the existing neighborhood selection. Additional encouragement for retaining the current vendors in the existing colonial shops was expressed.

UMKC Usage and Affordability- A prominent concern from the participants was related to internal use of amenities related to the arena and possible multi-use spaces, which were identified as in short supply on campus. Participants encouraged a free or reduced rate for UMKC departments and expressed concern about the potential of being priced out of use.

Additional themes:

- Ensuring seamless integration with existing campus architecture.
- Encouraging ongoing community engagement sessions and providing additional examples of potential uses for the space.
- Establishing an online platform for continued community engagement and updates.
- General concerns and questions were expressed related to traffic mitigation, parking options, public safety, and the urging of the development to focus on pedestrian access and use.
- The suggestion to involve UMKC students in the planning process, particularly from the AUPD Department and Art Department.

COMMUNITY THEMES

Major Themes

A Balanced Approach to Architecture and Design- Participants expressed a strong desire for a bold and dynamic architectural design throughout the development but expressed concerns about the height of any proposed buildings exceeding the existing Whole Foods/Brookside 51 development. Multiple conversations encouraged "whimsical," "funky," and "exciting" design while also having a desire for a seamless transition to the historic nature of the surrounding residential communities. Underpinning nearly all conversations on the physical structures was a desire for quality, long-lasting construction that avoided the mistakes of past failed developments.

Additional focus was placed on using green and sustainable practices in the design and the need for pedestrian friendly with easy access on all sides of the development.

Neighborhood Considerations & Ongoing Engagement- A primary concern was ensuring steps are taken to mitigate any negative effects on the surrounding community- specifically the impact of parking and traffic overflow into the residential neighborhood and noise and light pollution from the arena. There were also multiple concerns about safety/security and how it would interface with the local neighborhoods.

They strongly encouraged ongoing communication and opportunities for additional input once the developer was selected. There were numerous requests for additional examples of similar developments from the proposed developers and a desire to create an online platform allowing easy updates and feedback.

Differing Views on Colonial Shops (Retail Parcel) and Vendors- Multiple conversations focused on preserving the Colonial Shops- while some cited their historical nature, many others saw them as "outdated" and "under-utilized". Multiple recommendations were made to combine the existing structure with the new development. Both sides of this conversation strongly supported retaining the current Colonial Shop vendors.

Flexible Outdoor Space- Community participants echoed UMKC faculty, staff, and students in their support for flexible, accessible, and casual outdoor gathering spaces that were pedestrian friendly and a desire for incorporating outdoor art, and a fountain/water feature . Again, there was an extensive recommendation for incorporating natural/sustainable elements and green space.

Additional conversations urged the activation of the space as a "trailhead" for the Trolley Track Trail and integration of the trail into the full development- possibly creating a spur of the trail that runs through the development and into campus.

Neighborhood and Family Amenities- A significant hope was expressed that the development would include a mix of amenities and services for local residents- specifically younger families with children. Multiple conversations focused on a desire for the new arena to serve as an alternative to existing youth sports complexes that require residents to travel 30-60 minutes for use.

Community members also encouraged the selection of local and diverse businesses that added to existing neighborhood options but also hoped that various services would be considered, including a post office, dentist, dry cleaner, and co-working locations that could be used by those frequenting the streetcar. Multiple conversations referred to an "Eat, Drink, Play" approach to the development.

Additional themes:

- Encouraging the placement of nighttime lighting to ensure security, especially along the Trolley Trail.
- Encourage the collaboration of other local organizations, including the Linda Hall Library and KC Parks & Rec.
- Requests for clarification on the needs of future affordable student housing and where it would be located if not in this space.
- Inquiries on how the land lease and financing would be approached.
- The need for public restrooms.
- A desire to have the space feel "Distinctly Kansas City."
- The importance of clear communication between UMKC and the chosen developer, particularly regarding campus safety.
- A desire to see some sort of shuttle service connecting to additional parking options as well as Rockhurst University.