

City of Union, Kentucky



Union Town Center Development Sites

Request for Developer Qualifications (RFQ)

City of Union, Kentucky
1843 Mt. Zion Road
Union, KY 41091



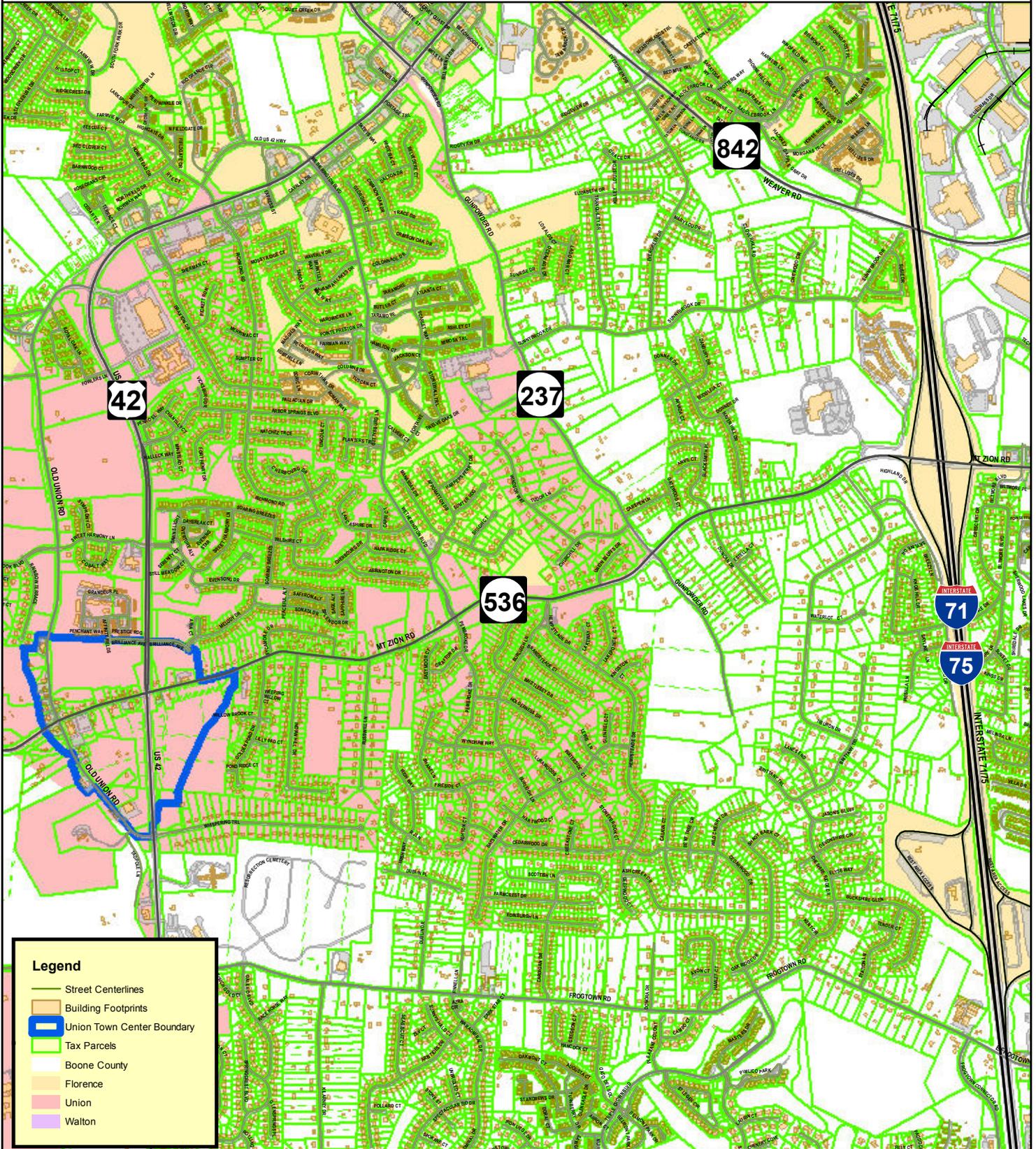
Contact:

David Plummer
City Administrator
davidp@cityofunionky.org
859-384-1511

*Union Town Center
Vicinity Map*

Vicinity Map

www.boonecountygis.com

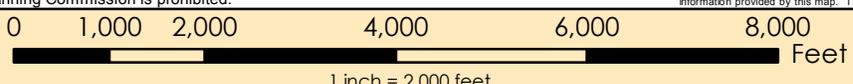


Legend

- Street Centerlines
- Building Footprints
- Union Town Center Boundary
- Tax Parcels
- Boone County
- Florence
- Union
- Walton

Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

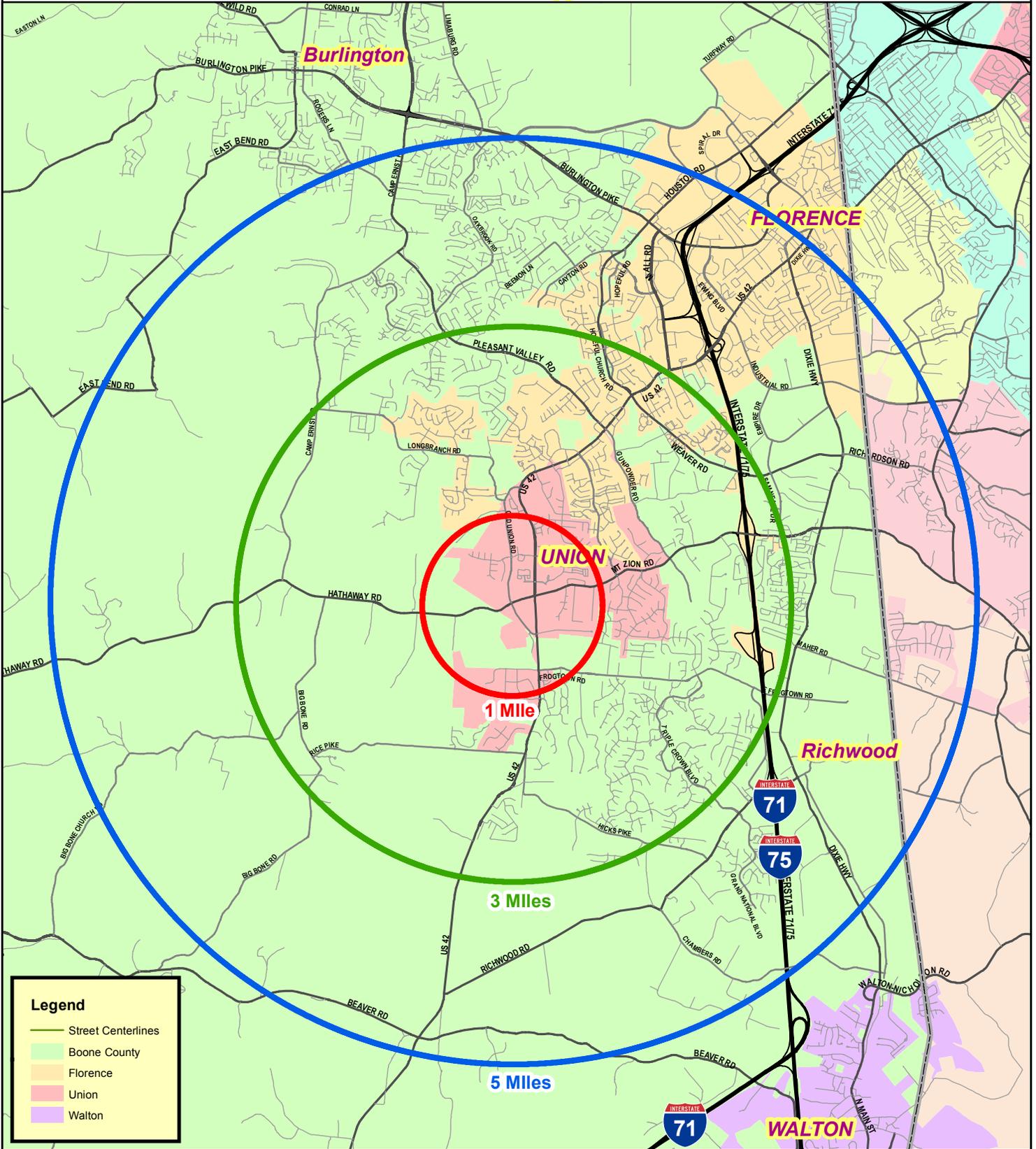
Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



Boone County GIS - Putting Northern Kentucky on the Map

City of Union Ring Analysis

www.boonecountygis.com

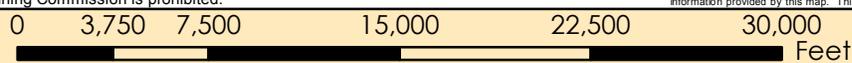


Legend

- Street Centerlines
- Boone County
- Florence
- Union
- Walton

Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 7,500 feet



Boone County GIS - Putting Northern Kentucky on the Map



**REQUEST FOR QUALIFICATIONS (RFQ) FOR A PREFERRED DEVELOPER
FOR UNION TOWN CENTER DEVELOPMENT SITE(S)
UNION, KENTUCKY**

The City of Union, Kentucky (referred thereafter as the “City”) is requesting qualifications of a preferred developer to partner with in developing the first phase of the Union Town Center. The City has identified several sites within the Town Center area **(see Exhibit 1)** at the intersection of new Mt. Zion Road (KY 536) and U.S. 42. Currently, Mt. Zion Road is under construction as it will be relocated and expanded through the center of the City. As a result of this road relocation, several sites will be available for development purposes. The City is also interested in possibly relocating or adding office/meeting and event space to or near its current City building located at 1843 Mt. Zion Road, Union, Kentucky. This interest involves partnering with a developer and the current property owner of Parcels 4 and 6 **(see Exhibit 2)**. Other potential parcels that might be available for development in the future are also noted in **Exhibit 1**. It is anticipated that the preferred site and other sites be developed as a mixed-use development with a combination of retail/commercial, offices and/or residential uses, along with related public spaces and amenities.

All RFQ submittals are to be sealed and shall be received by **12:00 Noon** on **May 25, 2018** to:

David Plummer
City of Union
City Administrator
1843 Mt. Zion Road
Union, KY 41091

Note: No RFQ submittals will be accepted electronically for review.

REQUEST FOR QUALIFICATIONS (RFQ) SUBMISSION REQUIREMENTS

- An official letter of interest including the name and address of the developer and any partners in the project.
- Experience and qualifications information reflecting the company's history, outlining the ability to design, finance, implement and manage the project, for the primary developer as well as any proposed partners in the project.
- Include examples of similar projects completed in the past five years as well as current projects. This information should include photos, site plans, architectural renderings, budgets, and any other pertinent information.
- List of community references.
- Six copies of the submission.

SELECTION PROCESS

- A statement of interest and qualifications will be submitted for review by the City which may, at its option, request interviews with the developer.
- Based upon the submissions, and/or interviews the City shall enter into more formal discussions with the developer.
- If the City decides to move forward, it will select a preferred developer and the City and developer will work towards a proposal for the development of a specific site with the permission of the property owner.

UNION TOWN PLAN

The City's vision is to create an economically viable town center as a hub of activity within the community. The town center would offer multiple residential, business and recreational opportunities for its residents while maintaining a neighborhood feel.

The Union Town Plan is a land use and zoning study adopted by the Boone County Planning Commission, the City of Union and the Boone County Fiscal Court in 2000. It covers a 1,850 acre area along U.S. 42, a major north-south corridor and Mt. Zion Road (KY536), a major east-west corridor for planned residential and business growth. The Union Town Plan was prepared in response to the reconstruction of U.S. 42 and the eventual reconstruction of Mt. Zion Road. The City made a concerted effort to plan in advance of development. The Union Town Plan offers a compact town center approach to allow for a mixture of uses based upon emerging markets. The Town Center is a place citizens can live, shop and work in the same community. The Plan offers a planned street and pedestrian network, higher densities than surrounding developments, neighborhood based services, a mixture of uses including a variety of housing types, proper infrastructure to support new development and good design to attract quality development. The Union Town Center ("UTC") is the focal point for commercial, office, recreational and public/institutional activities to support residential uses. It represents a 90 acre area in the center of the City located at the crossroads of relocated Mt. Zion Road (KY 536) and U.S. 42. A full copy of the Union Town Plan is available at www.uniontowncenterky.org.

UNION TOWN CENTER ZONING

The Union Town Center area is located in the Union Town Center (UTC) zoning district. This 90 acre UTC area has historically been the center of the Boone County and the City. The City's older business district is located along Old Union Road and the new business district is located along U.S. 42 and Mt. Zion Road. The purpose of the UTC zoning district is to allow for compact commercial and residential development at a pedestrian scale. Mixed use development with buildings designed to accommodate commercial uses on the first floor and office/residential uses on the upper floors are encouraged. The permitted uses and scale of development are designed to serve the immediate area and to accommodate the growing population around the City. Examples of permitted uses in the UTC zoning district are single and multi-family housing, restaurants, grocery stores, bakeries, professional office uses, dry cleaners, day care centers, churches, etc. The complete list of 80 different uses is noted in Sections 2521 and 2522 of the Union Town Plan (www.uniontowncenterky.org). In addition, design standards are included in the UTC zoning district. These standards refer to building setbacks, placement and materials and parking locations.

DEVELOPMENT ACTIVITY IN THE UNION TOWN PLAN CORRIDOR

In 2005, U.S. 42 was relocated and opened a new road corridor for development. Since then, significant residential development has occurred and some commercial development. Recent development activity includes an addition to Ryle High School, St. Tim's Elementary School, Boone Spring Nursing Home (143 beds), Affinity Apartments (294 units) and a new Kroger Marketplace store (145,000 s.f.). There is additional development planned and underway (**see Exhibit 3**).

TRAFFIC PATTERNS

The Union Town Center area is served by two primary routes - U.S. 42 and Mt. Zion Road (KY 536). Both roads lead to I-75, a heavily traveled road corridor from Michigan to Florida. Both routes have been planned and expanded to accommodate future growth based upon the Union Town Plan. A map is attached to this RFQ that shows the most current traffic counts (2016) and projected traffic counts for 2040. These counts are for the annual average daily trips (**see Exhibit 4**).

AREA DEMOGRAPHICS

The City of Union is located in Boone County, Kentucky. It is the second largest city in the county. Boone County's 2017 population was 130,728 and ranks near the top 100 of the fastest growing counties in the United States. Since 2000, Boone County's population has increased by almost 54%. Boone County continues to lead the State of Kentucky and the Cincinnati region in percentage population growth. The County's projected 2040 population is 191,093. Boone County is ranked second in the State in terms of new job growth. Almost 11,010 jobs were created during the last decade at a total investment of over \$1.2 billion. This trend continues with additional development at the CVG Airport, particularly the Amazon project.

The City of Union is a municipal corporation of the 4th class, organized under the laws of the Commonwealth of Kentucky. The City is 3.37 square miles in size located near the center of Boone County southwest of the City of Florence, Kentucky, along U.S. 42. From 2000 - 2010, the City of Union's population rose from 2,893 to 5,807 - an increase of over 102%. It is anticipated that Union's population will continue to increase to 10,000 by the year 2030. This significant population increase has been fueled by housing demand caused by the growth of the County as a commercial/industrial job center; the population shift away from the urban areas of the region; and due to the improved transportation access to the area. The City will see continued growth as a result of improvements to U.S. 42 and the construction of relocated KY 536, which will provide improved access to I-75.

The average household income in Union is \$123,826 (2017) and it is projected to be \$139,261 by the year 2022. Approximately 48% of the City's population ages 25 and over has a Bachelor's degree, compared with 32% for all of Boone County. An additional 17% of the City's population has a graduate degree. Within a three mile radius of the center of the City, 42,787 people live and this figure increases to 89,731 residents within a five mile radius. Finally, the median home value in Union is \$240,090 (2017) and it is likely to increase to \$265,393 by 2022.

Today, the City is primarily a residential community with limited commercial development. The 2017 total taxable real property assessment for the City was \$530,787,743. About 93% (\$495,670,023) of the City's total taxable assessment was from residential development and only 7% (or \$35,117,720) was from commercial development. However, the City anticipates that with the reconstruction of U.S. 42 and KY 536, commercial and office development will take place along those corridors to compliment the residential development.

Tax revenues to support City services are derived from ad valorem (property taxes). The City, although allowed by State law, has not established an occupational license tax (business gross or net profits tax and payroll tax) or an insurance premium tax. The property tax rates for the City for 2018 are \$2.16 per \$1,000 of valuation for real property and \$1.88 per \$1,000 of valuation for tangible property.

POTENTIAL DEVELOPMENT SITES

Information common to all of the sites are:

The proposed development sites are privately owned, but the City has been assured the owners are willing sellers at the appropriate time. They will entertain reasonable offers.

The sites have access to customary public utilities including, public water, sanitary sewer, gas and electric, telephone and telecommunications.

Most of the sites have not been subject to development, having been used only for limited residential and/or agricultural uses. While the City will not represent the sites are free from environmental contamination, the City knows of no environmental issues that would impact the development of the properties.

More specific information about the Collett parcels follow:

ADDITIONAL INFORMATION ABOUT PREFERRED DEVELOPMENT SITE

- A. Collett parcels (**see Exhibit 2**)
Deed Book: 946, Page 56
PIDN: 063.00-00-037.00
Parcel Number: 4 & 6

The combined Collett parcels previously consist of a parcel on the east side of U.S. 42 and on both sides of the new Mt. Zion Road (KY 536). Parcel #4 is approximately 6.81 acres and adjoins the current City building property. The second Collett parcel (parcel #6) is 26.27 acres in size and is currently zoned Union Town Commercial (UTC) and Suburban Residential One/Union Town Overlay (SR-1/UTO).

- B. The remaining parcels (1, 2, 3, 5, 7 and 8) are located in the Town Center area (**see Exhibit 1**) and could be developed based upon individual property owner interest.

POTENTIAL ASSISTANCE FROM CITY

A. **Incentives:**

The City understands the challenges of starting new development in today's economic climate. Therefore, in order to get development started, and to encourage development that meets the requirements of the Union Town Plan, the City is interested in partnering with a developer and will consider incentives for development. In addition, if the City grants incentives for a development, it will encourage Boone County and other applicable taxing districts to also participate with a grant of incentives. For more information on the incentives that may be available to promote development within the Union Town Plan, a copy of the Report of Economic Incentives is available to review online at www.uniontowncenterky.org.

B. **Zoning:**

Zoning should be appropriate for proposed plans that are generally consistent with the requirements of the Union Town Plan. However, in the event that a zone change may be needed the City will assist the proposed development through the rezoning process, including possibly acting as the applicant for the rezoning applications.

C. **Other:**

If requested the City will coordinate meetings with the respective property owners to encourage an agreement between the property owner and developer. The City will also assist in contracting the appropriate agencies identified on the next pages.

DEVELOPMENT APPROVAL AND UTILITY CONTACTS

A. Zoning and Site Development Approval:

Boone County Planning Commission
Boone County Administration Building
2950 Washing Street, P.O. Box 958
Burlington, KY 41005
Phone: 859-334-2196

B. Building Plan Review / Inspection:

Boone County Building Department
Boone County Administration Building
2950 Washing Street
Burlington, KY 41005
Phone: 859-334-2218

C. Sanitary Sewer and Storm Water Utility:

Sanitation District 1 of Northern Kentucky
1045 Eaton Drive
Ft. Wright, KY 41017
Phone: 859-578-7450

D. Public Water Utility:

Boone County Water District
2475 Burlington Pike
Burlington, KY 41005
Phone: 859-586-6155

E. Gas & Electric Utility:

Duke Energy
139 E. Fourth St.
Cincinnati, OH 45202
Phone: 513-421-9500

F. Telephone/Telecommunications:

Cincinnati Bell
221 E. Fourth St.
Cincinnati, OH 45202
Phone: 513-397-9900

Spectrum
7906 Dixie Highway
Florence, KY 41042
Phone: 859-431-0300

G. Fire Protection:

Union Fire Protection District
9611 U.S. 42
Union, KY 41091
Phone: 859-384-3342

H. GIS Mapping:

Boone County Planning Commission
P.O. Box 958
Burlington, KY 41005
Phone: 859-334-2196
www.boonecountygis.com

Contacts and Further Information:

RFQ Questions:

David Plummer
City of Union`
City Administrator
1843 Mt. Zion Road
Union, KY 41091
859-384-1511
davidp@cityofunionky.org

Zoning, Union Town Plan, GIS & Utility Questions:

Kevin P. Costello, AICP
Executive Director
Boone County Planning Commission
2950 Washing Street, P.O. Box 958
Burlington, KY 41005
Phone: 859-334-2196
kcostello@boonecountyky.org

Exhibit 1

*Union Town Center
Available Development Sites*

Exhibit 1 - Union Town Center Available Development Sites

www.boonecountygis.com



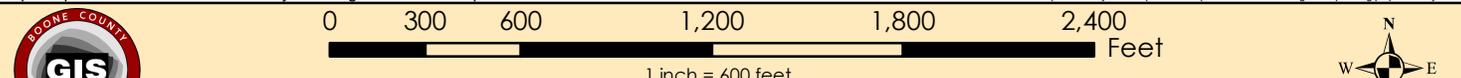
Acreage Available		
Parcel Number	Owner	Acres
1	GRAMMAS	22.67
2	GRAMMAS	6.17
3	COLLETT	2.58
4	COLLETT	6.81
5	BARLOW	12.17
6	COLLETT	26.27
7	MULDOON	6.79
8	NEWMAN	3.97

Legend

- Building Footprints
- Proposed Mt. Zion Road
- Union Town Center Boundary
- Available Sites
- Tax Parcels

Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



Boone County GIS - Putting Northern Kentucky on the Map



Map Created: 01/01/2018

Site Plan Kentucky North 100 100
ArcMap Document *.mxd

Exhibit 2

*Selected Development Site Map
Collett Properties*

Exhibit 2 Collett Properties

www.boonecountygis.com



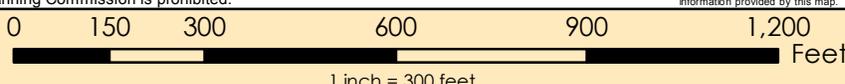
Legend

- Building Footprints
- Proposed Mt. Zion Road
- Available Sites selection
- Tax Parcels

Acreage Available		
Parcel Number	Owner	Acres
1	GRAMMAS	22.67
2	GRAMMAS	6.17
3	COLLETT	2.58
4	COLLETT	6.81
5	BARLOW	12.17
6	COLLETT	26.27
7	MULDOON	6.79
8	NEWMAN	3.97

Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



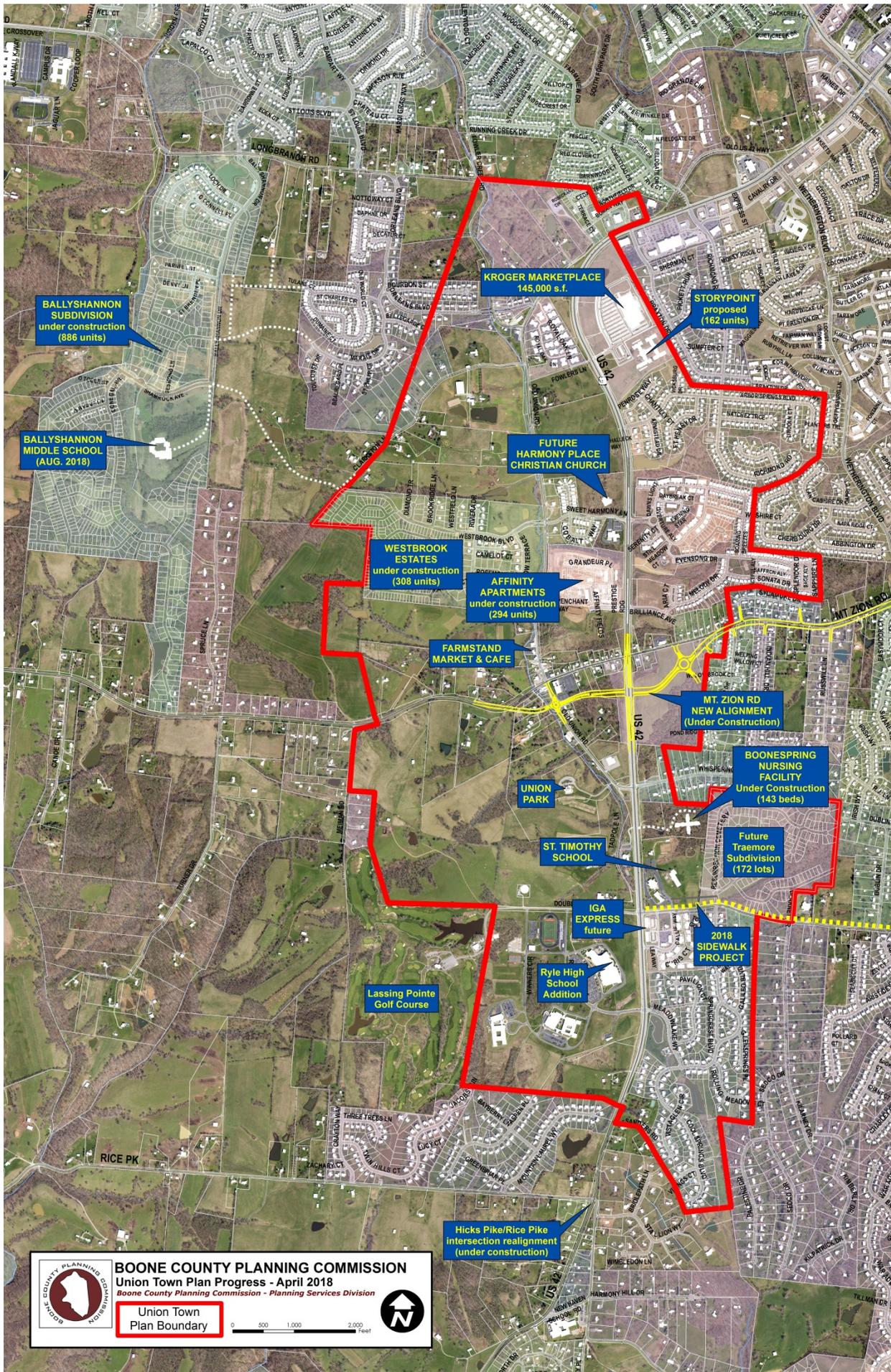
Boone County GIS - Putting Northern Kentucky on the Map

Map Created: 01/01/2018

Site Plan Generated with ArcGIS
ArcMap Document: *.mxd

Exhibit 3

*Union Town Plan
Recent Development Activity Map*




BOONE COUNTY PLANNING COMMISSION
 Union Town Plan Progress - April 2018
 Boone County Planning Commission - Planning Services Division



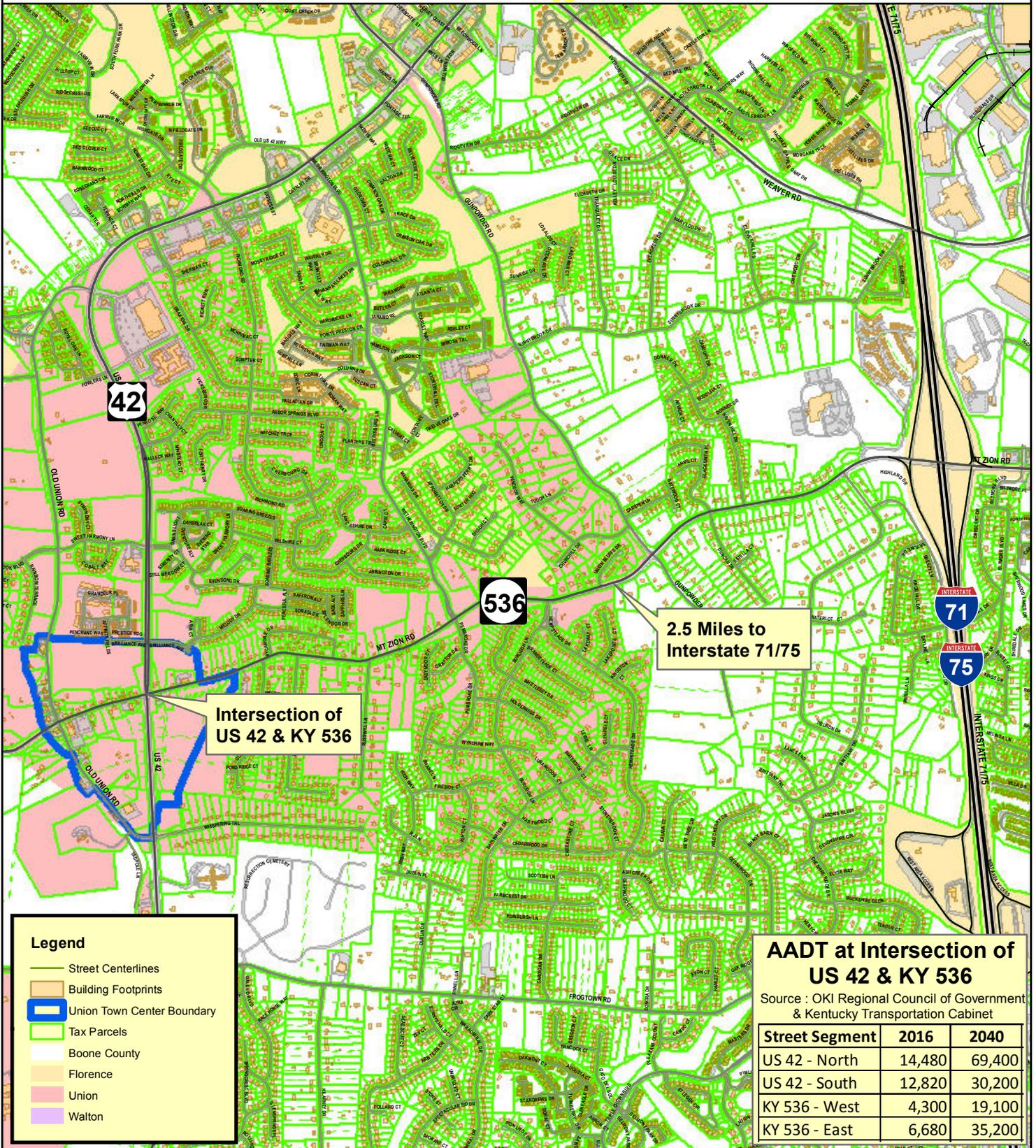

Union Town Plan Boundary

Exhibit 4

*Average Annual Daily Trips Map
2016 & 2040*

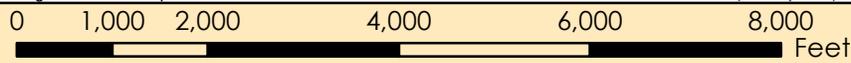
Exhibit 4 - 2016 & 2040 Average Annual Daily Trips (AADT)

www.boonecountygis.com



Copyright 2018 Boone County GIS. Reproduction by any means without the express permission of the Boone County Planning Commission is prohibited.

Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 2,000 feet



Boone County GIS - Putting Northern Kentucky on the Map