



Headlines



November 9, 2004

Rock Island Looking for Developers for the Armory

The City of Rock Island today began the process of soliciting developer interest in redevelopment of the Rock Island Armory, located at 1801 First Avenue.

The search for a developer results from a recommendation from the recently completed RiverVision Plan, a joint study by Rock Island and Davenport intended to create a concept for future development along their shared waterfronts. Regarding the Armory property, the plan stated, "The Armory is a pivotal site for Rock Island, occupying the most prominent downtown riverfront location in Rock Island."

A twelve-page [Request for Statements of Interest](#) was released by the City and includes information about the property and outlines a process for reviewing developer responses. Interested parties have until November 30, 2004 to submit information on who they are, their experience with similar projects, information about potential financing, and outlining their approach to the redevelopment.

The Armory was purchased by the City in 1996 and is currently used by Jumer's Casino Rock Island for valet parking. The building footprint is approximately 32,600 square feet and the site is 3.5 acres. The property has about 650 feet of frontage on the Mississippi River, has direct access to the Great River Trail (a 65-mile recreational trail that runs from Rock Island to Savanna, Illinois), is one block from the core downtown area, and has on-site parking to accommodate 70 vehicles. A somewhat unique feature of the building is that it is part of the flood protection system. During certain periods of high water, flood panels are inserted at each end of the building and splashguards are put in place to cover the windows and door on the north side. The building itself is not subject to flooding. When the State of Illinois conveyed title of the Armory to the City, they required that the Illinois Historic Preservation Agency approve all interior and exterior changes to the property.

Staff from the City of Rock Island and Renaissance Rock Island will conduct the developer selection process. Once the statements are received they will be screened and a smaller group, if necessary, will be asked to submit a Request for Proposals (RFP) and specific proposals will be solicited.



The criteria that will be used to evaluate responses will include:

- The respondents' written statement of interest and qualifications and its vision of the overall redevelopment and re-use of the project.
- The respondents' experience and technical competence in implementing successful projects of a similar nature and scope.
- The financial capability and commitment and overall capacity of principals and parties included in the development team.
- The extent to which the project envisioned by the respondent demonstrates creativity and the ability to maximize the economic development aspects of the project.

Interested developers can pick up a copy of the Statement of Interest guidelines at City Hall, in the Community and Economic Development Department. Questions should be directed to 309.732.2920.