Alliant Energy Center Redevelopment Committee

Update on Mixed Use RFI/RFP

December 15, 2025

** Base Map: Alliant Energy Center Master Plan 2018*

Update on Mixed Use RFI and City Discussions

1. Request for Information (RFI) Questions
2. City Zoning Meetings - Nov 14 and Dec 19
3. City TIF Parameters Discussion Meeting - Dec 10

General Timeframe

City Pre-Development Guidance
Q4 2025

RFI
Q1 2026

Select Entitlements (by County)
Q2 2026

RFP
Q3-Q4 2026

RFI Draft Questions (#1-2)

1. Rank the following potential uses in order of desirability…
   - Indoor sports facility
   - Hotel(s)
   - Multi-family housing
   - Restaurants
   - Retail
   - Sports or live music related entertainment commercial
   - Office
   - Public gathering spaces

2. Of the following uses, approximately how much gross square feet or number of units would you dedicate to each…

   (choices same as above in Question #1)

RFI Draft Questions (#3)

3. How important would high density multi-family residential development be to the site's use mix, activation, and financial feasibility? Please share any market perspectives you may have.

- Are there complimentary uses that you believe are necessary to support housing viability (private development and/or public plazas, infrastructure improvements on John Nolen Drive, etc.)?

RFI Draft Questions (#4-6)

4. Do you envision additional entertainment, sports, or convening venues on the site?

5. Would you have interest in the Olin Avenue site if it was part of the RFP?

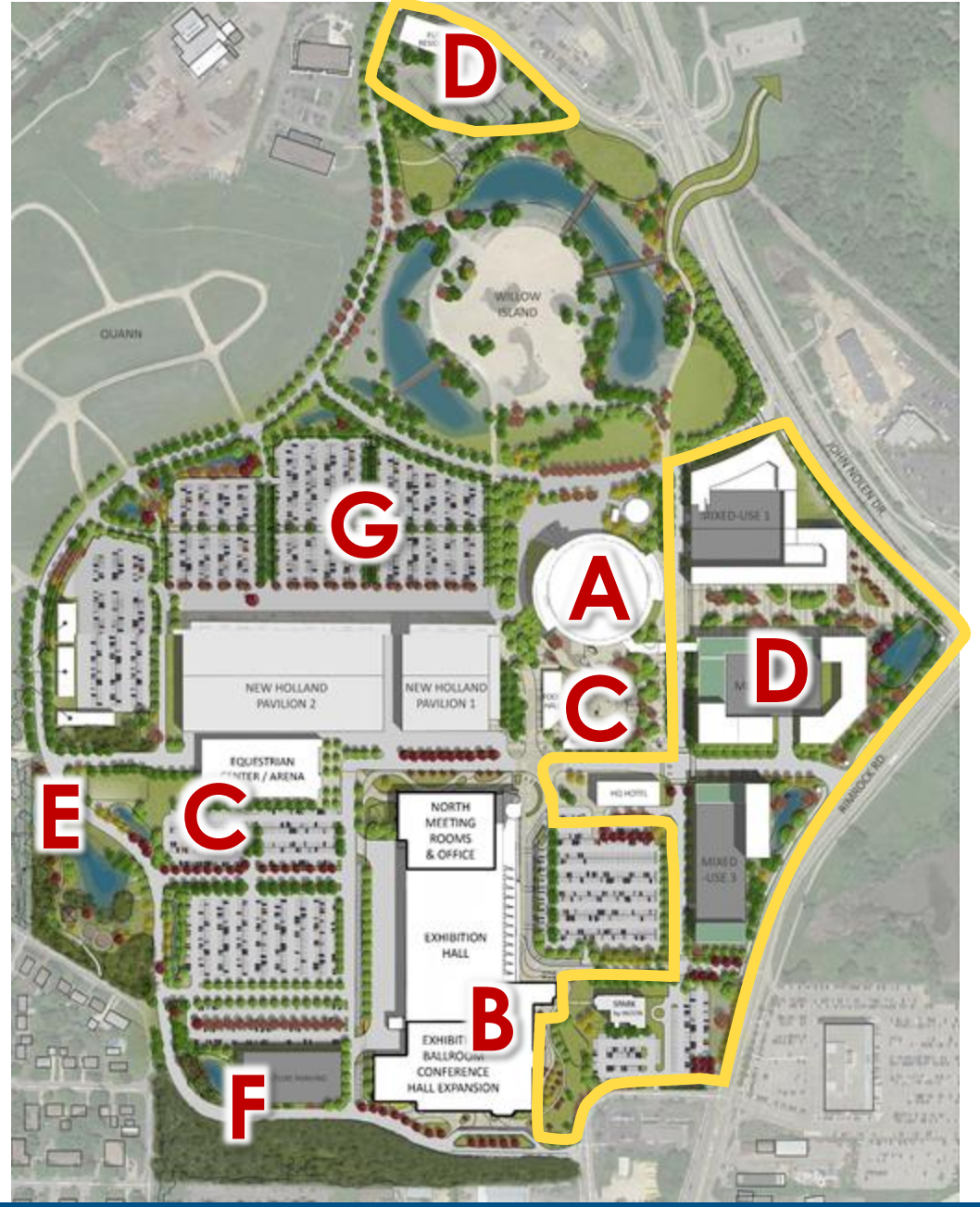
6. What else should the County consider in relation to development of the mixed-use area?

City Zoning & Approval Updates

A. Coliseum Approvals

B. Ex Hall Approvals

D. Mixed Use Area Approvals
- Master Plan
- Rezone



A. COLISEUM RENOVATION/EXP

B. EXHIBITION HALL EXPANSION

C. CENTRAL PLAZA AND NEW SHOWRING ARENA

D. MIXED-USE PRIVATE DEVELOPMENT

E. RING RD WITH BELTLINE/RUSK AVE ACCESS

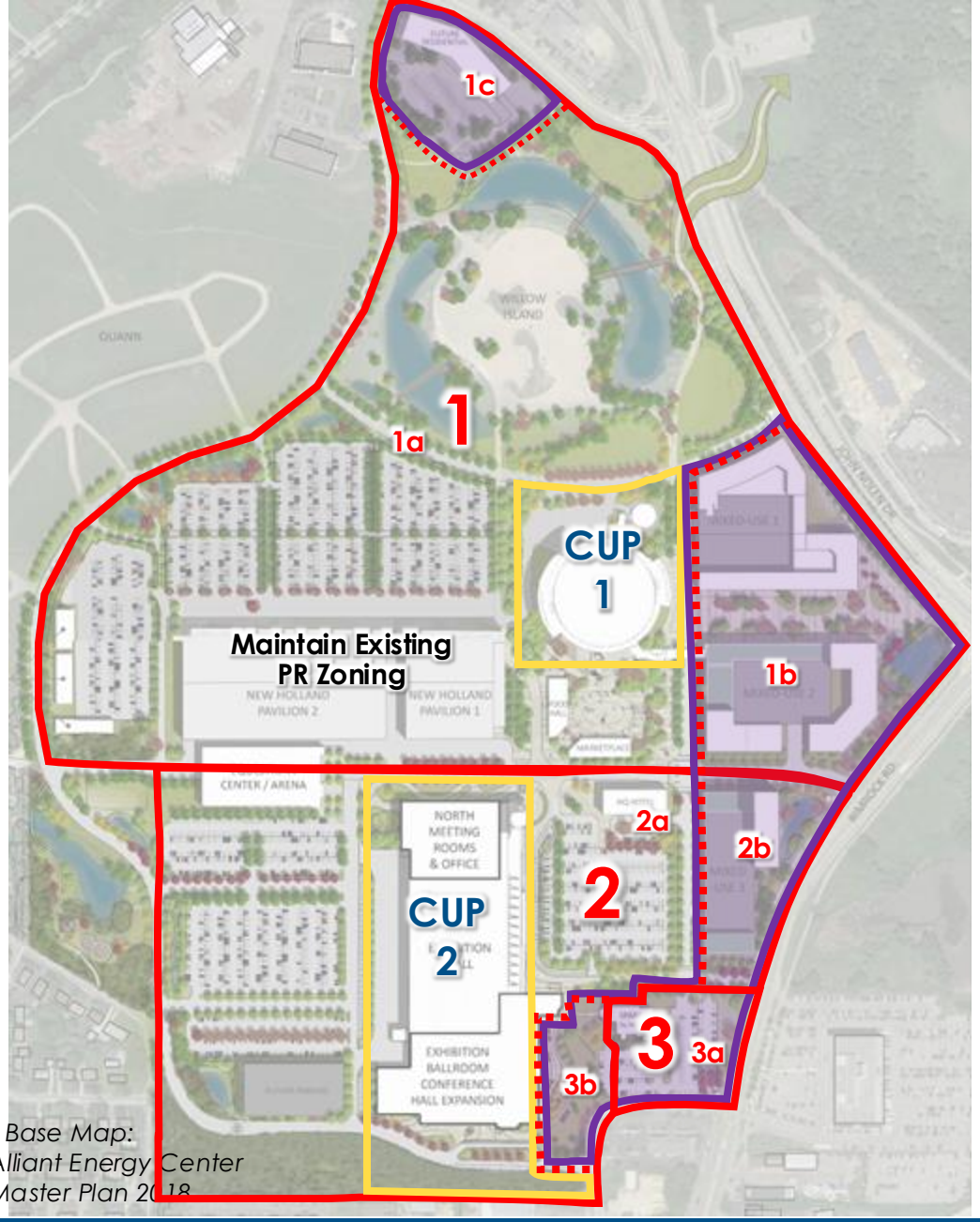
F. STORMWATER IMPROVEMENTS & STRUCTURED PARKING

G. "GREEN" CONNECTIONS THRU PARKING AREAS

Estimated General Timing & Sequence (City Approvals)

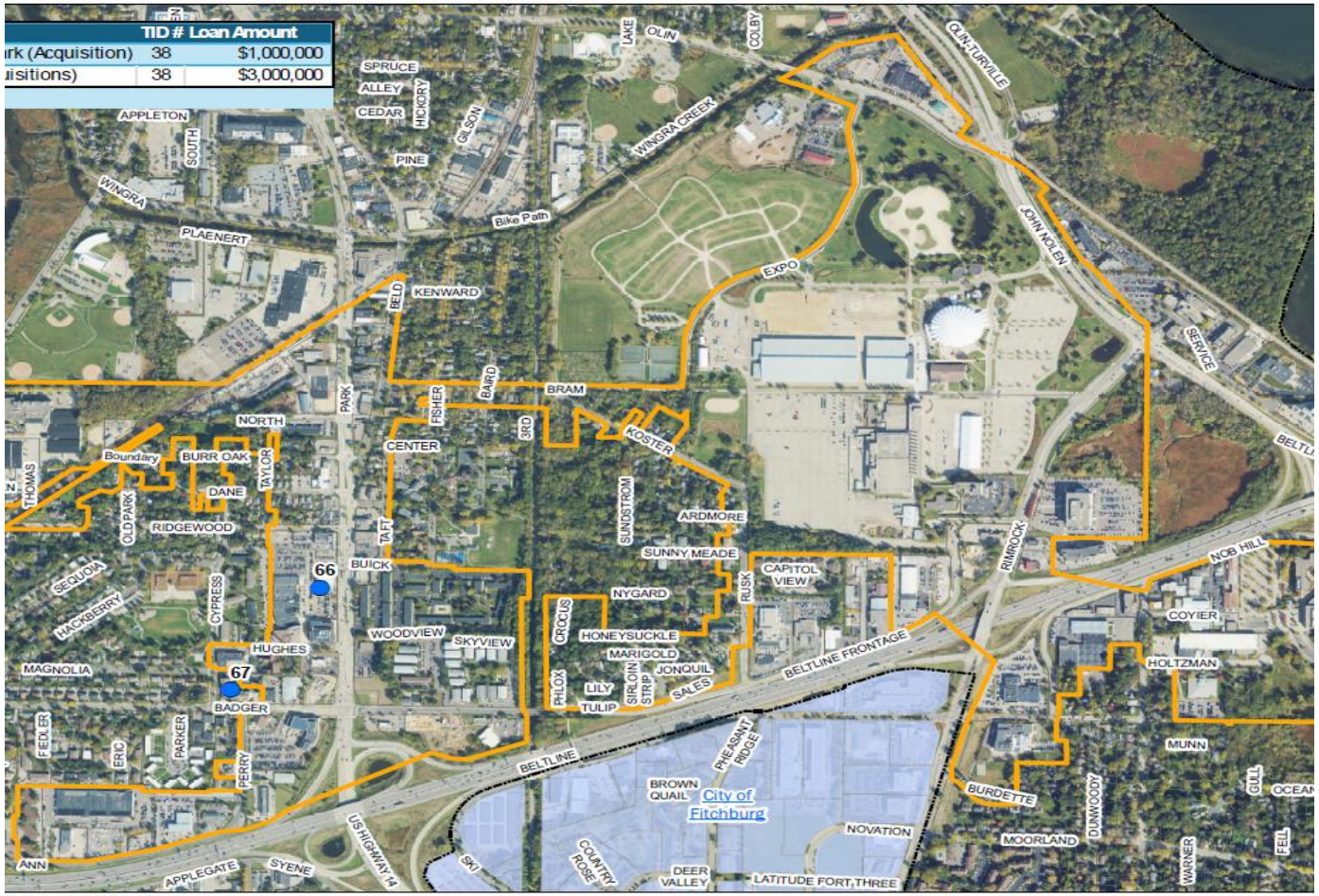
	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	2027-2028
Ex Hall Addition	UDC and CUP Applications	UDC and CUP Approvals	Construction documents	Bidding		Estimated construction
Coliseum	Partner Negotiations	Preliminary design	County &/or Partner: UDC and CUP Applications (if needed)	Obtain Approvals Prepare for permits	Construction	
Mixed Use Area(s)	Release RFI & receive responses	Master Plan Adoption Rezoning to RMX or CC-T CSM (optional)	Release RFP	Receive RFP responses	Negotiation, community engagement by County & partner, etc.	Partner: UDC and CUP applications, approvals, construction

Existing Parcels and Future Zoning Diagram
(general for Discussion purposes)



* Base Map:
Alliant Energy Center
Master Plan 2018

1, 2, 3		Existing Parcels
1a – 3b		Future Parcels
		General CUP Areas
		Rezone for Mixed Use

TIF Parameters Discussion Meeting

- Existing TID #51 Boundary (orange line)