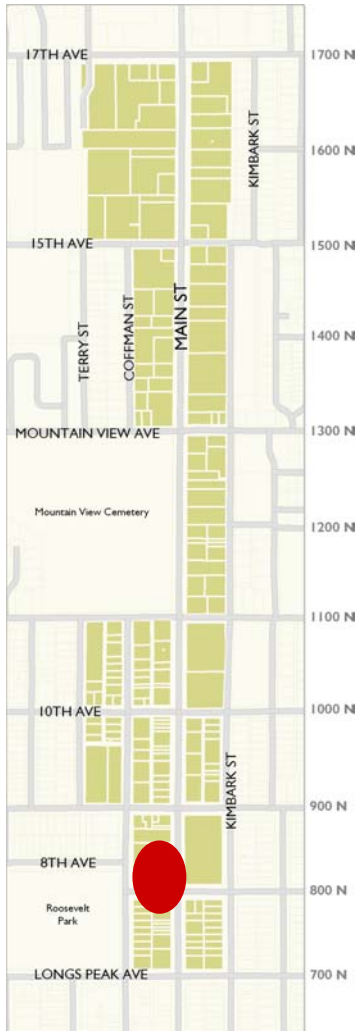


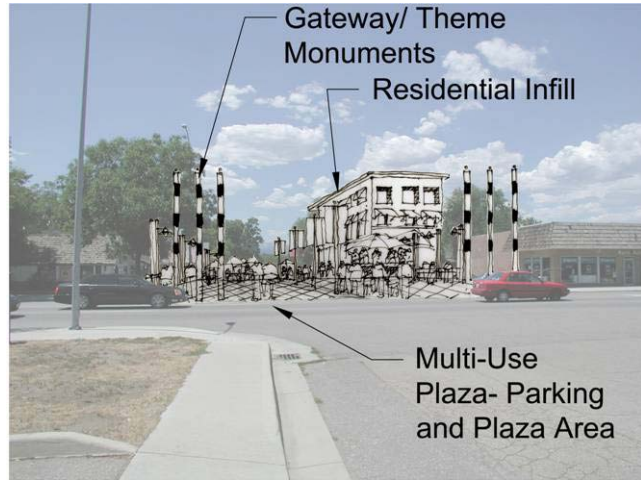
# Site 6: 8th Street Plaza



## Locator



## Concept Sketch



## Development Program

	mid-term 1 - 10 years
<b>Housing</b>	
Rental	X
Ownership	X
<b>Commercial</b>	
Retail (net new)	
Office	
<b>Public</b>	X

## Project Economics

Component	Project Value/ Cost
<b>PROJECT VALUE</b>	
<b>Housing</b>	
Rental	\$2.1M
Ownership	\$5.6M
<b>Commercial</b>	--
Retail (net new)	
Office	
<b>Public</b>	--
<b>Total Project Value</b>	\$7.7M
<b>PROJECT COST</b>	
Property Acquisition	\$1.0M
Site Development	\$500K
Building Construction	\$7.9M
<b>Total Project Cost</b>	\$9.4M
<b>ECONOMIC MARGIN/(GAP)</b>	~(\$1.6M)

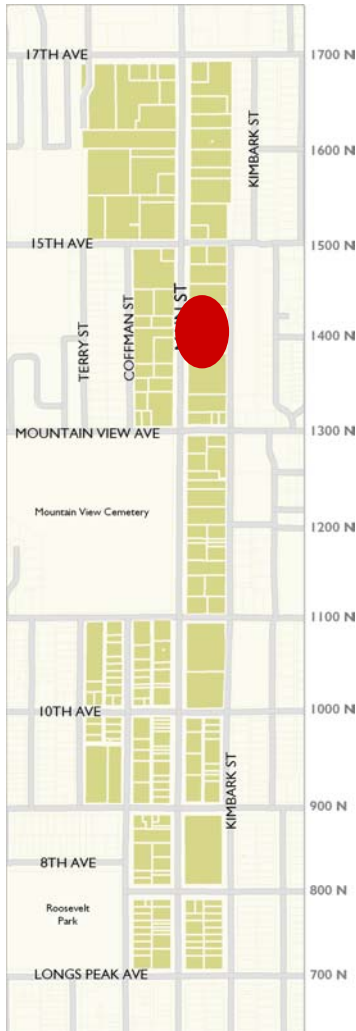
## Implementation Strategy Elements

- Designate demonstration project – provide regulatory (streamlining) and financial relief
- Retain design professional to prepare plan for lot consolidation and set-aside for plaza area
- Facilitate meetings with property owners to define future lot lines, subdivisions, and any other required regulatory action
- Development fee waivers
- Development standard waivers (current development code)
- Amend zoning – superimpose Main Street overlay allowing for mixed-use projects; and / or develop mixed-use zoning designation for area
- Facilitate creation of a local loan pool for private funding source
- Complete urban renewal plan and use TIF to fund plaza

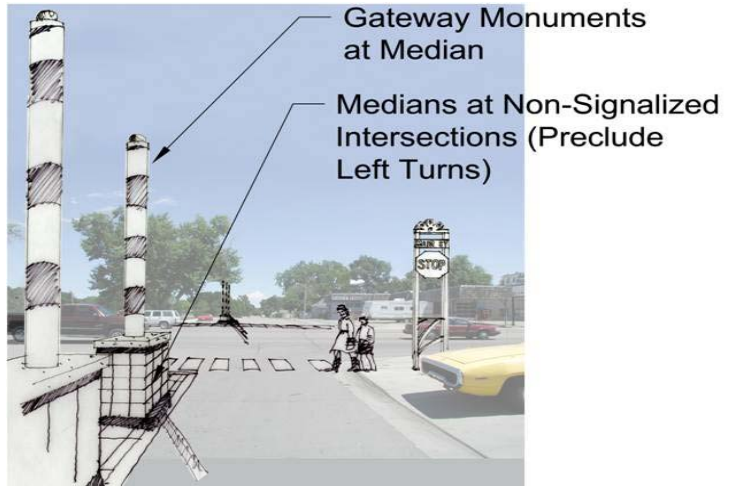
# Site 7: Former Hajek Chevrolet



## Locator



## Concept Sketch



## Development Program

	mid-term 1 - 10 years
<b>Housing</b>	
Rental	
Ownership	
<b>Commercial</b>	
Restaurant Row	X
Office	
<b>Public</b>	X

## Project Economics

Component	Project Value/ Cost
<b>PROJECT VALUE</b>	
Housing	--
Rental	
Ownership	
Commercial	
Restaurant Row	\$3.7M
Office	
Public	--
<b>Total Project Value</b>	\$3.7M
<b>PROJECT COST</b>	
Property Acquisition	\$1.4M
Site Development	\$600K
Building Construction	\$2.4M
<b>Total Project Cost</b>	\$4.4M
<b>ECONOMIC MARGIN/(GAP)</b>	~(\$700K)

## Implementation Strategy Elements

- Share market findings with existing property owner – highlight demand for sit-down restaurants
- Encourage development of “restaurant row” (4 to 6 stores linked by common walls and spaces)
- Designate demonstration project – provide regulatory (streamlining) and financial relief
- Development fee waivers
- Development standard waivers (current development code)
- Complete urban design program for corridor – define character of gateway improvements
- Complete urban renewal plan and use TIF to fund improvements in public right-of-way

# Site 8: Courthouse Parking Structure

## Locator



## Development Program

	mid-term 1 - 10 years
<b>Housing</b>	
<b>Rental</b>	
<b>Ownership</b>	
<b>Commercial</b>	
<b>Retail (net new)</b>	X
<b>Office</b>	
<b>Public</b>	X

## Project Economics

Component	Project Value/ Cost
<b>PROJECT VALUE</b>	
<b>Housing</b>	--
<b>Rental</b>	
<b>Ownership</b>	
<b>Commercial</b>	\$3.9M
<b>Retail (net new)</b>	
<b>Office</b>	
<b>Public</b>	--
<b>Total Project Value</b>	\$3.9M
<b>PROJECT COST</b>	
<b>Property Acquisition</b>	\$1.0M
<b>Site Development</b>	\$1.2M
<b>Building Construction</b>	\$2.7M
<b>Total Project Cost</b>	\$4.9M
<b>ECONOMIC MARGIN/(GAP)</b>	~(\$900K)

## Implementation Strategy Elements

- Continue dialogue with County Commissioners, begun during this process, regarding their willingness to partner in the development of a mixed-use (ground floor retail) parking structure
- With agreement by County to move forward – prepare and issue developer RFP to construct parking facility with support retail space
- Complete application for Credit Tenant Financing to fund construction of garage
- Complete urban renewal plan and use TIF to supplement other funding sources
- Project mid- to long-term project once market activity and densities have increased and parking availability has become constrained



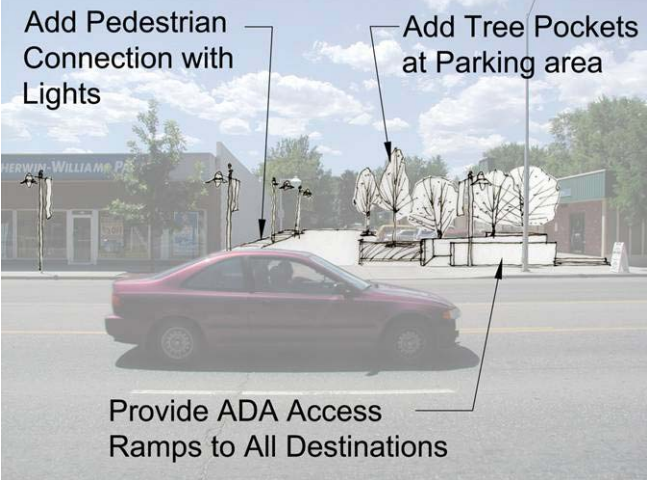


#### Locator



#### Concept Sketch

Expand Sidewalk at Parking  
Transitions Add Planted Pots  
Theme Light Standards



#### Implementation Strategy Elements

- Complete urban design program for corridor – define character of improvements
- Complete grant application (EDA , CDBG and others) for funding to complete ADA improvements
- Establish build-to lines for buildings – maintain setbacks (as defined by Framework Plan) which can accommodate outdoor dining in key locations of districts
- Establish set-aside in CIP for streetscape improvements in redevelopment area
- Complete urban renewal plan and use TIF to fund improvements to roadway (access consolidation, pave and light parking)