



To: Mayor and City Council Members and
Planning Commissioners

From: Bill Neuendorf
Economic Development Manager

Date: April 11, 2013

Subject: Work Session Planning for GrandView Redevelopment

Agenda Item #: IV.

Action

Discussion

Information

Action Requested:

Discussion and identification of preferred direction for planning and implementation.

Information / Background:

Staff is actively pursuing the implementation of the GrandView Development Framework. This plan was created by an engaged stakeholder group and approved by City Council in April 2012.

The input of City Council, Plan Commissioners and other stakeholders is requested so that specific projects can be carried out in summer 2013.

A summary of key topics and key questions is attached.

Attachments:

Summary of Topics (2 pages)

Grandview – Moving from Vision to Reality

Summary of Key Topics

Redevelopment of Public Works Site (6:00 to 6:20)

**How should the City select a developer for this site?
What is the preferred mixture of uses for this property?**

- 1) Issue Request for Interest (RFI)
 - a. Include best aspects of RFP and PRQ procedures
- 2) Select qualified development partner
 - a. Enter into Redevelopment Agreement
 - b. Similar to joint venture
- 3) Design the site with combination of public and private uses
 - a. Include real estate expertise and community input
 - b. Limited time to develop a program and move forward
- 4) Build the project

Relocate the Bus Garage (6:20 to 6:25)

- 1) Actively seek out new site
- 2) Construct new facility with intention of a land trade
- 3) Redevelop “old” site in same manner as Public Works site

Redevelopment of Other Sites (6:25 to 6:30)

- 1) Maintain open door, friendly policy with property owners
- 2) Modify zoning code as needed to accommodate and encourage appropriate redevelopment
- 3) Provide assistance, when possible

Community Input

(6:30 to 6:50)

Should the Council convene an ad hoc Advisory Team?

What is the mission and makeup of this group?

- 1) High degree of expertise among community residents and stakeholders
- 2) Recommend creation of ad hoc Community Advisory Team
- 3) Mission and purpose:
 - a. Build upon the strong community commitment during the planning phase
 - b. Represent a cross-section of community perspectives
 - c. Provide real world development expertise
 - d. Assist and inform staff regarding implementation strategies
- 4) Membership
 - a. Key stakeholders, interested citizens and topical experts
 - b. 8-10 people for nimble decision making
 - c. Invited / appointed by City Council
 - d. Proposed categories of membership:

| | |
|--------------------------------|--------------------------------------|
| Property owner (1 or 2), | neighborhood representative (1), |
| Business owner (1 or 2), | citizen at-large representative (1), |
| Planning Commissioner (1), | local transportation expert (1), and |
| Parks/Arts representative (1), | local real estate expert (1) |

Public Financing

(6:50 to 6:55)

How will improvements be funded?

- 1) Tax increment could be collected to fund the anticipated public improvements
- 2) Several parcels are TIF-eligible
 - a. Inspections under way to confirm which parcels are likely candidates
- 3) Ehlers prepared to create new District – summer 2013
- 4) Pursue grant funding