

CAPITOL EAST DISTRICT
2015 Scope of Service – Vandewalle and Associates

The following activities will be conducted as directed and in cooperation with city staff:

Task 1 – Redevelopment Implementation and Positioning Advising/Meeting Attendance

- Attend and prepare for biweekly Capitol East District team meetings, provide redevelopment implementation and economic development strategy and tactic guidance
- Ongoing preparation of graphic visualization/plan development to advance District projects
- Meeting attendance, presentations, and project advancement with business prospects and developers
- Assist City Staff with advancing pending projects, such as 800 South and the Public Market District/Riverfront Area, to maximize catalytic impact through proactive integrated planning and design with surrounding sites and out of the box concepting

Task 2- CED Structured Parking/Redevelopment Analysis

Objective: Determine top priority sites for structured parking to optimize redevelopment in the CED, estimate costs, proposed timing, critical development and place making improvements for each proposed structure location as well as critical redevelopment / demand necessary to trigger design and construction.

Working with city staff and the Capitol East Parking Team, conduct a block by block analysis of the future structured parking needs and opportunities in relationship. The analysis will utilize development projections completed during the Public Improvement Implementation planning process, existing adopted plans, as well as the past and present development proposals. The following activities will be completed:

- Attend and prepare for 1-2 kickoff meetings and 1-2 worksessions with project team
- Identify potential structured parking locations and prepare general plans for key sites to determine primary access points, potential size, mixed use opportunities, and structure efficiency
- Identify unique uses that could be integrated into individual structures, synergistic development opportunities as well as sustainability and green infrastructure opportunities associated with the structures
- Evaluate sites based upon criteria (i.e., adjacency to high density development, ability to maximize district tax base, traffic access and flow, pedestrian experience and convenience, impact on adjacent streets/uses, shared use demand,

etc.), identify pros and cons, critical development and public improvements associated with each structure site, projected timeline, unique development scenarios, and triggers for demand

- Identify recommended timeline and sequence for structures, as well as potential ownership and operations alternatives for each site

Task 3 – Capitol East District Public Improvement Implementation Planning

Continue to work with and support city staff to finalize and advance a Public Improvement Implementation plan for the CED. The plan will identify, prioritize, and communicate the potential public and/or private sector infrastructure improvements that are necessary to implement the Capitol Gateway Corridor BUILD Plan and Capitol East District Implementation Vision.

- Finalize document and prepare PowerPoint for public meetings
- Prepare additional improvement plans/place making projects and cost estimates through public and committee process
- Assist with incorporation into TIF district planning
- Prepare for and attend key city department and stakeholder meetings
- Prepare preliminary plans for key public improvements and initial projects that can help tie the district together as large private develop projects advance

Budget

TASK 1 = \$18,000

TASK 2 = \$21,000

TASK 3 = \$11,000