



100 YEARS of SERVICE | 1912-2012

Proposed Innovation District Infrastructure Area

December 5, 2013



History

- December 15, 2011 - City Commission directed City Attorney to Draft & City Clerk to advertise the ordinance to establish and adopt a Special Area Infrastructure Charge (applied to new connections) and a Capital Recovery Charge to Property Owners (annual or monthly fee to property owners) within designated areas in and around the iDistrict.

Innovation District

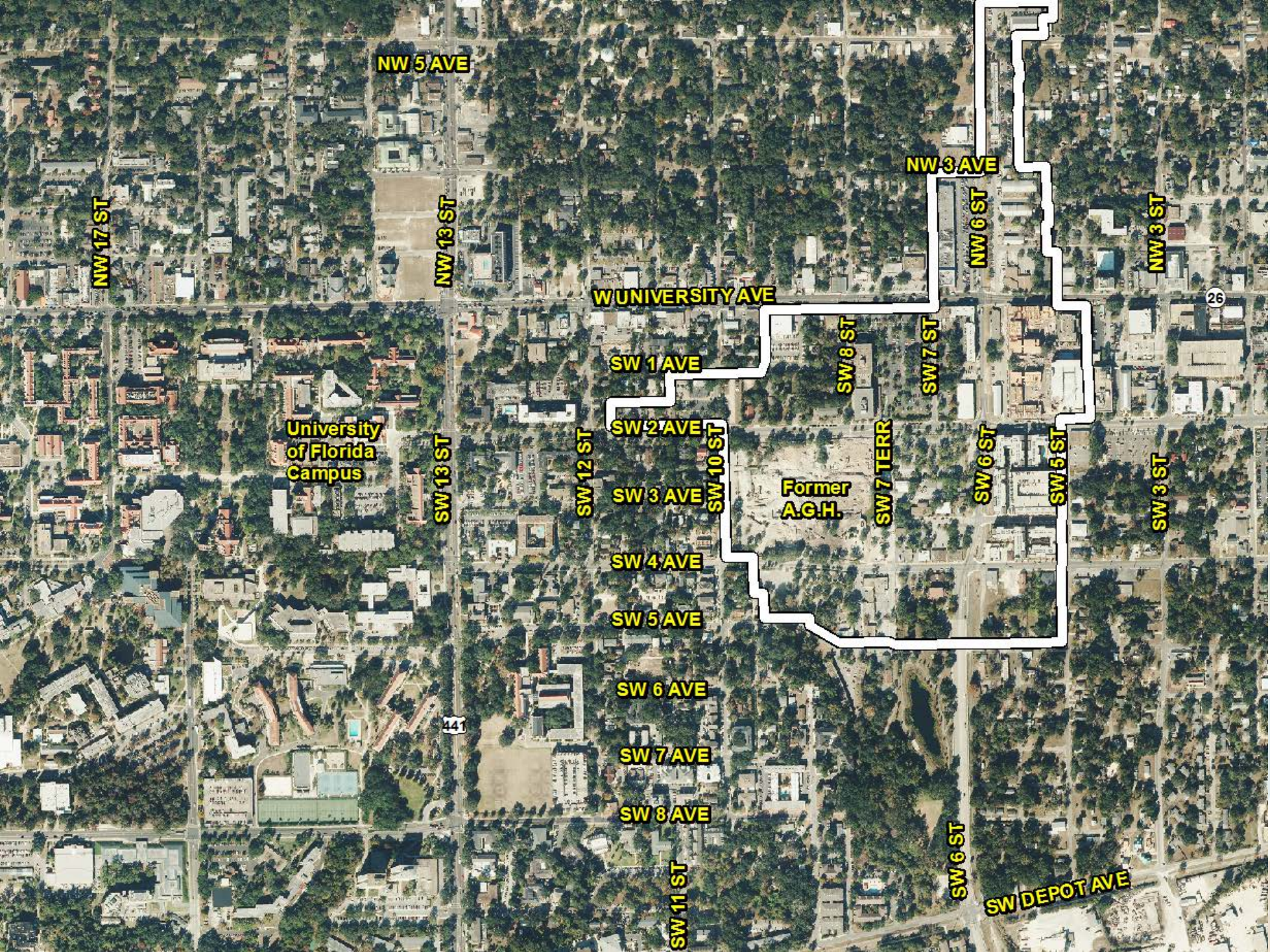
- Live/work/play environment
- Planned over 5 million sq ft of redevelopment
- New jobs



Partners

- UF
- UFDC
- UF Health/Shands
- CRA
- GRU
- COG
- Local developers





NW 5 AVE

NW 3 AVE

NW 17 ST

NW 13 ST

W UNIVERSITY AVE

NW 6 ST

NW 3 ST

26

University of Florida Campus

SW 1 AVE

SW 8 ST

SW 7 ST

SW 13 ST

SW 12 ST

SW 2 AVE

SW 10 ST

Former A.G.H.

SW 7 TERR

SW 6 ST

SW 5 ST

SW 3 ST

SW 3 AVE

SW 4 AVE

SW 5 AVE

441

SW 6 AVE

SW 7 AVE

SW 8 AVE

SW 11 ST

SW 6 ST

SW DEPOT AVE

iDistrict Characteristics

- High Density Redevelopment Imminent
 - Redevelopment area (currently low density)
 - Traditional & advanced utilities
- Multiple Developers
- High Development Demand
- Large infrastructure improvements needed to serve multiple projects
- **“Time to Market” Critical**

GRU General Extension Policy

- New development pays the cost for improvements needed to serve it
 - New piping to connect development
 - Capacity upgrades to existing facilities
- GRU pays for oversizing
 - Oversizing costs recovered through connection charges

Disadvantages/Concerns of Existing Policy for iDistrict Area

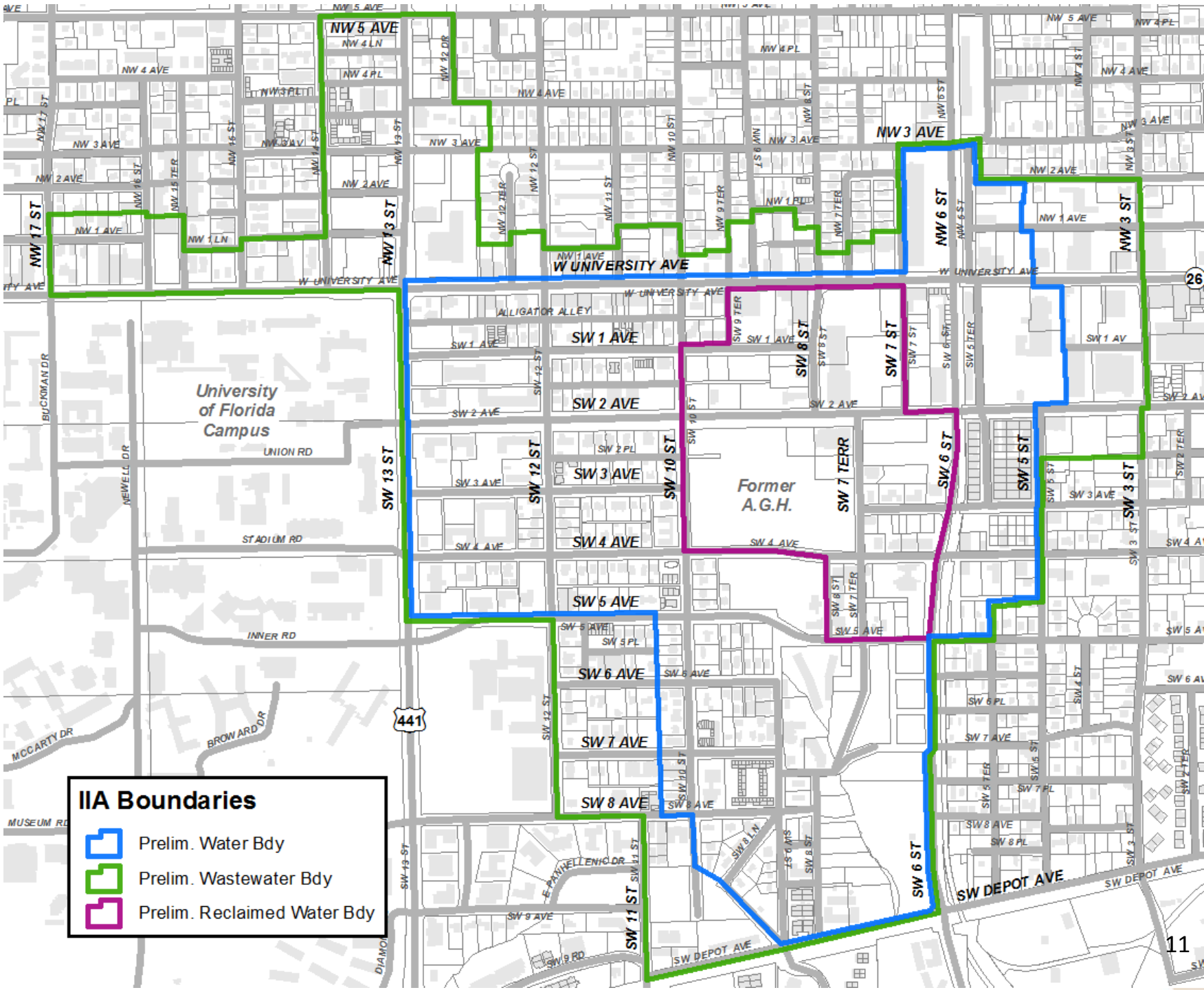
- Cost of infrastructure improvements may be borne disproportionately by some projects
- Design & construction of utilities on a project by project basis likely to prolong time to market & increase costs
 - Complex design
 - Multiple developers
- Funding not in place to fund W/WW improvements in conjunction with roadwork

Goals




- Design & construct capacity improvements efficiently & cost-effectively
- Make capacity available for redevelopment when needed
- Spread costs for improvements equitably among developers
- Reduce cost uncertainty for developers

iDistrict IIA Proposed Policy

1. Define separate iDistrict Infrastructure Improvement Areas (IIAs) for Water, WW & RCW (WIIA, WWIIA, RCWIIA)
2. GRU design & construct improvements
 - Phasing & timing based on development projects & roadway projects
3. New/redevelopment projects within iDistrict IIAs pay IIA charges



IIA Boundaries

-  Prelim. Water Bdy
-  Prelim. Wastewater Bdy
-  Prelim. Reclaimed Water Bdy

iDistrict Area Water Improvements

Proposed Improvements to Water Mains

-  New 8"
-  Upgrade to 8"
-  New 12"
-  Upgrade to 12"
-  Abandon





Prelim. Water I.I.A.



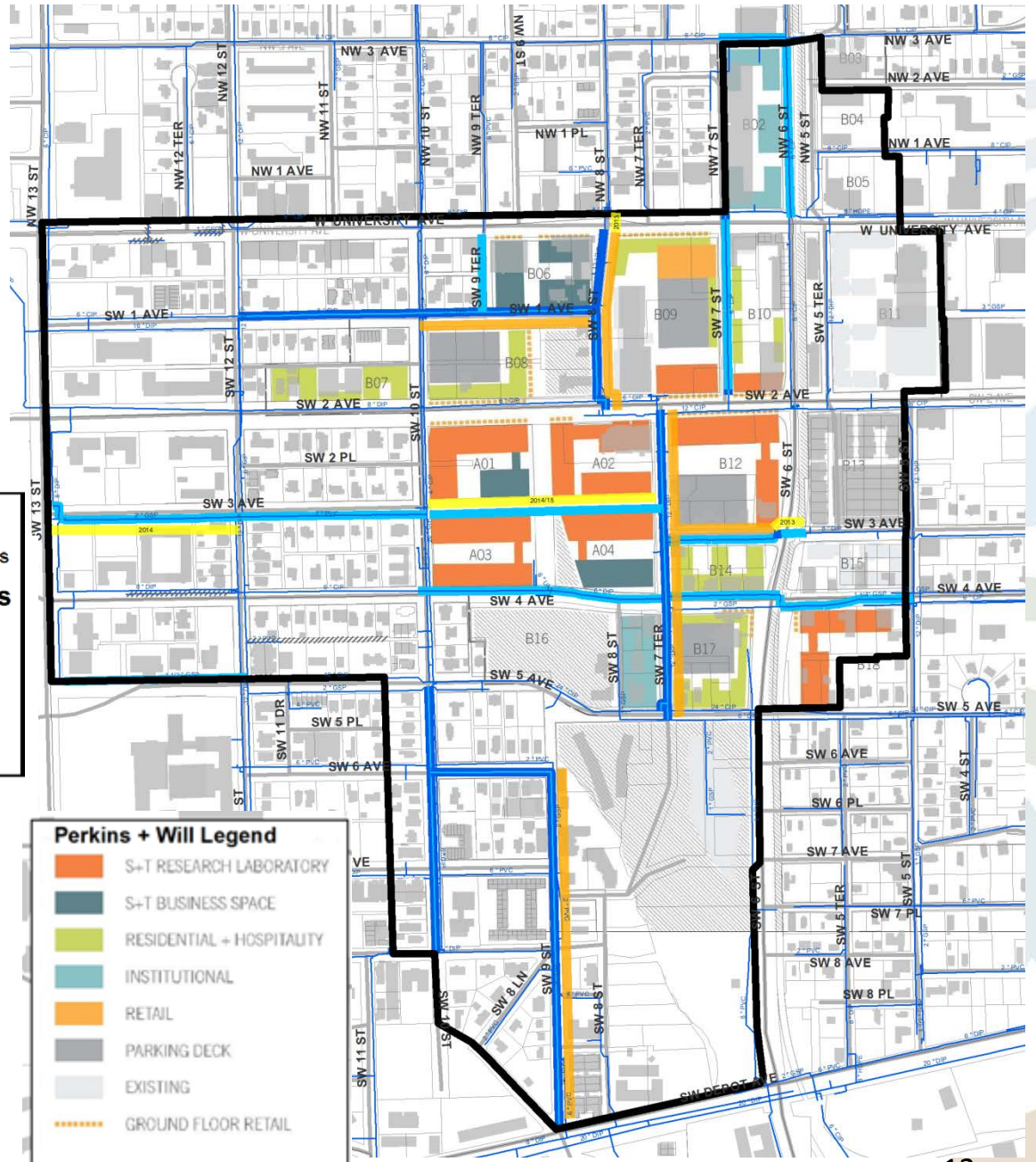
Existing Water Mains

Improvement Status

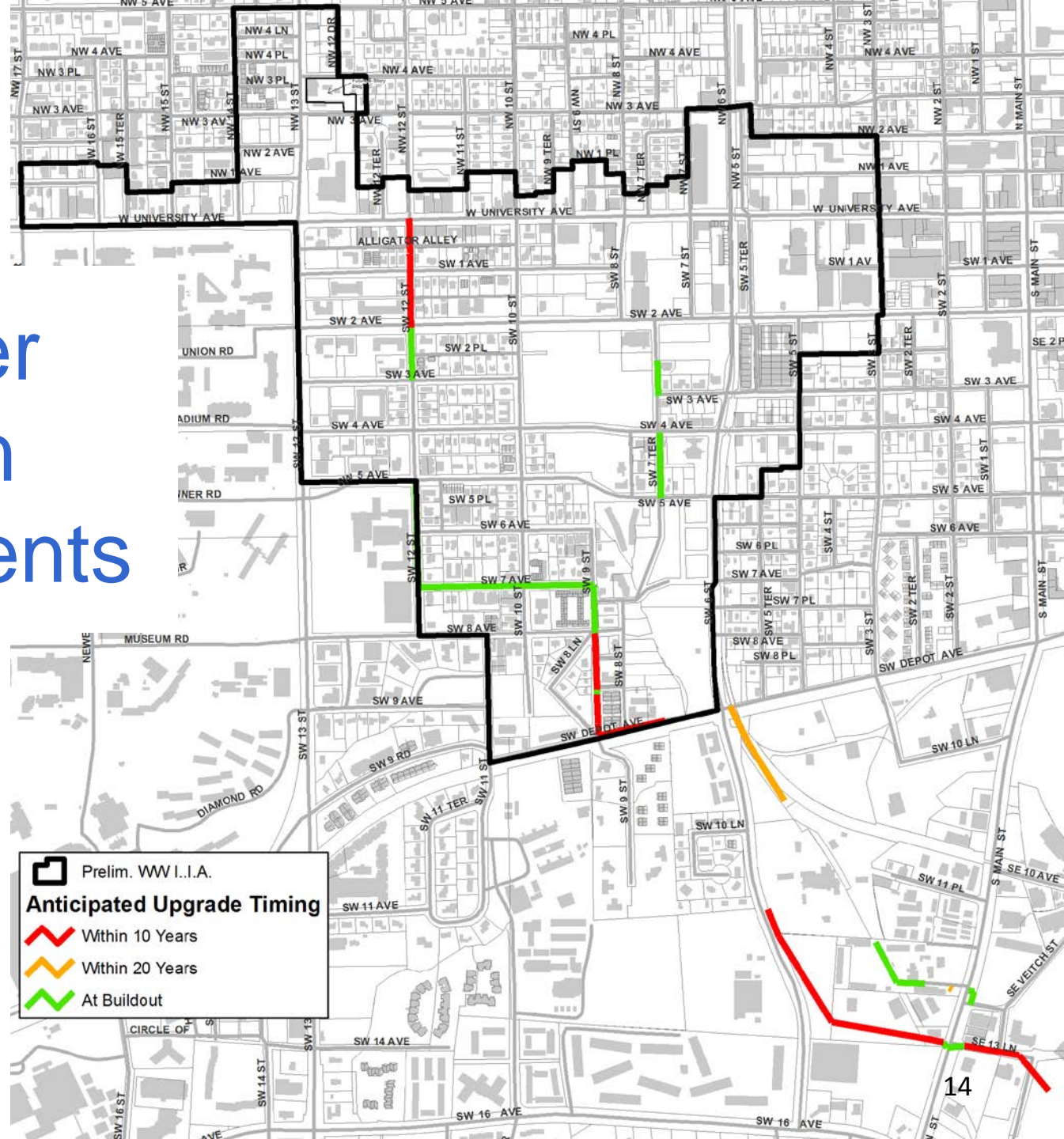
-  Complete
-  Budgeted

Perkins + Will Legend

-  S-T RESEARCH LABORATORY
-  S-T BUSINESS SPACE
-  RESIDENTIAL + HOSPITALITY
-  INSTITUTIONAL
-  RETAIL
-  PARKING DECK
-  EXISTING
-  GROUND FLOOR RETAIL



Wastewater Trunk Main Improvements



 Prelim. W.W.I.I.A.

Anticipated Upgrade Timing

-  Within 10 Years
-  Within 20 Years
-  At Buildout

Proposed iDistrict IIA Rates

W IIA (\$/SF)	WW IIA (\$/SF)	RCW IIA (\$/SF)	Total Cost (\$/SF)
\$0.58	\$0.53	\$0.17	\$1.28

iDistrict IIA Example Impacts:

Bldg SF	Water	WW	RCW	Total
10,000	\$5,800	\$5,300	\$1,700	\$12,800
50,000	\$29,000	\$26,500	\$8,500	\$64,000
100,000	\$58,000	\$53,000	\$17,000	\$128,000
125,000	\$72,500	\$66,250	\$21,250	\$160,000
150,000	\$87,000	\$79,500	\$25,500	\$192,000

This cost replaces the typical costs that a developer would otherwise pay for off-site water/wastewater improvements.

iDistrict IIA

- No impact to property owner unless property is redeveloped as commercial or multi-family
- Single family residential exempt
- Renovations exempt
- Charges due at time property connected to water

Benefits

- Makes properties more development ready
- W/WW/RCW improvements performed efficiently & cost-effectively
- Spreads costs of infrastructure more evenly
- Reduces uncertainty in utility improvement costs
 - Small & big projects benefit

Summary

- High development demand & W/WW infrastructure needs in iDistrict & surrounding area
- iDistrict Infrastructure Improvement Area will promote economic development & more evenly distribute costs
- Up-front expenditure by GRU with recovery over time via IIA charges

Next Steps

- City Commission 1st Reading
- City Commission 2nd Reading

Questions

