

UNION

**First Amendment to the
Development Agreement**

City Council Study Session – June 25th, 2020

Office of Economic Development





PROJECT DATA

Site Area: 28.28 Acres (Net)
1,232,000 SF

Office Area:

Office A:	225,000 GSF
Office B:	337,500 GSF
Office C:	337,500 GSF
Office D:	450,000 GSF

TOTAL Office: 1,350,000 GSF
1,290,000 RSF

Union Square Amenity: 3,000 GSF

Parking Provided:

Parking Structure 1:	3,055 Spaces
Parking Structure 2:	2,628 Spaces
Surface:	840 Spaces

TOTAL Parking: 6,523 Spaces
5.06:1,000 RSF



Phase 1 – Currently Under Construction

*Aerial from April 2020

Utility Relocation Reimbursement

Original Development Agreement

- Certain existing city utilities & facilities had to be relocated to make the site developable.
- City agreed to reimburse a portion of the land sale proceeds to Lincoln Property Company & Harvard Investments (Developer) to relocate the required infrastructure during Phases 1 & 3.
- Reimbursable Public Improvement Costs (RPIC) would provide up to a maximum of \$1.2 million at the completion of the relocation work for each phase (\$2.4M Total)
- City received \$3.94M for the sale of the Phase 1 Parcel.

Utilities at Riverview Park Soccer Field

NOTE: The soccer field parcel is touching the FEMA defined floodplain per FEMA maps. New development should be aware that it may be in their best interest to get that revised through the FEMA CLOMR/LOMR process.

- 1 A parking garage study was performed to determine a parking garage layout that would facilitate quicker in/out times for Cubs Games. The City of Mesa Traffic Engineer was adamant about having a parking garage that could handle the high traffic demand on game days (the basic layout is being shown in the background).
- 2 10" and 36" Effluent discharge to 36" RCP
- 3 Existing basin services the adjacent parking lot, Riverview Drive, Cubs Way, the park and soccer fields.
- 4 36" Effluent line.
- 5 Well site
- 6 Driveway into well site.
- 7 12" Water line is the secondary fill line for the Lake Scoda line next to it.
- 8 Existing field lighting (typ).
- 9 Existing concessions building (water/sewer/power running to it by sidewalk).
- 10 Underground electric.
- 11 Verizon cell tower
- 12 Existing Sky Harbor Airport sound monitor owned by City of Phoenix, on pole. Will require City of Phoenix approval to move to a different location or adjustment to be taller.
- 13 Storm drain line servicing the park going to retention basin.
- 14 72" RCP is a major drainage pipe, servicing offsite flows.
- 15 500 power cabinets.
- 16 Existing 12" water line (part of park and stadium water supply).
- 17 City of Mesa IT Communications fiber optic.
- 18 50" MIC 20" wastewater pressurized main.
- 19 Fiber optic to Verizon cell tower.
- 20 Wastewater influent and odor control lines.
- 21 Odor control facility in CMU enclosed area.
- 22 36" RCP wastewater line.
- 23 3" Pump sump discharge line.
- 24 Test pit trash survey locations (typ).
- 25 Estimated location of trash present at time of survey.
- 26 Trash removed at time of retention basin construction.
- 27 Irrigation controllers (serves other areas)
- 28 Storm drain.

Utility Relocation Reimbursement

Proposed First Amendment

- Developer & City encountered unexpected challenges and increased costs during relocation work:
 - COVID-19, Alternate sewer materials, and increased corrosion requirements.
- Amendment proposes to provide the additional \$1.2M from Phase 3 at the completion of the Phase 1 building.
- City would no longer be responsible for any future Utility Relocation Reimbursements in ensuing phases.

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Questions & Discussion