

# PROJECT DETAILS: ECO MESA



City Council  
Study Session  
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Transformation

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# REVISED ELEVATIONS – VIEW FROM PEPPER (LOOKING SOUTH)

- Minimum seven story building
- Minimum of 85,564 square feet of rentable residential
  - 102 dwelling units
  - Minimum 30, 2 bedroom
- 206 total parking spaces. 130 private, 76 public
- Total Building Area
  - Approximately 113,500 SF
- Construction Cost of \$30M
- Elevations represent most recent submittal for zoning approval



# REVISED ELEVATIONS – VIEW FROM PEPPER (LOOKING SOUTHEAST)

- Commercial
  - 3,400 SF ground floor commercial
    - Minimum 2,750
  - 950 SF Leasing office
- Amenities
  - Fitness Center
  - Community Room
  - Pool





# ECO MESA– PROJECT DESCRIPTION

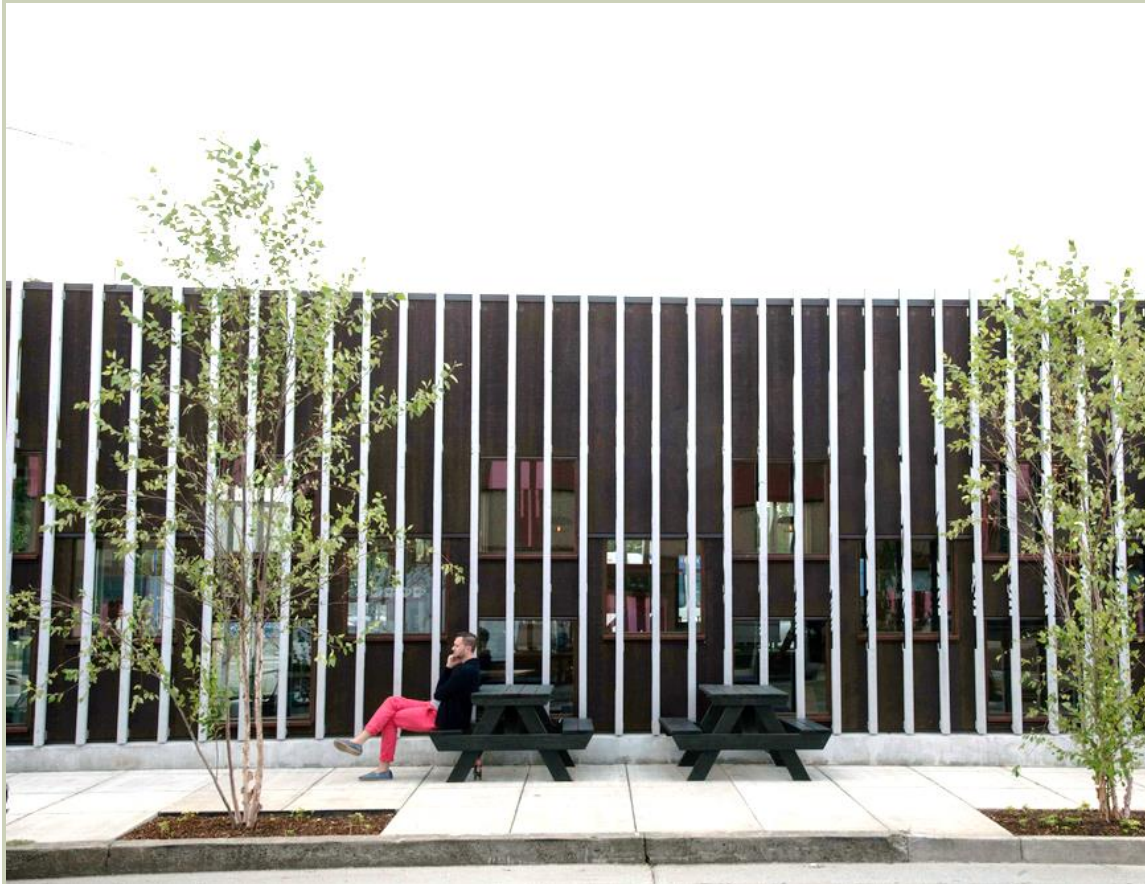
## ■ Sustainable Urban Design

- Full rooftop solar array
- Grey water capture
- Car share program
- Energy consumption monitoring by unit
- LEED equivalent design standard





# INTEGRATED DESIGN OF PUBLIC ART



VIEW FROM FRONT



VIEW FROM SIDE \*Design TBD



# ECO MESA– PURCHASE AND DEVELOPMENT AGREEMENTS

## Developer:

- Use City services
  - Development will use city water, sewer solid waste and energy
- Continue to pay annual SID 228 assessment during abatement term
- Reverter
  - Property is returned to the City if developer does not start construction
- Compliance with site, building, and unit quality standards



# ECO MESA– PURCHASE AND DEVELOPMENT AGREEMENTS

## City:

- Sale of .89 acres of real property
  - Sale at full appraised value of \$325,000
- Opt-in to the Form-Based Code T5MSF transect by September 15<sup>th</sup>
- GPLET Lease
  - Final negotiations on GPLET lease underway for Council action in October
  - 8-year abatement
  - Development improves property value by more than 100% and generates more tax revenue than the tax abated
  - GPLET approval is a condition precedent to closing





# ECO MESA– PURCHASE AND DEVELOPMENT AGREEMENTS

## Developer:

- Perpetual easement for 76 public parking spaces within new structured parking
  - Developer provides 8 years of operations and maintenance for public parking
  - Developer responsible for structural maintenance in perpetuity
  - Infrastructure for private and public electric charging stations

## City:

- Parking permits during construction
- City maintains public spaces *after* 8 years





# ECO MESA– PURCHASE AND DEVELOPMENT AGREEMENTS

## Electric Infrastructure

- Current estimated cost to relocate the 12kV duct bank: \$620,000
  - Costs will be funded from proceeds from the sale of the site and construction sales tax
- Concurrent system enhancements/repairs:
  - Current estimate is \$425,000
  - Facilitate capacity and service upgrades to existing buildings and customers



# ECO MESA- PURCHASE AND DEVELOPMENT AGREEMENTS

## Electric Infrastructure

- City to work with developer to source as much sustainable energy as possible
- Separate electric service agreement to be negotiated for electric service terms
  - Does not affect development agreement



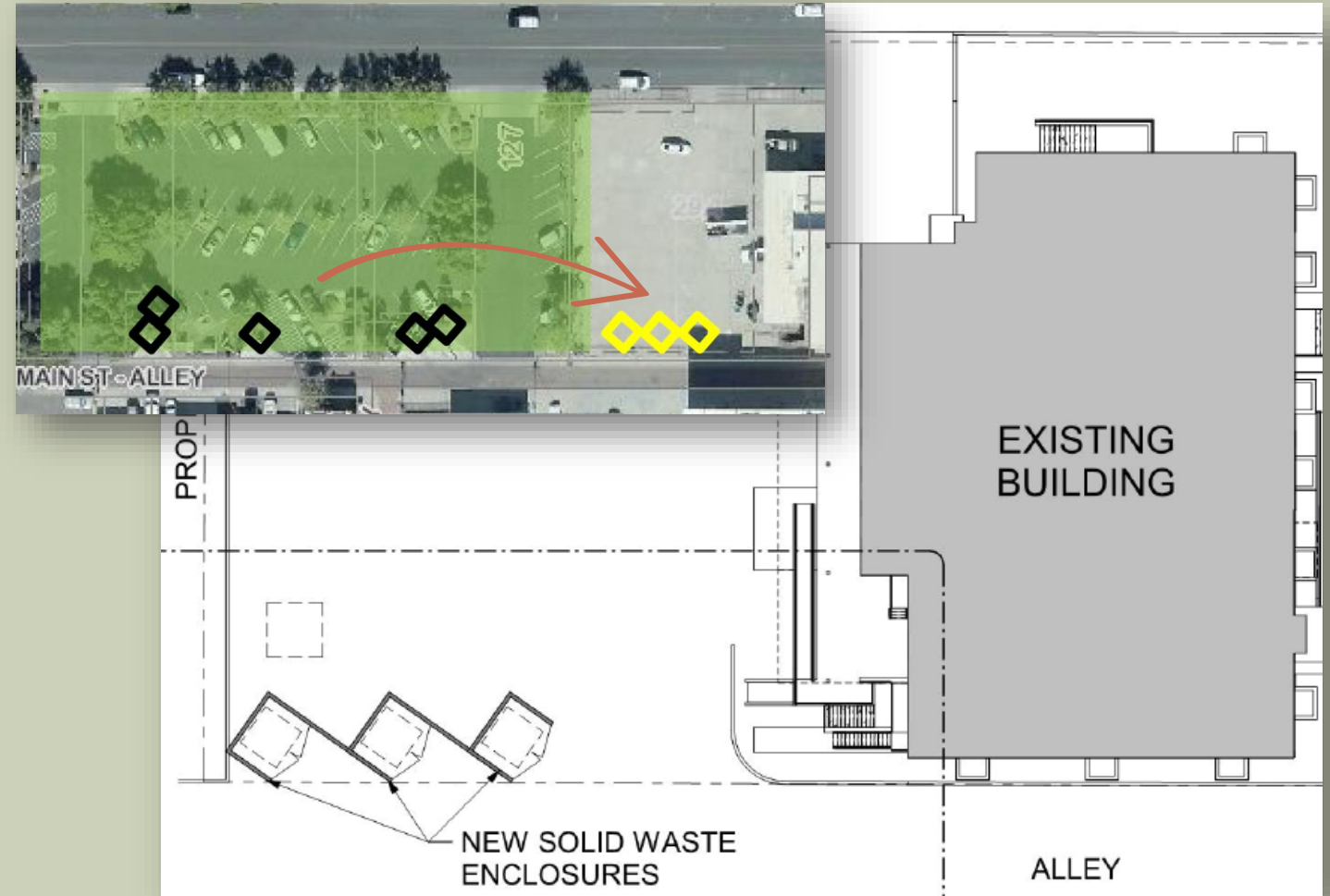


# ECO MESA– PURCHASE AND DEVELOPMENT AGREEMENTS

## Developer:

### ■ Solid Waste

- Design and build new solid waste enclosures, including conduit for future compactors



# ECO MESA– PURCHASE AND DEVELOPMENT AGREEMENTS

## ■ Project Key Dates

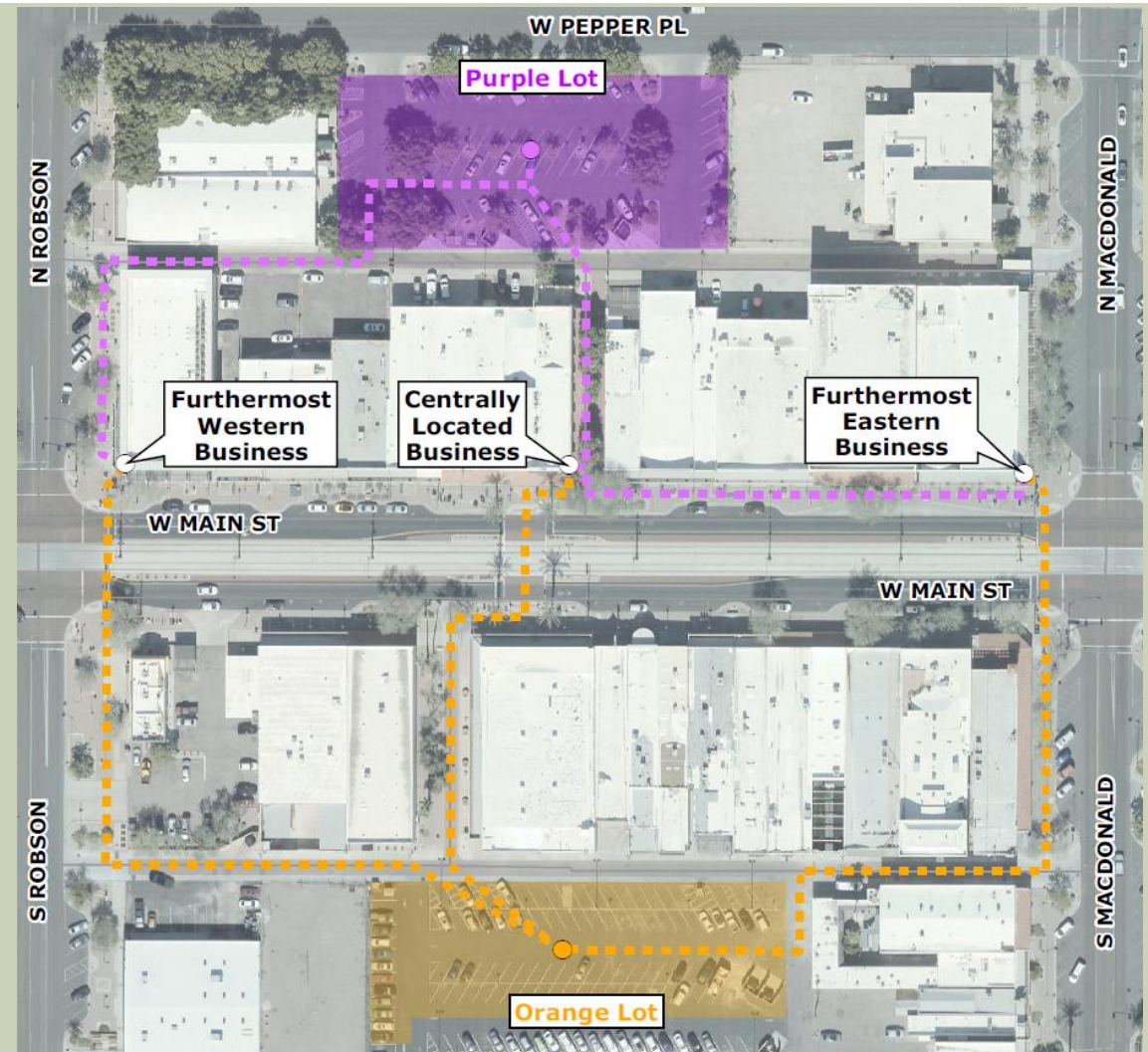
- Zoning clearance on or before September 15, 2020
- City Council action GPLET on or after October 22<sup>nd</sup>, 2020
- Construction permits on or before March 1, 2021
- Closing on or before June 1, 2021
- Construction start on or before June 1, 2021
- Completion on or before January 31, 2023





# ECO MESA– PURCHASE AND DEVELOPMENT AGREEMENTS

- Public Outreach Presentations
  - DMA – July 15th & August 19th
  - RAIL – July 22nd
  - Downtown Open Meeting – August 19<sup>th</sup>
- Meetings with individual property and business owners (ongoing)
- Public Meeting Results
  - Parking to be relocated to Orange Lot and some on-street spaces
    - Less than 1 minute of additional walk time
    - Vehicular and pedestrian wayfinding
    - Continuing discussions with property and business owners
    - Information share-website, email, flyer with 30-day look ahead schedule



# ECO MESA

An architectural rendering of a modern, multi-story apartment building with a light-colored facade and numerous balconies. The building is surrounded by lush green trees and a paved area with a few cars and pedestrians. The entire image is overlaid with a semi-transparent green filter.

## DISCUSSION AND QUESTIONS



# ECO MESA- PURCHASE AND DEVELOPMENT AGREEMENTS

