

Tropicana Field 21 Guiding Principles - Midtown Info

| 21 Guiding Principles | | Midtown Development | | | | | | | | | | | | | | | | | | |
|-----------------------|--|---|----------|---------------------|----------------------|-------------|-----------------|-----------------|--------|-----------------|-----------------|--------|---------------|---------------|------------------|---------------|---------------|---------------------|---------------|---------------|
| 1 | The development will be a public private collaboration that incorporates the goals of the City, which have been informed by the community | <p>Proposal Pg 96 - Outreach conducted via the ISAP and StPete2050 will inform the Trop development. "The community engagement process led to theme areas that will be incorporated into the Tropicana Field site."</p> <p>Response Summary - "Midtown will work in partnership with the city, engage the community and discuss the mutual benefits of the project with the Tampa Bay Rays, if they decide to stay on the site, and an agreement is reached between the Rays and the City. "</p> | | | | | | | | | | | | | | | | | | |
| 2 | The development will be a collaboration with the City and development partners to identify and develop the appropriate infrastructure to support the proposed development. | <p>Response Summary - Midtown will spend approximately \$168.8 million on infrastructure, horizontal development on the site.</p> <p>Anticipated infrastructures costs are:</p> <ul style="list-style-type: none"> • Site Demolition - \$6,934,536 • Horizontal Infrastructure - \$124,237,113 <ul style="list-style-type: none"> o Site Preparation - \$38,211,605 o Site Utilities - \$24,218,498 o Site Construction - \$23,026,051 o Water Features/Other - \$5,398,549 o Landscaping – \$23,787,712 o Environmental Remediation - \$9,594,699 • Soft costs - \$37,646,263 <p>Total Costs - \$168,817,912</p> <p>The City will contribute \$75 million toward this infrastructure, horizontal development in Tax Increment Funds, which includes Pinellas County's contribution</p> | | | | | | | | | | | | | | | | | | |
| 3 | The development will honor the site’s history and provide opportunities for economic equity and inclusion. | <p>Proposal Pg 101 - "The team is seeking to acknowledge and honor the history of the site with both physical and mental stimulation, bridging former divides. Midtown will work through team member Pinellas County Urban League with job training and employment opportunities...for those that were formerly ejected from the...Gas Plant neighborhood."</p> <p>Proposal Pg 170 - "(Midtown will create a Heritage Trail) with 5-foot black granite squares placed every 40 feet...yielding about 200 opportunities for each panel to celebrate an event or person, describe a piece of historical lore, (and/or) contain a photo/illustration on an iconic moment."</p> <p>Specific Community Benefits are identified in row 34 - "CBA Related Items"</p> | | | | | | | | | | | | | | | | | | |
| 4 | The development will provide jobs, entertainment, mixed-income housing, and family-oriented places that promote economic development for the surrounding community. | <p>Proposal Pg 202 - The development is projected to generate between approximately 16,000 and 20,000 permanent jobs.</p> <p>Proposal Summary - The proposed development program is as follows:</p> <table border="1"> <thead> <tr> <th>Land Use</th> <th>Mid-Density Program</th> <th>High-Density Program</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>6,220,068 sq ft</td> <td>8,509,534 sq ft</td> </tr> <tr> <td>Office</td> <td>3,296,992 sq ft</td> <td>3,988,990 sq ft</td> </tr> <tr> <td>Retail</td> <td>314,103 sq ft</td> <td>388,497 sq ft</td> </tr> <tr> <td>Hotel/Conference</td> <td>443,034 sq ft</td> <td>920,248 sq ft</td> </tr> <tr> <td>Tech/Cultural/Other</td> <td>237,510 sq ft</td> <td>383,277 sq ft</td> </tr> </tbody> </table> <p>Additionally, Midtown will commit to developing a minimum of 200,000 sq ft of office and 100,000 sq ft of retail on spec for Phase I.</p> | Land Use | Mid-Density Program | High-Density Program | Residential | 6,220,068 sq ft | 8,509,534 sq ft | Office | 3,296,992 sq ft | 3,988,990 sq ft | Retail | 314,103 sq ft | 388,497 sq ft | Hotel/Conference | 443,034 sq ft | 920,248 sq ft | Tech/Cultural/Other | 237,510 sq ft | 383,277 sq ft |
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| 5 | A significant portion of the created jobs will align with the Grow Smarter Strategy. | Proposal Pg 103 - "Midtown's development program includes the opportunity for a variety of land use typologies that will support the attraction and retention of the identified (Grow Smarter) target industry clusters." | | | | | | | | | | | | | | | | | | |

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| 6 | The development will provide a continuous workforce development element designed to provide training and placement for the jobs created on-site during development and upon conclusion of the development. | <p>Proposal Pg 104 - "(Midtown will) seek, support, and engrain workforce development within the project development program. We will provide \$1M toward startup of Midtown's Vocation, Education, and Equitable Justice initiatives, which will seek to create perpetual funding."</p> <p>The Pinellas County Urban League is a member of the Midtown Development team and a strong partner of St Pete Works!</p> |
| 7 | The development will connect the site to the surrounding neighborhoods using a variety of transportation modes and connectors | <p>Proposal Pg 105 - "The focal point of our access plan will be safe connectivity to the surrounding community leveraging the goals and objectives in the City's Complete Streets Implementation Plan."</p> <p>June 30, 2021 Response to Questions - Midtown will commit \$500,000 to fund an I-175 Task Force to study the removal or conversion of I-175 to strengthen the site's connection to Campbell Park.</p> |
| 8 | The development will tie into the regional transportation network | <p>Proposal Pgs 108-109 - "The Midtown Team will work with Forward Pinellas and the Florida Department of Transportation to ensure that regional projects...consider the access needs for the proposed development program."</p> <p>"This development will work with the City of St. Petersburg to identify possible locations of a preferred mass transit station."</p> <p>"By incorporating elements of the Complete Streets Implementation Plan into the design of the interior rights of ways, our development team is dedicated to providing a complete network of bicycle and pedestrian facilities throughout the development that will tie into the surrounding multimodal network."</p> |
| 9 | The development will celebrate and enhance the cultural diversity and authenticity of the City. | <p>Proposal Pg 109 - "The redevelopment's conceptual design becomes a center of the community that reconnects neighborhoods through diverse, dynamic and flexible public realm. It is forward looking and creates a welcoming and inclusive community for all with a sense of ownership."</p> <p>Proposal Pgs 158-185 - Narrative of various elements that connect the site and celebrate and enhance the cultural diversity and authenticity of the City.</p> |
| 10 | The development will connect to south St. Petersburg physically, economically, and emotionally. | <p>Proposal Pg 109 - "Physical connections will be enhanced through the 16th St corridor business district..."</p> <p>"Economic connections will be engrained within local business opportunities includes business development education, creation and support of incubator spaces, and establishment of funding programs that will cultivate small business growth."</p> <p>"Emotional connections will be respected and enhanced through regular and continued outreach and engagement."</p> |
| 11 | The developer will implement a strong community outreach program, seeking input from all community stakeholders | <p>Proposal Pgs 109 - 110 - Four Phase Community Outreach Strategy consisting of several events over a 12 month period.</p> <p>June 30, 2021 Response to Questions - "Midtown has allocated \$8,130,500 toward the execution of our Community Engagement Program."</p> |
| 12 | The development will include a minimum of 50,000 square feet, with a goal of 100,000 square feet or more, of conference space attached to a major flagship hotel. | <p>Proposal Pg 111 - "(Midtown) has envisioned a Phase I hotel and conference center to work in conjunction with the Water Pavilion and greenspace and Piazza. The design concept will...incorporate approximately 50,000 square feet of indoor conference center areas and a solar panel roof system."</p> |
| 13 | The development will include space for research, innovation, and higher education uses. | <p>Proposal Pg 112 - "Incorporated into the Creekside design, we envision the Phase II 2-1 block to become the campus for education, research, and innovation uses. This partnership with local/national higher-education institutions will require financial 'buy in' from multiple stakeholders. Midtown plans to work in concert with all interested parties to create and empower this 'Innovation Center of Opportunity'".</p> |
| 14 | The development will include childcare facilities for residents and employees of the site. | <p>Proposal Pg 114 - "Midtown envisions multiple avenues of childcare for residents and employees of the site."</p> <p>"(Midtown will work with) the City and Community leaders during each of the outreach phases of the project to understand the existing needs..."</p> |
| 15 | Booker Creek and the Pinellas Trail will be central features of the development and green space will be featured throughout the development. | <p>Proposal Pgs 114-115 - "Stormwater management for redevelopment will be incorporated in to the Booker Creek watershed management system...Midtown will generate a gravity fed flow reconfiguring Booker Creek into a naturalized ecosystem through the community that empties into Booker Creek Park south of the interstate."</p> |
| 16 | The development will include a significant contiguous park component and public gathering space | <p>Proposal Summary - "Natural space (greenspace/parks) will consist of a minimum of 30% of the development (24.77 acres)"</p> |

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| 17 | The development will include opportunities for arts and culture throughout the site. | <p>Proposal Pg 117 - "Midtown is committed to Art in Public Places...and seeks to empower the core belief that 'art and diversity play a crucial role in the lives of individuals and communities'."</p> <p>"Midtown is committed to providing opportunities for the SHINES Mural Festival, Art Walks, and education."</p> |
| 18 | The development will include opportunities for small businesses and small, independent retail and commerce | <p>Proposal Pg 117 - "Midtown as Master Developer has a history of controlling the pedestrian retail experience in favor of the independents and has in-fact won those battles against some of the largest retail entities in the market today."</p> <p>June 30, 2021 Response to Questions - Midtown has included a \$10M commitment to Local Retail Storefront Program, \$5M at the start of the development and \$5M in the start of Phase 3. The program will support independently-owned businesses through buildout assistance, incentives, and promotion.</p> |
| 19 | The development will provide community benefits consistent with the City's Community Benefit Program which is currently being developed by the City in conjunction with the community. The Community Benefit Program will address employment goals, living wages, small business participation, workforce training opportunities, affordable housing, child care opportunities and early childhood programs, transportation and mobility improvements, sustainability initiatives and other needs important to the City and important to the continuous improvement of the South St. Petersburg Community Redevelopment Area (SSCRA). | See row 34, "CBA Related Items," for specific commitments |
| 20 | The developer will remediate any potential environmental issues on the site | <p>Proposal Pg 120 - "We have reviewed the engineering reports and coordinated the anticipated remediation efforts with the overall phasing plan to advance the project and clean the environment simultaneously. The Booker Creek realignment and required environmental cleanup will be planned and incorporated into the phased plan of development prior to the implementation of Phase II."</p> <p>Proposal Summary - \$9,594,699 out of the \$168.8 total infrastructure costs have been earmarked for environmental remediation</p> |
| 21 | The development will incorporate smart city technologies, Health in All Policies strategies, healthy urban planning and design elements, healthy building design elements, Complete Streets Implementation Plan strategies, strategies consistent with the City's Integrated Sustainability Action Plan, and sustainability and resiliency policies. | <p>Proposal Pg 120 - "The Midtown Team will use it's extensive experience in this arena to work with the City and all members of the community to create a roadmap that integrates smart city technologies and innovation into the new neighborhood's operations to better provide municipal services to residents, businesses, and visitors. Providing equitable services and meeting the needs of disadvantaged citizens will be (a) foundational element of this plan..."</p> <p>"Healthy Building Design Elements are a cornerstone of the Midtown Proposal."</p> |
| Net Financial Impact to the City | | <p>Proposal Summary -</p> <ul style="list-style-type: none"> • \$60M for the land (\$10M non-refundable option deposit to be made upon execution of the Development Agreement, remaining \$50M to be paid out across 3 phases) • \$168.8M in infrastructure (includes the City's \$75M TIF contribution) • \$22.5M in Community Benefit Programs • <u>Minus \$75M for the City's TIF contribution</u> • Net Financial Impact to the City - \$176,317,912 <p>Property Tax revenue to the City will result in approximately \$17,600,000 - \$24,000,000 annually, depending on density. This will result in property tax revenue of \$352-\$480 million over 20 years, at full buildout.</p> |

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| <p align="center">Affordable Housing Commitment</p> | <p>Proposal Summary - The affordable units will be the greater of 1,000 units or 20% of the overall housing units. Of the first 1,000 units delivered, 100 units will be at or below 30% AMI, 700 units will be at or below 80% AMI, and 200 units at or below workforce housing level (120% AMI). This proportion of affordable and workforce units will be applied to any additional units over the first 1,000.</p> <p>The AMI breakdown of affordable and workforce units shall be:</p> <ul style="list-style-type: none"> • 10% of units below 30% AMI • 70% of units between 30% AMI and 80% AMI • 20% of units between 80% AMI and 120% AMI <p>The total number of affordable and workforce units will be between 1,000 and approximately 1,900 depending on density of the development and the inclusion of a stadium on the site.</p> |
| <p align="center">Jobs, Wages, & Economic Impact</p> | <p>Proposal Pg 202 - Based on the mid-density development program, the project will generate approximately 16,000 jobs, creating a direct, indirect, and induced jobs of 39,784 and economic output of \$7.4 billion.</p> <p>Based on the high-density development program, the project will generate approximately 20,000 jobs, creating a direct, indirect, and induced jobs of 49,667 and economic output of \$9.1 billion.</p> |
| <p align="center">SBE & MBE/WBE Commitment</p> | <p>June 30, 2021 Response to Questions - 20% SBE/MBE/WBE Commitment</p> |
| <p align="center">CBA Related Items</p> | <p>Proposal Summary -</p> <p>A) A minimum of 20% of the construction jobs will be filled by South St. Pete CRA residents.</p> <p>B) Hold no less than 20 job fairs, targeting individuals from the South St. Pete CRA.</p> <p>C) The Affordable/Workforce Housing will be integrated into the market rate housing and other developments of the site.</p> <p>D) A minimum of 20% SBE/MWBE participation rate in all phases of the development.</p> <p>E) A minimum of 20% of total labor hours on major construction projects with values of \$1M or greater will be performed by apprentices.</p> <p>F) A minimum of 10% of the direct hard costs of the project will be dedicated to City located contractors or businesses.</p> <p>G) \$5M commitment to the Unlocking Opportunities Program, providing grants towards minority and BIPOC-owned small businesses, launched in the Phase I of the development.</p> <p>H) \$1M commitment to the City's For All From All Program for the development of affordable/workforce housing throughout St. Petersburg.</p> <p>I) \$500,000 commitment to assist the City in the I-175 study</p> <p>J) \$10M commitment to Local Retail Storefront Program, \$5M at the start of the development and \$5M in the start of Phase 3. The program will support independently-owned businesses through buildout assistance, incentives, and promotion.</p> <p>K) \$5M commitment to gap financing for the development of affordable housing (\$1M per phase).</p> <p>L) \$1M commitment for the Community Benefits Foundation to fund projects related to vocational training, education, equitable justice, art in public places, conservation, and cultural initiatives.</p> <p>M) Commit \$8,130,500 for community outreach as outlined in Midtown's June 30, 2021 Response to Questions.</p> <p>N) Provide smart cities technologies in the development, such as emergency call boxes, digital signage, site-wide A/V system, campus wifi, uniform cellular coverage, mass notification, and security devices.</p> <p>O) Work with the City and its economic development partners to identify potential office users, in accordance with the Grow Smarter Strategy.</p> <p>P) Pursue LEED certification and incorporate WELL and Fitwel standards into the development.</p> <p>Q) Create or procure renewable energy and develop resilient energy systems.</p> <p>R) Collaborate with research, innovation, and higher education organizations to determine the potential for an Innovation Campus development as part of Phase 2.</p> <p>S) Remediate any environmental issues on the site.</p> <p>T) Commit to the necessary environmental and engineering controls necessary to develop Booker Creek as identified in the RFP response.</p> <p>U) Implement Complete Streets principles throughout the development.</p> |

Rays

Proposal Pg 156 - "Midtown intends to build shared parking as part of Phase I that will account for all necessary parking replacement through the end of the 2027 baseball season. Second, our plans have accounted for 2 options that allow the City and Rays significant flexibility to negotiate a new term on the existing footprint or in another section of the site. We have set aside approximate 25 acres and also planned a certain portion of Phase 1 with the understanding that land would potentially go back to the Rays for their new ballpark. Either way, Midtown looks to be a good partner with the Rays and the City in this important effort to keep baseball on the peninsula."