



INTEROFFICE MEMO

DATE: February 27, 2018
TO: Mayor and City Councilmembers
VIA: Yvonne Garrett, City Manager
FROM: Civic Center Master Plan Subcommittee
(Councilmember Baber & Councilmember Parent)
SUBJECT: Request for Direction on Proposed Consultant Scope of Work

This Civic Center Master Plan Subcommittee met with developers and staff throughout 2017 regarding options for development of the Old Police Station site and the Civic Center site. At this time, the Subcommittee is recommending the City Council authorize the City Manager to engage Keyser Marston Associates (KMA) to update market and financial feasibility analyses previously prepared in March 2016.

In addition to updating previous analyses, KMA will analyze additional development scenarios on each site. Feasibility tests for the Civic Center site will include introduction of market-rate housing, as well as office and/or governmental use, park and parking uses in combination with another civic building. The Old Police Station site will undergo evaluation of a range of income mix and financing scenarios. Following direction from the City Council, the City Manager will work with KMA to prepare the additional analyses for each site and upon completion, present findings to the Subcommittee for refinement and formulation of development recommendations to the Council. Ultimately, the Council's preferred development programs will be conveyed to potential development partners through the issuance of a Request for Qualifications (RFQ) for each site.