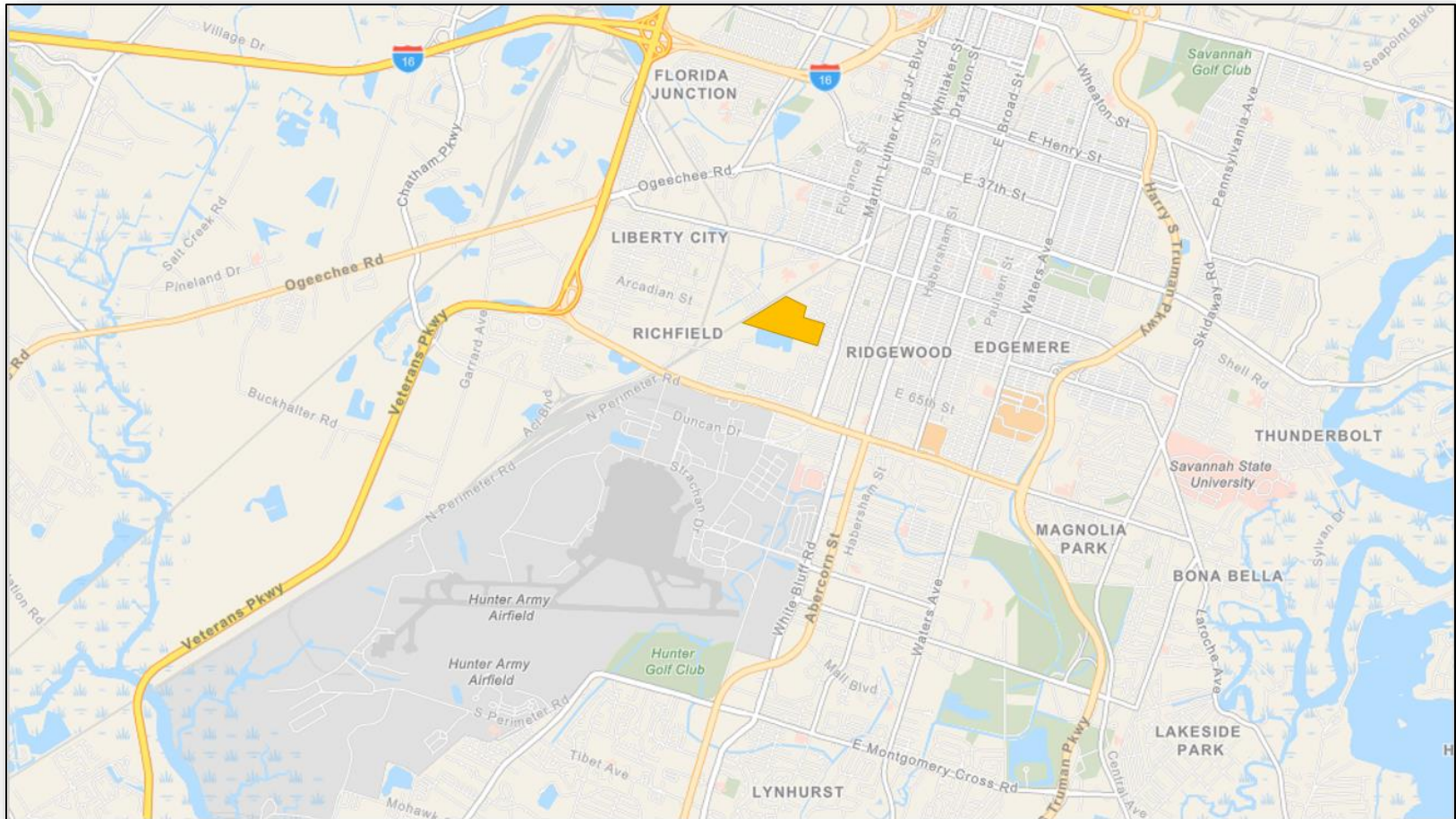


Fairgrounds Property





Best and Final Offer

➤ Compulsories

ITEM	DETAILS
Wetlands and Floodplain	Conserve 7.36 acres of wetlands
Park Space and Recreation	Minimum 17 acres and 25 public parking spots
Utilities Protection	Protect water and power utilities infrastructure
Open Space	Must contain accessible public open space
Soil Conditions	Must provide building plans addressing soil conditions and subsurface materials
Community Square and Green Space	Must have public square that is accessible to the public
Medians and Buffer	Must included a median buffer on Meding Street
Traffic	Provide information requested on traffic impacts
Stormwater/Drainage	Stormwater and floodplain mitigation plan
Zoning and Parking	Zoning classification plan for development



Best and Final Offer

➤ Compulsories Determination Process

“If the compulsory requirements are deemed not to be adequately met by the City Manager or designee, the proposal may be rejected and not move to the scoring stage.”

BFO Document p. 6

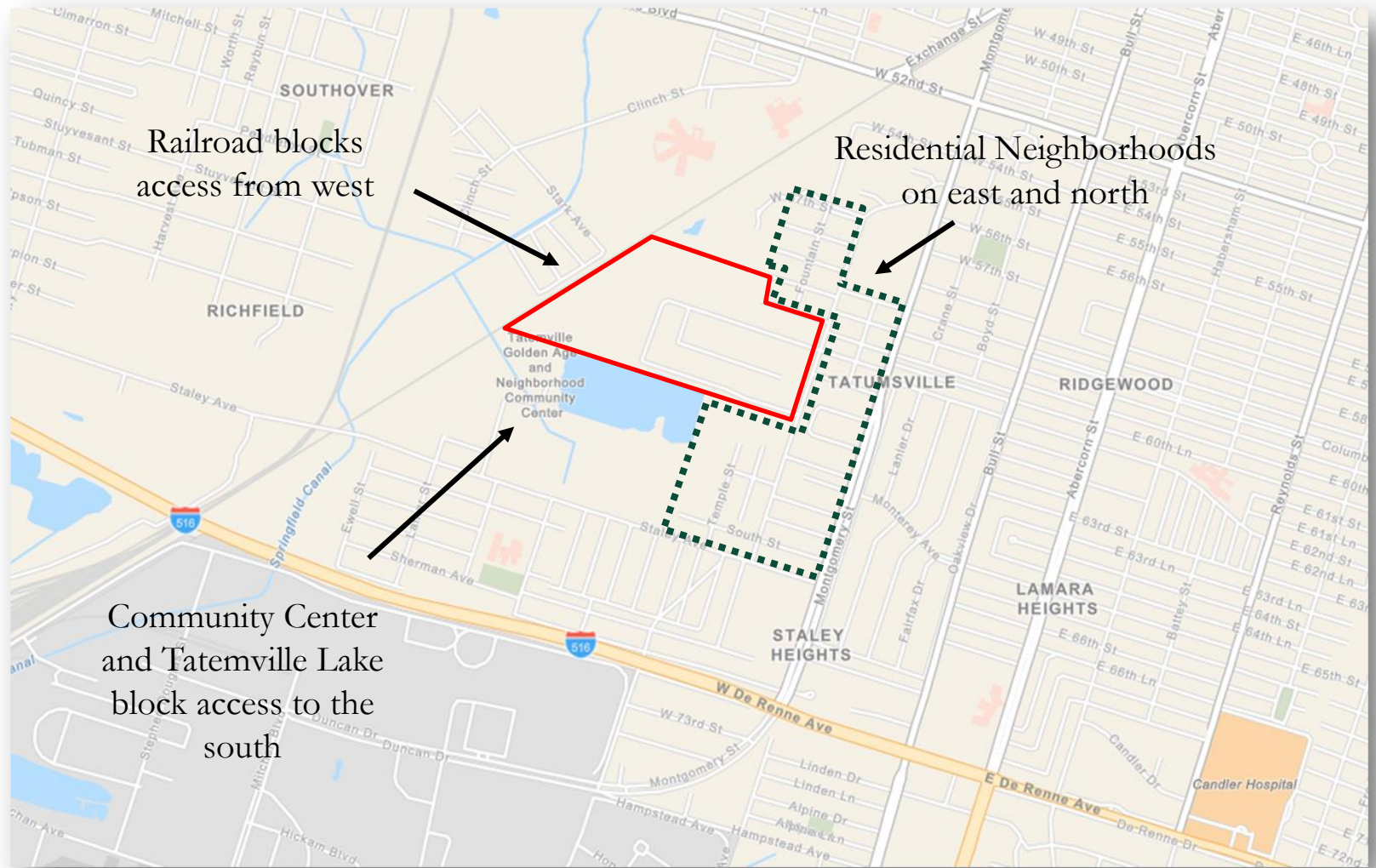
“If any proposal is deemed unreasonable or to have inappropriately inflated its value, it will be rejected.”

BFO Document page p. 7



Evaluating the Compulsories

➤ Traffic



Traffic

Neighborhood Streets

- Homes and Driveways

Limited Right-of-Ways

- 30' foot ROW on Staley & Meding

Traffic Calming Requests

- 7 traffic calming requests
- 4 approved for projects
- 10 speed tables on Meding Street

Trip Generation Estimates (vehicles per day)

CURRENT NUMBERS

Adjacent Streets **8,077** (VPD)

PROJECTED TOTALS

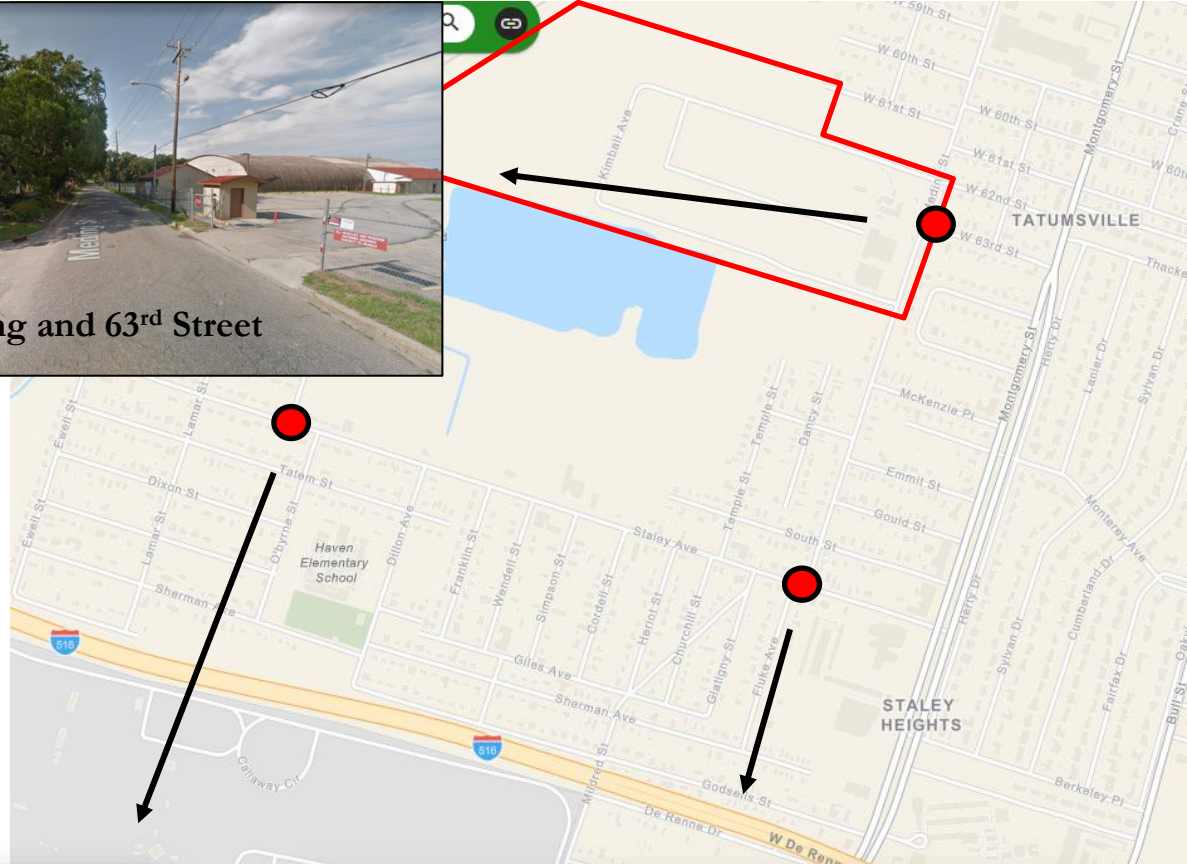
Knott Development **19,769** (VPD)

P3 Partners **12,946** (VPD)

Savannah Bridge **20,988** (VPD)



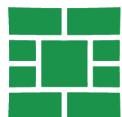
Meding and 63rd Street

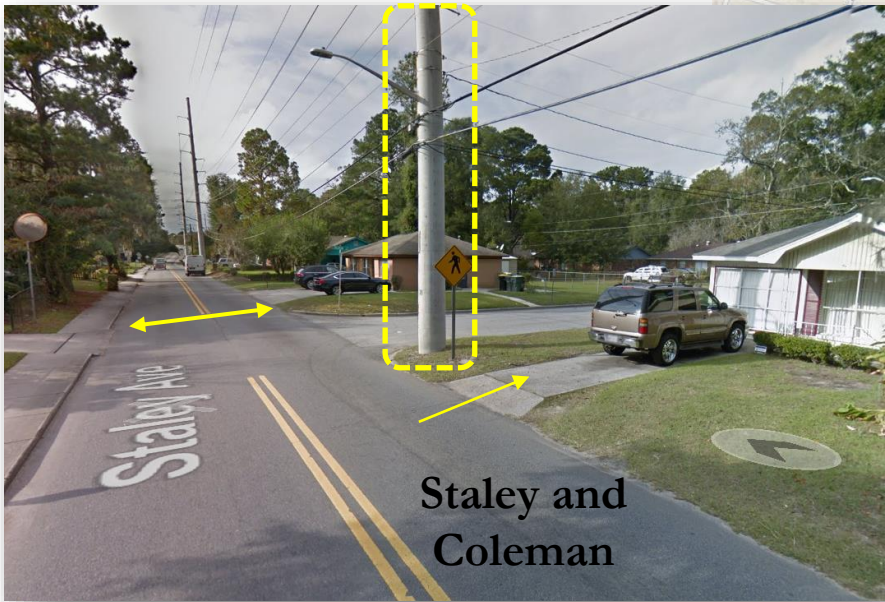
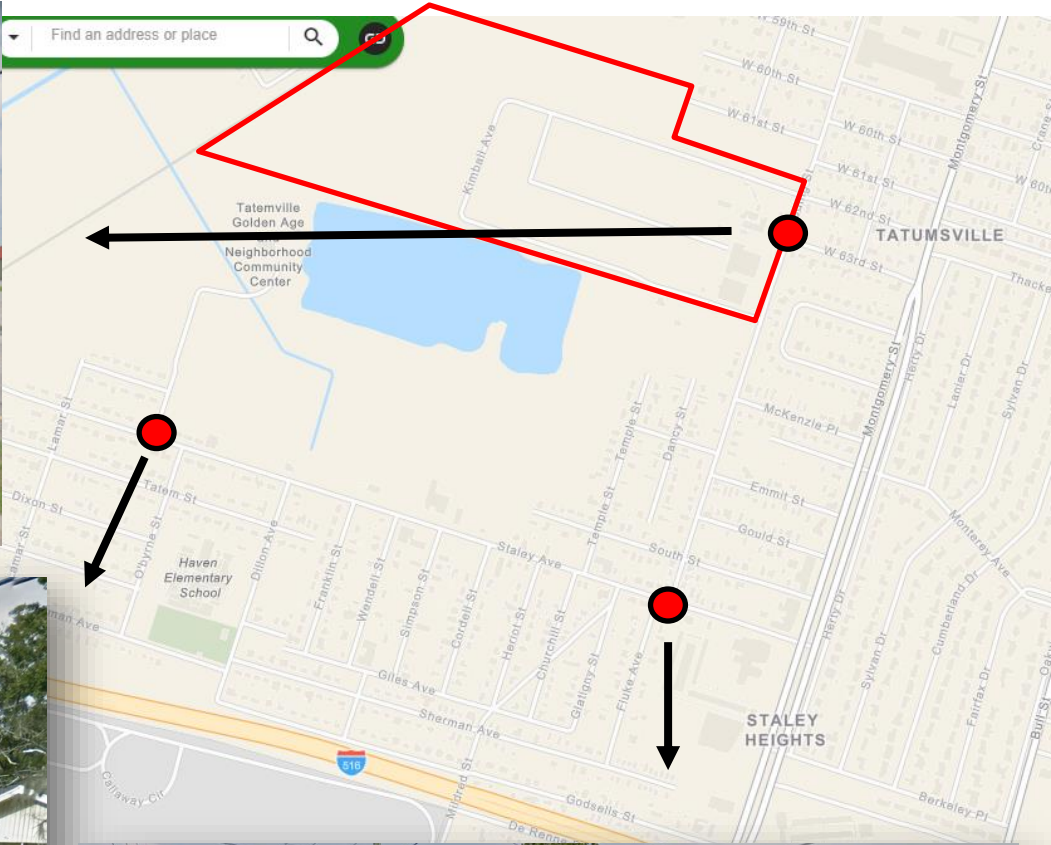


Staley and
Coleman



Staley and Meding





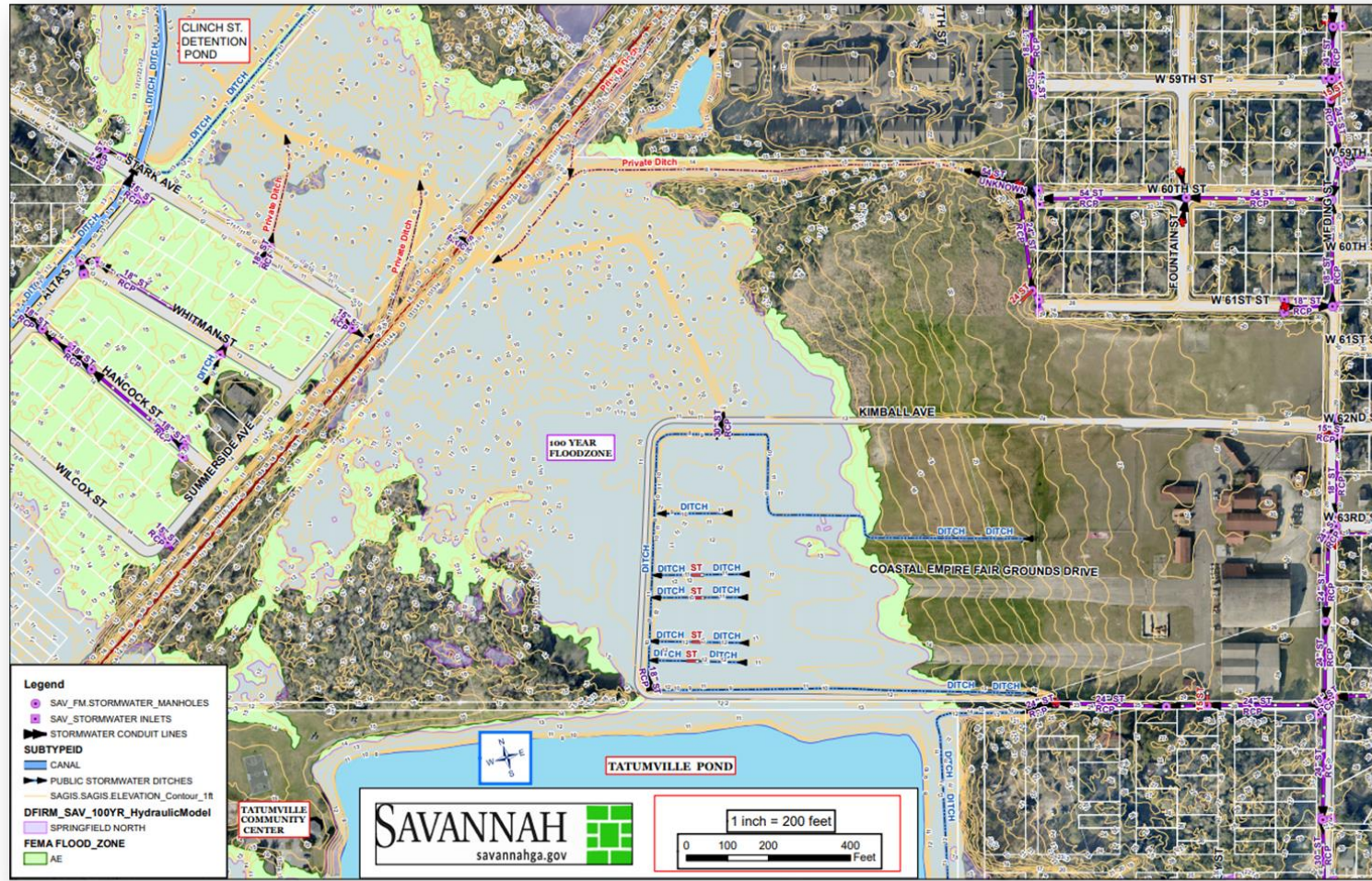
Evaluating the Compulsories

➤ Traffic

- Can the surrounding streets adequately handle the increase in 'Vehicles Per Day' proposed by the development?
- Will the service level of the surrounding traffic infrastructure provide a reasonable level of service for the proposed development?
- Are the traffic plans for the proposed new residential and commercial uses impracticable and would they adversely lead to the detriment of the neighborhood's quality of life?

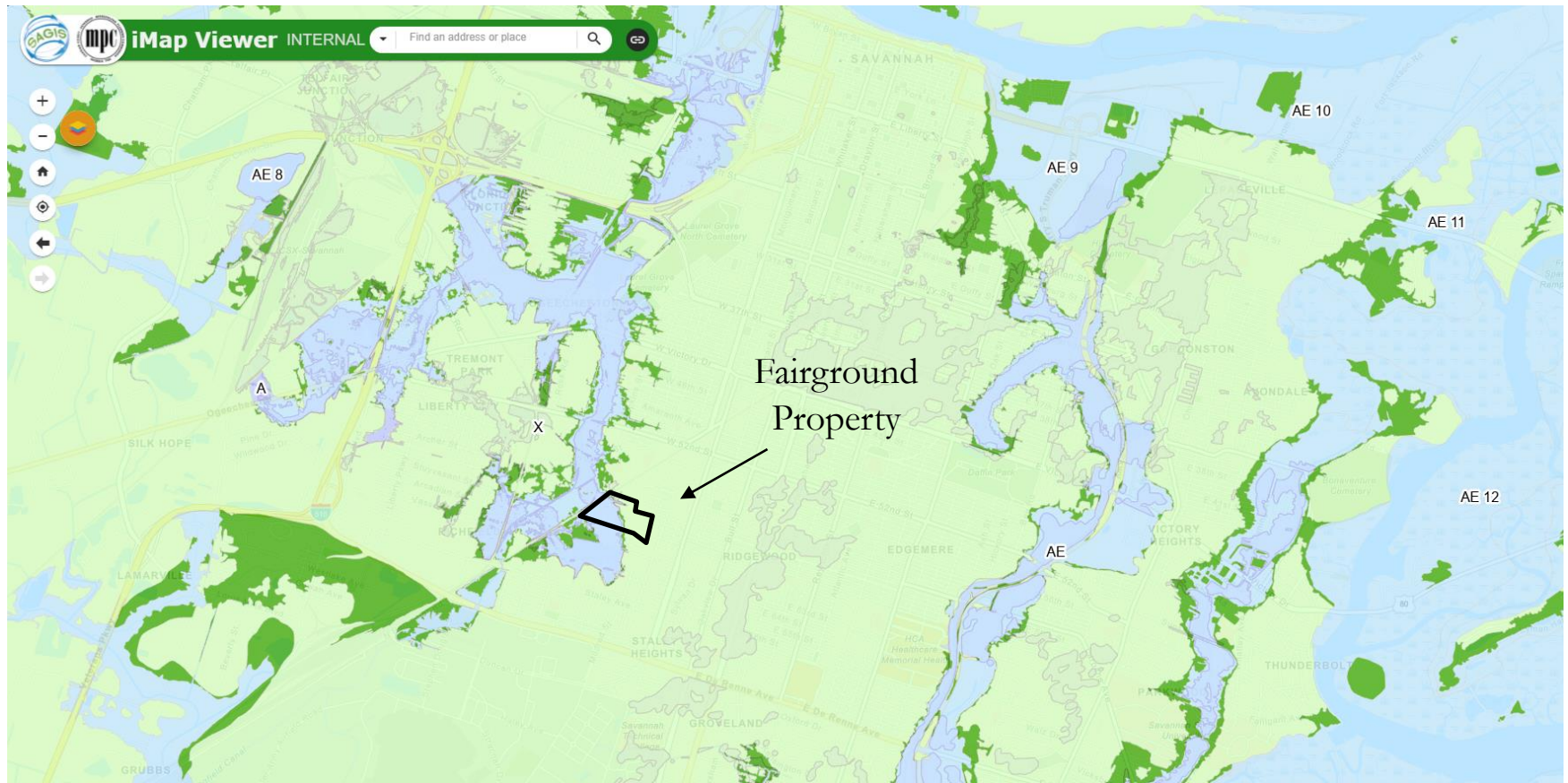


➤ Stormwater and Floodplain Mitigation



Evaluating the Compulsories

➤ Springfield Basin Impacts



Evaluating the Compulsories

➤ Stormwater and Floodplain Mitigation

- Are the proposed fill volumes within the FEMA designated 100-year floodplain below the base flood elevation?
- Can they provide the necessary onsite floodplain mitigation without harming surrounding properties?
- Can each proposed floodplain mitigation strategy be reasonably feasible without causing harm to the Springfield Basin?



Evaluating the Compulsories

➤ Zoning



Evaluating the Compulsories

➤ Zoning

- All developments will have to request a rezoning.
- Does the proposed development reasonably fit within the surrounding neighborhoods and zoning classifications?
- Do the proposed uses within the development match surrounding zoning uses and community needs?



Best and Final Offer

➤ Phase 2- Economic Analysis

Sealed Purchase Price

+

Total increase in appraised value of the property due to the projected development's improvements

=

Team with the highest combined purchase price and increase in appraised value will be recommended for award.

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BFO Document p. 6

“If any proposal is deemed unreasonable or to have inappropriately inflated its value, it will be rejected.”

BFO Document page p. 7



Best and Final Offer

➤ BFO Scorecard

Compulsory Items Phase 1	
Wetlands and Floodplain	PASS or FAIL
Park Space and Recreation	PASS or FAIL
Utilities Protection	PASS or FAIL
Open Space	PASS or FAIL
Soil Conditions	PASS or FAIL
Community Square and Green Space	PASS or FAIL
Medians and Buffer	PASS or FAIL
Traffic	PASS or FAIL
Stormwater/Drainage	PASS or FAIL
Zoning and Parking	PASS or FAIL

*Must PASS all ten compulsories to move forward into Phase 2

Economic and Community Benefit Phase 2	
Purchase price	Total purchase price +
Total prospective increase in appraised value of property	Property Value Increase
Deemed unreasonable or to have inappropriately inflated	YES or NO
TOTAL SCORE	

