



mTAP 2020

# SouthFair CDC Reference Guide

Jeffries-Meyers  
Neighborhood Development

**ULI CFL mTAP Project**

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# Overview & Summary of mTAP Proposal

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Jeffries-Meyers  
Neighborhood Development



Center for Leadership  
Class of 2020

mini Technical Assistance Panel



Good Luck, Class of 2020



*The caliber of speakers reflected the best of Dallas's Real Estate Community. [The CFL] is one of the most powerful and high-impact programs in which I've ever been privileged to take part."* [Class Member, Class of 2020]

**WHY PARTICIPATE?**

Engage with top speakers from every facet of land-use in a small group environment;

Collaborate with real estate professionals in problem solving;

Improve your ability to interface with likeminded professionals;

Gain insights and leadership skills

**WHO PARTICIPATES?**

Individuals working in the real estate industry and related fields;

Those who have seven years' minimum real estate experience;

Those committed to community service and civic engagement;

ULI members and non-members alike

Our region is growing at an astounding rate, and we need leaders who understand both the development process and the regional framework in which our commercial real estate community operates. The ULI Dallas-Fort Worth Center for Leadership (CFL) is designed to help build tomorrow's community leaders who are dedicated to the ULI mission of responsible land-use and creating and sustaining thriving communities. By providing a series of seven full-day sessions led by outstanding professionals in public and private sector roles in the DFW region, the CFL offers class members insight into various market sectors, broadening their perspectives on current issues and opportunities that are prevalent to North Texas.

**PROGRAM DURATION: 9 MONTHS (SEPTEMBER 2020 – MAY 2021)**

- Day 1: Region in Context: September 2020
- Day 2: Economic Development: October 2020
- Day 3: Regional Development Influences: November 2020
- Day 4: Finance and Capital Markets: January 2021
- Day 5: Community Building & Public Policy: February 2021
- Day 6: Design & Construction: March 2021
- CFL Annual Spring Event - April 2021
- Day 7: Graduation: May 2021

ULI DALLAS-FORT WORTH [HTTPS://DALLAS-FORTWORTH.ULI.ORG/](https://dallas-fortworth.uli.org/) TEL: 214-880-8669 [CHRISTY.THURSTON@ULI.ORG](mailto:CHRISTY.THURSTON@ULI.ORG)

Top, pictured L to R: **Ron Terwilliger**, Chairman of Terwilliger Pappas Multifamily Partners, Chairman Emeritus, Trammell Crow Residential; **Charlie Brindell**, Executive Chairman, Mill Creek Residential; Bottom Right: **Lucy Billingsley**, Founder & Partner, Billingsley Company



**ULI Dallas-Fort Worth  
Center for Leadership  
mTAP: SouthFair Community Development Corporation**

This document is meant as a starting point for your mTAP project. The project goals listed here are taken from your client's application and presentation. It is your team's responsibility to refine and redefine these goals with your client, if necessary. As mentioned in the mTAP guidelines, mTAP projects with clear, short, and succinct goals are generally the most successful. Clearly establishing the project goals between your team and your client should be your first priority. Expect to meet (in person or virtually) with your team a few times a month as needed in between CFL class days. It is up to your group to schedule your own work sessions as needed.

**PROJECT GOALS:**

1. Create a comprehensive plan that outlines future development in/revitalization of the Jeffries-Meyers neighborhood with the following key themes in mind:
  - a. **Affordable Housing:** How do we best determine appropriate and affordable housing development to revitalize Jeffries-Meyers in a manner that builds up the neighborhood but protects the best aspects of the development patterns and housing character from incompatible development and gentrification?
  - b. **Combat Racism:** Various forms of systemic racism (ie historical disinvestment, redlining and sub-prime lending) have impacted the Jeffries-Meyers neighborhood, particularly in the area of housing renovation. What steps and tools could be used to combat these patterns?
  - c. **Redevelop Historically Significant Commercial Real Estate:** Park Row historic district is a significant asset that provides a diverse and unique experience in the area; how can we leverage the benefits of enhancing this asset to attract more activity and investment?
  - d. **Inclusion of accessible parks and open space:** How can you further activate existing vacant lots where residents and visitors currently park, sit on top of their cars and bring out chairs and small card tables to visit with one another? Are the lots where this takes place designated/branded for such activities? If not, is there a desire to do so to enhance this sense of place?
  - e. **Connectivity, Mobility and Walkability:** How can you continue to encourage the City of Dallas and the private sector to make infrastructure investments in these areas that will further propel activity for residential and commercial uses/activities?
  - f. **The jewel of South Dallas in Fair Park:** How can you unlock better access, engagement and attraction to this jewel?



## **SCHEDULE:**

### OCTOBER

- *October 15<sup>th</sup>*: mTAP clients made project presentations to the Class

### NOVEMBER

- *Early November*: mTAP Committee divides Class into project-specific teams
- *November 16<sup>th</sup>*: mTAP Committee communicates team assignments to Class and distributes project-specific instructional document
- *November 19<sup>th</sup>*: Project-specific micro-team meets for the first time, along with assigned team mentor. Goals of the meeting are:
  - Review and discuss Project Goals
  - Assign roles and responsibilities to team members (see list of roles at the end of the document for ideas)
  - Refine the general schedule outlined between December and April
  - Pick a few available date options to schedule first meeting with client (either virtually or in person)
  - Create list of any current outstanding questions for client

### DECEMBER - JANUARY:

- Teams and Clients meet to discuss and confirm:
  - Site Visit
  - Project scope objectives;
  - Client expectations;
  - Potential out-of-pocket costs (if any) and how the client will cover those costs;
  - Roles and responsibilities of the client vs. the team;
  - Expertise needed to complete the assignment and resources which the client may have, or the team may need to complete the assignment;
  - Begin assembling presentation deliverable(s) for draft presentation in February

### FEBRUARY:

- Draft presentation to client

### MARCH:

- Continue refining the presentation & content
- Continued coordination with Client

### APRIL:

- Final presentation to clients (60 minutes); invite stakeholders, TAP Committee, and CFL Alumni. This presentation is expected to occur outside of CFL class time.



### **SOUTHFAIR COMMUNITY DEVELOPMENT CORP-SPECIFIC RESOURCES:**

- "SouthFair Community Development Corporation Oct 15 2020.pdf" – Client’s original presentation
- "JV Lots – Revised Maps.pdf"
- "SouthFair Community Development mTAP Application.pdf"
- Perkins+Will Design Competition
- SouthFair’s Vision Book
- Fair Park master plan

### **PRIOR mTAP RESOURCES:**

Please look through the mTAP project examples below, from ULI Atlanta and Washington DC. You will notice a wide range of presentation quality, sophistication, length, and content, with varying levels of success. It is up to each team to establish the appropriate deliverable for their project.

ULI Atlanta mTAPs: <https://atlanta.uli.org/resources/mtaps/>

ULI DC mTAPs: <https://washington.uli.org/resources/leadership-institute-mtap-projects/>

Last year’s ULI DFW mTAP, Deep Ellum Central Service Center:

*Note: this mTAP was a different format - the entire class worked on one project, broken up into discipline-specific groups. We don’t expect your deliverable to be 70 pages. It is included here as a resource.*

[https://issuu.com/bokapowell/docs/ulidfwdeepellummtap\\_draft10\\_20200710?fr=sYTzjMjE2NDUyMDQ](https://issuu.com/bokapowell/docs/ulidfwdeepellummtap_draft10_20200710?fr=sYTzjMjE2NDUyMDQ)

### **CONTACT LIST:**

- Primary Client Contact: **Annie Evans**, SouthFair Community Development Corporation  
214-421-1363 | [annie.evans@southfaircdc.org](mailto:annie.evans@southfaircdc.org)
- mTAP Mentor: **Jason Haun**, ZOM Living  
214-220-3880 | [JLH@zomliving.com](mailto:JLH@zomliving.com)

### **TEAM ROLES**

Each team should consider assigning the following roles to a team member. Feel free to create additional roles if needed (such as mediator for split decisions, or happy hour coordinator), or combine roles that have overlap

- Client Contact – responsible for reaching out to your client and setting up conversations/meetings
- Presentation Assembler – compiles the Team’s content into presentation format
- Content Coordinator – drives the research needed for the project; helps assemble the presentation
- Internal Coordinator – oversees schedule, ensures things are being completed when needed
- Class/Mentor Contact –responsible for communicating updates with the mentor and rest of the class

## mTAP SouthFair CDC Team



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# Jeffries-Meyers

## What is a Brownfield?

A "brownfield" is a property that has, or may be perceived to have, environmental impacts. The potential release of hazardous substances, petroleum, or presence of regulated building materials may consequently impede reuse/redevelopment opportunities. By completing environmental site assessment and cleanup activities, brownfields have the potential to transform from liabilities into assets that will benefit the community.

## What are the program goals?

- Support local economic development initiatives that stimulate investment and provide new employment opportunities.
- Transform blighted areas into safe, viable spaces that enhance our neighborhoods.
- Restore the environment and protect human health.
- Create public-private partnerships that will leverage funding for redevelopment projects.
- Gather and effectively utilize public input to identify priority redevelopment areas, plans and strategies.

## Community Member Fact Sheet

### Brownfield Site Reuse & Revitalization Program

### City of Dallas Brownfields Coalition

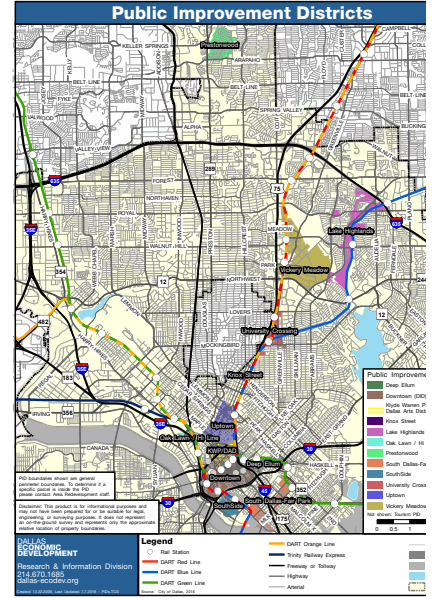
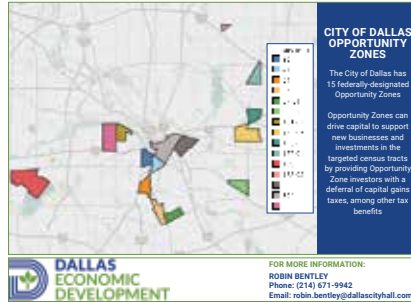


Publication Number F200-21411



## Why is your input needed?

A pool of great ideas and visions along with observations of opportunities help local municipalities and potential developers realize community desires, needs and possibilities. Community input serves as the foundation for creating a clear path forward that ultimately leads to restoring abandoned and blighted properties currently detracting from investment. Over the long-term, making these sites attractive to developers will stimulate local investment, create jobs, increase access to local amenities, and improve overall public perceptions for our community.



**Brownfield Programs**

**Opportunity Zone**

**PID**  
Public Improvement District







# Area Initiatives

Requires targeted engagement from the Southfair Board

**Strategic Action Plan**

Opportunity for All: An Equitable and Inclusive Economy

**Introduction**

Meeting requests for public discussion about the former Fort Worth Southfair Board have been forwarded to the former Mayor Michael R. Keough for his consideration.

**The GrowSouth Plan**

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**Strategic Action Plan**

Opportunity for All: An Equitable and Inclusive Economy

Four initiatives were added to the Mayor's Southfair Board agenda. The Mayor's Southfair Board agenda includes:

**GrowSouth / Neighbor Up**

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**Strategic Action Plan**

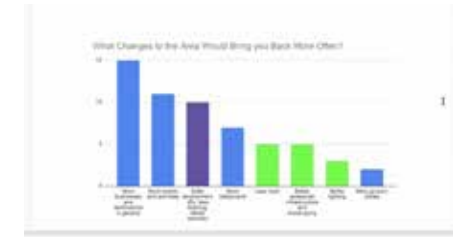
Opportunity for All: An Equitable and Inclusive Economy

**Strategy #1: Revitalize South Dallas/Southern Dallas**

**BEST PRACTICE**

**"Affordable Housing Trust Fund" Minneapolis, Minnesota**

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## GrowSouth Initiative Strategic Action Plan

## 1,000 Unit Challenge City of Dallas 2021

## MLK Food Park Better Block

**Strategic Action Plan**

Opportunity for All: An Equitable and Inclusive Economy

**Strategy #1: Revitalize South Dallas/Southern Dallas**

**Real Estate, Corporate Expansion, and Social Service Projects**

**Lancaster Urban Village**

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**Strategic Action Plan**

Opportunity for All: An Equitable and Inclusive Economy

**Strategy #1: Revitalize South Dallas/Southern Dallas**

**South Dallas/For Park Opportunity Fund**

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**Strategic Action Plan**

Opportunity for All: An Equitable and Inclusive Economy

**Strategy #1: Revitalize South Dallas/Southern Dallas**

**Southern Dallas Beachheads of Activity**

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# Incentives



OFFICE OF HOUSING

Notice: H 2019-07

Special Attention of:  
All Multifamily Regional Directors

Issued: May 9, 2019  
Expiration: This Housing Notice ("HN") remains  
in effect until amended, revoked or  
superseded.

All Multifamily Branch Chiefs  
All Multifamily Operations Directors  
All Multifamily Asset Management Directors  
All Multifamily Field Counsel  
All Contract Administrators  
All Multifamily Accelerated Processing  
("MAP") Lenders

SUBJECT: Incentives for FHA Mortgage Insurance for Properties Located in Opportunity Zones.

## I. BACKGROUND

The 2017 Tax Cuts and Jobs Act ([P.L. 115-97](#), Dec 22, 2017) created a new tax incentive known as Qualified Opportunity Funds, which invest capital gains into projects located in Opportunity Zones. Opportunity Zones are census tracts that are low-income communities as defined in Section 1400Z(c) of the Act, which references the New Market Tax Credit program at 26 U.S.C. 45D(e). On July 9, 2018, the IRS published a list of more than 8,700 census tracts designated by the Secretary of the Treasury as qualified opportunity zones in the 50 states and U.S. territories: <https://www.irs.gov/pub/irs-irb/18-28.pdf>. The list was updated on December 14, 2018 to include two additional census tracts in Puerto Rico and can be found at: <https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>.

An Executive Order 13853 establishing the White House Opportunity and Revitalization Council, signed December 12, 2018, created a Council "to encourage public and private investments in urban and economically distressed areas, including qualified opportunity zones."

[www.hud.gov](http://www.hud.gov) [espanol.hud.gov](http://espanol.hud.gov)

## City of Dallas Public-Private Partnership Program Summary for Non-Residential Projects

City of Dallas Public-Private Partnership Program  
It is the purpose of the following program to provide assistance only for projects where such assistance is necessary to stimulate private investment and job creation. Accordingly, these programs are available when agreements between the City and private parties that are not tax-exempt are approved by City Council prior to private investment occurring. Projects seeking economic incentives must provide written assurance that "if for the incentives sought, the proposed project will not occur, or would otherwise be substantially altered so that the economic, revenue or other associated public purposes secured by the City's incentives would be reduced. Projects occurring in Target Areas are provided special consideration.

The information contained herein shall not be construed as implying or suggesting that the City of Dallas is offering or to make any obligation to provide tax abatement or other incentives to any applicant, and all applicants shall be considered on a case-by-case basis. The source of City funding for a particular incentive may require or impose certain limitations on the types of projects for which those funds may be used, which are not described herein. Pawnshops, sexually oriented businesses, bars, truck stops, and truck dealerships are excluded from consideration for incentives provided under this program.

### Eligibility Requirements

The City has established targeted project areas which set minimum project requirements in order to be considered for incentives:

- **Target Areas:** Projects must create/retain 25 jobs or provide \$1 million of investment;
- **Non-Target Areas:** Projects must create/retain 100 jobs or provide \$5 million of investment; and
- **Non-Conforming Projects:** Projects not meeting these requirements that nevertheless significantly advance the public purpose of economic development will be considered on a case-by-case basis.

### Tax Abatement

Temporary abatement of either real estate or personal property taxes. Recipient firms must meet primary considerations of capital investments and job creation/retention. City staff may consider secondary considerations such as Dallas resident employment, efforts to exceed minimum environmental regulations, wage rates, community activities, target industry projects, and M/WBE participation when negotiating this incentive. A firm's tax abatement percentage will be reduced by 25 percent for any single year of the tax abatement term in which secondary considerations included in the agreement are not met unless an alternative method is prescribed by City Council in a project specific resolution. Real property tax abatement is not available in TIF Districts. In limited cases, projects may be considered for a combination of both real personal property tax abatement when the combined amount does not exceed 90 percent of the City taxes on total net improvement value. All tax abatements must begin by January 1 of the second calendar year following City Council authorization unless otherwise specified.

### Abatement Benefits:

- **Target Areas:** Real property tax abatement up to 90 percent for 10 years and/or a business personal property tax abatement of up to 50 percent for five years;
- **Non-Target Areas:** Real property tax abatement up to 70 percent for 10 years and/or a business personal property tax abatement of up to 50 percent for five years;
- **Non-Conforming Projects:** Projects not meeting these requirements that nevertheless significantly advance the public purpose of economic development will be considered on a case-by-case basis.

### Economic Development Chapter 380 Grant Program

Companies considering a relocation/expansion or new commercial development may be eligible for an

Effective December 31, 2020 - June 30, 2021 (Resolution #20-1972)

[www.dallas.gov](http://www.dallas.gov)

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## HUD Incentives in OZ

### II. PURPOSE

To further promote Opportunity Zones, the Department of Housing and Urban Development (HUD) is introducing incentives for property owners applying for certain loans with FHA multifamily mortgage insurance for properties located in a qualified opportunity zone census tract.

#### Processing by Designated HUD Underwriters

HUD has designated specialized Senior Underwriters in each region of the country to process certain applications for FHA mortgage insurance for properties in qualified opportunity zones. Lenders must identify in their application that the following criteria is met so that an FHA Senior Underwriter is assigned to the application:

1. The application is being submitted pursuant to Section 221(d)(4), Section 220, or the Section 223(f) program for a property located in a qualified opportunity zone census tract.
2. The application involves an investment from a Qualified Opportunity Fund.

This will ensure expert and expedient review of these applications by FHA underwriters. Eligible applicants should identify the opportunity zone tract in which the property is or proposed to be located and (if applicable) the associated Qualified Opportunity Fund in order to receive this incentive.

#### Reduced FHA Mortgage Insurance Application Fee

Applicants to FHA's Section 221(d)(4), Section 220, and Section 223(f) mortgage insurance programs for properties located in qualified opportunity zones will be eligible for reduced application fees, as detailed below. Eligible applicants should identify the opportunity zone tract in which the property is or proposed to be located in order to receive this incentive.

#### Broadly Affordable Housing

For broadly affordable housing transactions located in a qualified opportunity zone census tract, the FHA mortgage insurance application fee may be reduced from the current fee of \$3.00 per thousand dollars of the requested mortgage amount to \$1.00 per thousand dollars of the requested mortgage amount. Consistent with HUD's Federal Register notice dated March 31, 2016 (81 FR 18473), broadly affordable housing must have either:

1. at least 90% of units covered by a Section 8 Project Based Rental Assistance (PBRA) contract; or

2. at least 90% of its units covered by an affordability use restriction under the Low Income Housing Tax Credit program.

#### Market Rate and Affordable Housing

For market rate and affordable housing transactions located in a qualified opportunity zone census tract, the FHA mortgage insurance application fee may be reduced from the current fee of \$3.00 per thousand dollars of the requested mortgage amount to \$2.00 per thousand dollars of the requested mortgage amount. Affordable housing transactions are defined in HUD's Federal Register dated March 31, 2016 (81 FR 18473).

### III. IMPLEMENTATION

Incentives announced under this Notice are available immediately for market-rate properties that have not yet submitted a pre-application, and for affordable properties that have not yet applied. Interested applicants may contact their local HUD office for information on how to identify their eligibility for these incentives. If there are any questions regarding this Notice, please contact Elizabeth H. Artega, Housing Program Officer, Office of Multifamily Production at (202) 402-3584. Persons with hearing or speech impairments may access this number via TDD/TTY by calling 1-877-TDD-2HUD (1-877-833-2483).

Brian D. Montgomery  
Assistant Secretary for Housing,  
Federal Housing Commissioner

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned under OMB control number 2502-0029. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

## Dallas PPP Non-Residential

### Memorandum

January 15, 2021  
Honorable Mayor and Members of the City Council  
Revitalization Activities underway for the Jeffries-Meyers-Merlin Neighborhood



CITY OF DALLAS

A cross departmental effort is underway to revitalize the Jeffries-Meyers-Merlin Neighborhood. This memorandum captures responsibilities being carried out by the Office of Environmental Quality & Sustainability (OEQS), Department of Housing & Neighborhood Revitalization (Housing) and Planning & Urban Design (PUD). An Area Planning effort has been initiated for the larger South Dallas area that includes the Jeffries-Meyers-Merlin Neighborhood. This effort is in its early stages, the Council member having recently appointed a community stakeholder Task Force and affirmed the boundary definition. The process is expected to take a year to yield a draft plan after extensive community engagement. The task force that will be regularly engaged through this process will also serve as a forum for sharing of information in a coordinated fashion with stakeholders and the community related to ongoing City projects and initiatives. The impetus for this area planning effort is provided by several considerations, including the concentration of Housing NOFA sites, the recently completed Fair-Park Master Plan, and TxDOT-led freeway reconstruction planning projects for I-30, I-45US-75, and I-345. Additionally, Councilmember Bantala's expressed a desire to conduct an authorized hearing to amend the zoning in the area. This planning effort is intended to focus on establishing a land development vision and recommending specific City actions related to land development to advance that vision. These will include actions related to zoning, infrastructure, development incentives and environmental mitigation.

Staff from the Office of Environmental Quality & Sustainability (OEQS) reviewed several environmental reports completed on property in the Jeffries-Meyers-Merlin area to understand the historical use/conditions and current environmental impacts in the area based on the findings provided in the reports. Reports reviewed are listed below.

#### Recently completed environmental assessments reviewed:

- Draft Phase II Environmental Site Assessment (ESA), dated July 6, 2020, performed on Jeffries-Meyers-Merlin Land Transfer Lots located in the 2400, 2500, and 2600 blocks of Jeffries, Merlin, and Meyers Streets prepared by Pope-Dawson Engineers, Inc. (Pope-Dawson)
- Draft Phase I ESA, dated April 24, 2020, performed on Jeffries-Merlin Land Transfer Property including 17 individual lots by Pope-Dawson
- Phase I ESA, dated March 10, 2020, performed on 2.75 Acres of land made up of 11 parcels along the 2500 block of Jeffries, Merlin, and Meyers Streets by Pope-Dawson and Integrated Environmental Solutions, LLC (IES)
- Phase I ESA, dated July 29, 2020, performed on 11 non-contiguous, vacant residential lots located along on Merlin, Jeffries & Meyers Streets by Brian Intersect Corporation (Brian Intersect)

"Our Products Build"  
Equally (H)Acks (E)qually (E)quity



# Community



## Equitable Community Investment Solutions For Dallas

Comprehensive Public Investment and Housing Policy Proposal 2018

The North Texas Community Development Association



## North Texas Community Development Association

## 2018 Design Competition Fair Park/South Dallas - P+W

## Urban Land Institute mTAP 2020 Center for Leadership

Equitable Community Investment Solutions For Dallas

March 1, 2018

The Honorable Members of the Economic Development & Housing Committee; The Honorable Members of the Dallas City Council; Raquel Favela, Chief of Economic Development & Neighborhood Services  
1500 Marilla Street  
Dallas, TX 75201

To All Addressed Above

The intent of this policy proposal is to provide subject matter expert input on housing and economic development during the City of Dallas' policy crafting process as well as address concerns shared by City of Dallas Community Housing Development Organizations (CHDOs) and Community Development Corporation leaders. It is our desire to encourage a robust partnership with the City of Dallas in delivering services and promoting community stability as well as be active participants in the policy crafting process.

Our chief concerns include the increasing cost burden of housing in the city of Dallas, the widening financing gap that non-profit developers face when revitalizing disinvested areas, and the lack of affordable housing, and the necessary tools to measure the affordable housing stock in our city.

The above concerns will be addressed through policy recommendations in the following pages. We would hope that this would be the beginning of a much needed continued conversation on Equitable Community Investment Solutions for Dallas in particular affordable housing.

Sincerely,

North Texas Community Development Association  
Annis Evans, President – SouthFair CDC  
James Armstrong III, Vice President – Builders of Hope CDC  
Gerard Carlton, Treasurer – East Dallas CD  
Karen Crosby, Secretary – Dallas City Homes  
Diane Ragdale – South Dallas Fair Park Inercity CDC  
Sherman Roberts, Past President – City Wide CDC

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PERKINS+WILL

## SITE HISTORY

Fair Park was constructed in 1886 as the home of the Dallas State Fair. State fairs began in 19th century America as a means for farmers to promote the quality of their livestock and celebrate the bounty of their crops. Situated on the outskirts of the then-young city (Dallas was founded in 1842, but had fewer than 800 people in 1860), Fair Park was initially intended as a temporary exhibition space. A key figure in the Park's early planning was landscape architect, city planner and City Board member, George Kessler. Architects George Dahl and Paul Cret transformed the park into an Art Deco showcase in 1936, in honor of the state's centennial exhibition.

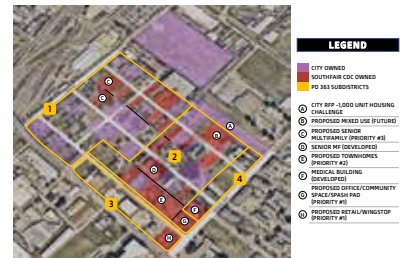


Over time, the original 80-acre park expanded to encompass 277 acres, now supplemented by acres of vehicular parking. This growth, and the incorporation of a diverse set of cultural venues—the African American Museum of Dallas, Women's Museum, Children's Aquarium, Women's Leadership School, and an outdoor concert arena—have turned aspects of Fair Park into a year-round destination. That said, intermittent destinations like the Cotton Bowl and even more importantly the three-week long annual State Fair, still drive investment in the park and shape public policy decisions affecting the surrounding neighborhood.



image ©

OCTOBER 2018  
DLC/FEED  
COMPETITION



## mTAP Focus & Balancing Priorities

Narrowed focus to Retail Catalyst Development

- Catalyst Development
  - Retail corner
- Assemble Reference Guide with all research & documentation collected for future handoff

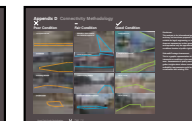
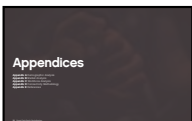
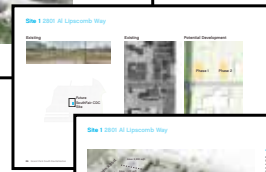
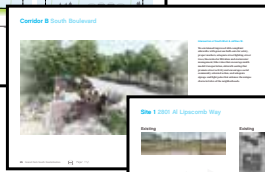
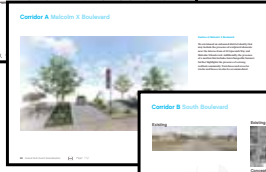
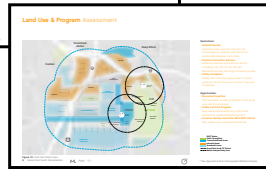
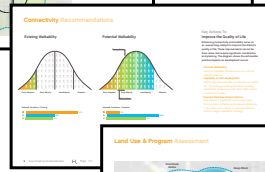
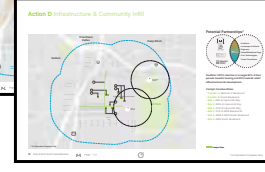
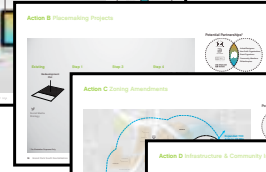
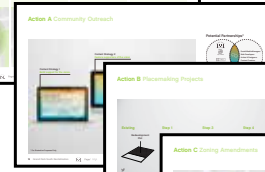
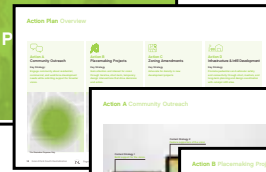
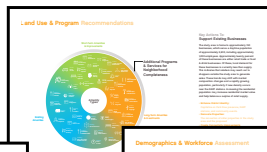
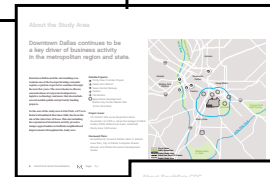
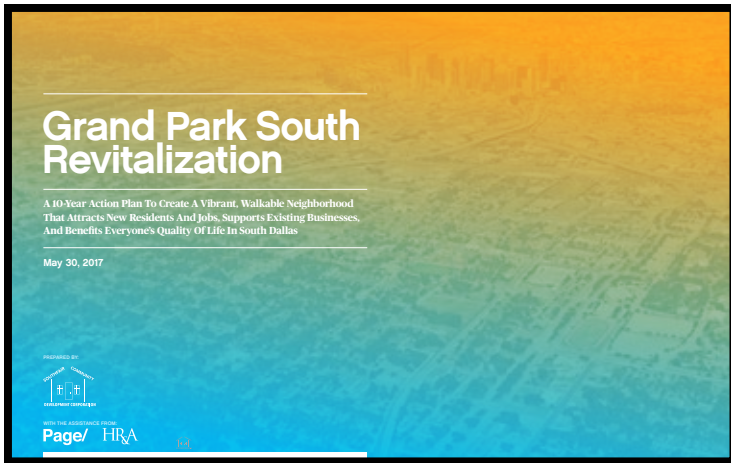


- mTAP addressed
  - Zoning
  - Environmental
  - Financing Possibilities, Costs & Overall Deal Feasibility
  - City Outreach & Partnerships
  - Reference Guide - Playbook

- Evaluation & group experience suggest that for the development to get off the ground, the most feasible & financeable option would be to start by developing the hard corner first.
  - 2 unit center consisting of Wingtop & SouthFair offices (temporary).

# Grand Park South Revitalization VISIONING BOOK

## February 2017



Appraisal - October 2019

Phase 1 Environmental Assessment Report - 11 Residential Lots - July 2020

2650 Malcom X Blvd - Texas Natural Resource Conservation Commission Release of Determination on Gas Station - February 1999



# SouthFair Community Development Corporation

ULI Dallas-Fort Worth Center for Leadership:  
mTAP Presentation  
Videoconference  
October 15, 2020



## Unique opportunities for mTAP project

- ▶ Land Assemblage and master planning
- ▶ Jeffries-Meyers neighborhood growth path from Deep Ellum, Downtown
- ▶ SouthFair open to joint venture, partnership
- ▶ Connectivity needed with in the neighborhoods, Fair Park
- ▶ Integrate parks and trails

## Outcomes

- ▶ Implementation plan
- ▶ Assistance in defining pragmatic next steps

## SouthFair Project

- ▶ Construction
- ▶ 4 units
- ▶ \$715,000



## mTAP Assistance

- ▶ The skillset that we deem helpful: *(This is only a preliminary list. Encourage further recommendations regarding additional skillsets.)*
  - ▶ Developer
    - ▶ Single Family and Multifamily
  - ▶ Landscape Architecture
  - ▶ Finance
  - ▶ Public Sector (parks, transportation, public works, etc)
  - ▶ Nonprofits
  - ▶ Civil/Geotechnical Engineering (environmental)
- ▶ Source/reference docs
  - ▶ Perkins+Will Design Competition
  - ▶ SouthFair's Vision Book

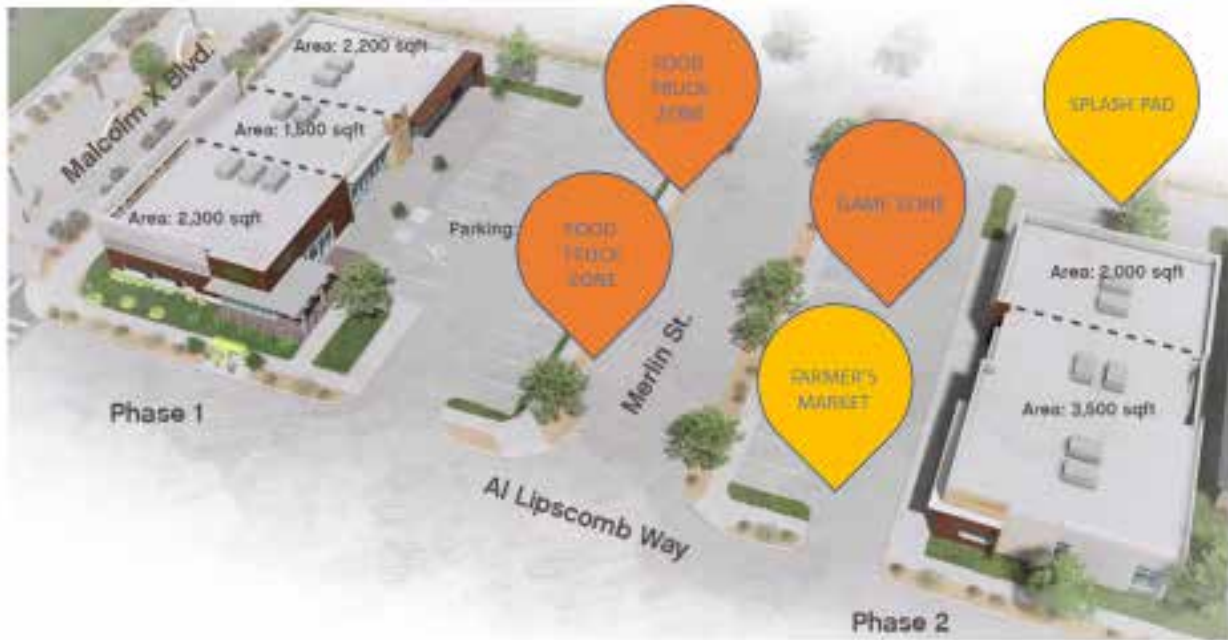


# ULI CFL 2020 - mTAP Graphics

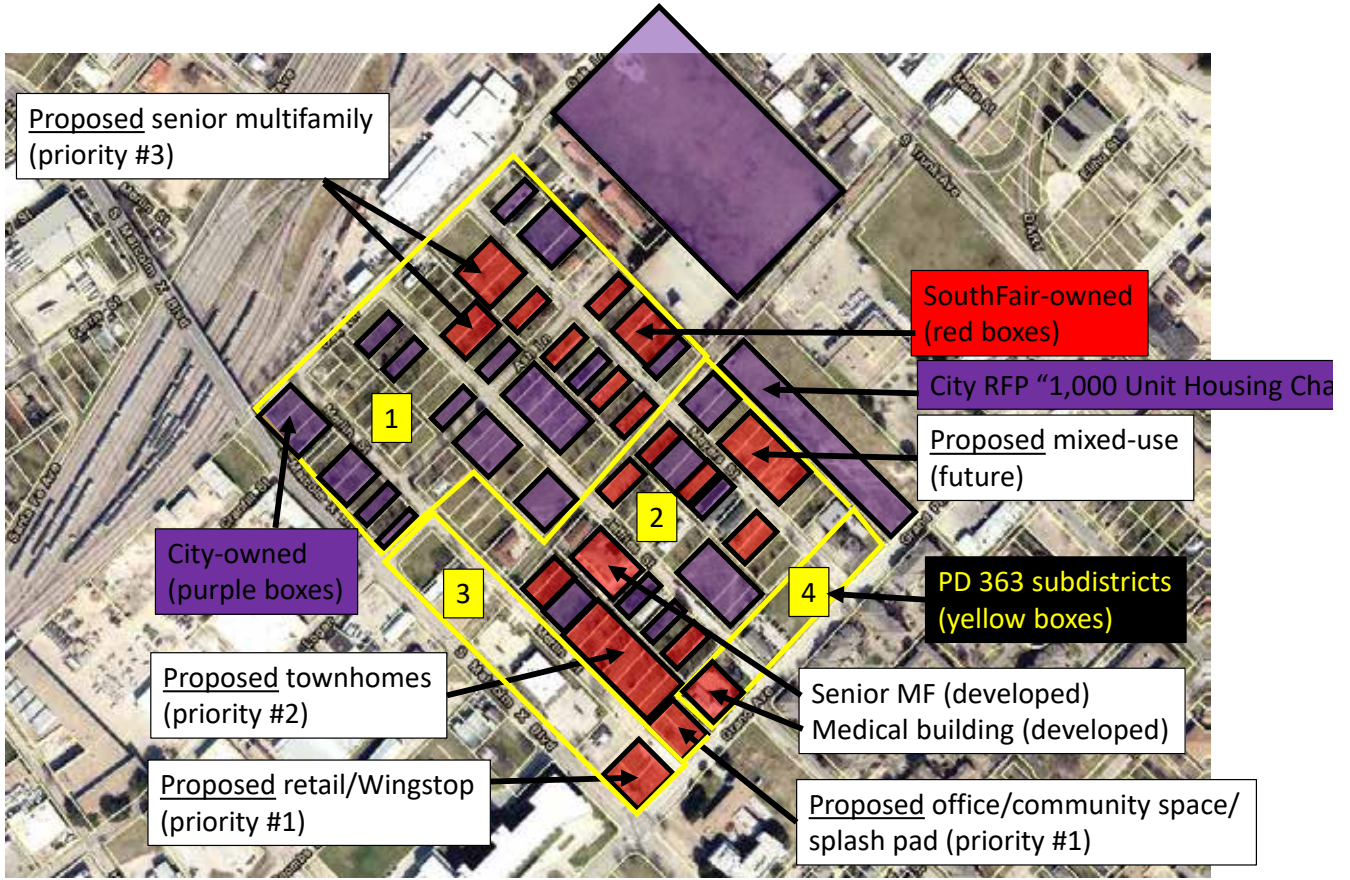


WEEKDAYS

SEASONAL AND WEEKENDS









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# Zoning & City of Dallas

2

Jeffries-Meyers  
Neighborhood Development



Center for Leadership  
Class of 2020

mini Technical Assistance Panel



## PD 363 Zoning Summary

### 1. Subarea 1

- a. Uses Allowed By Right (including but not limited to):
  - i. Single-family
  - ii. Duplex
  - iii. Retirement Housing
- b. Yard, lot, space
  - i. Min. front yard = 15 feet.
  - ii. Min. side & rear yard:
    - 1. Single family = none (minimum 15 feet spacing required between each group of 8 single family structures).
    - 2. Duplex = 5 feet (side); 10 feet (rear).
    - 3. Other structures = 10 feet (side); 15 feet (rear).
  - iii. Maximum density
    - 1. Retirement housing = 45 dwelling units per acre.
    - 2. Other residential uses = none.
    - 3. Maximum floor area ratio = none.
  - iv. Maximum height
    - 1. 36 feet.
    - 2. Stories = none.
    - 3. Residential proximity slope applies.
  - v. Maximum lot coverage
    - 1. Residential structures = 60%.
    - 2. Nonresidential structures = 50%.
  - vi. Minimum lot area per dwelling unit
    - 1. Single-family = 7,500 sf.
    - 2. Duplex = 3,000 sf.

### 2. Subarea 2

- a. Uses Allowed By Right
  - i. Single-family
  - ii. Duplex
  - iii. Multifamily
  - iv. Retirement Housing
- b. Yard, lot, space
  - i. Min. front yard = 15 feet.
  - ii. Min. side & rear yard:
    - 1. Single family = none (minimum 15 feet spacing required between each group of 8 single family structures).
    - 2. Duplex = 5 feet (side); 10 feet (rear).

3. Other structures = 10 feet (side); 15 feet (rear).
- iii. Maximum density
  1. Retirement housing = 45 dwelling units per acre.
  2. Single family = 9 units per acre.
  3. Other residential uses = 24 units per acre.
  4. Maximum floor area ratio = none.
- iv. Maximum height
  1. 36 feet.
  2. Stories = none.
  3. Residential proximity slope applies.
- v. Maximum lot coverage
  1. Residential structures = 60%.
  2. Nonresidential structures = 50%.
- vi. Minimum lot area per dwelling unit
  1. Single-family = 2,000 sf.
  2. Duplex = 3,000 sf.
  3. Multifamily:
    - a. Studio = 800 sf.
    - b. 1-bedroom = 1,000 sf.
    - c. 2-bedroom = 1,200 sf.
    - d. More than 2-bedrooms = additional 150 sf. per bedroom.

### 3. Subarea 3

- a. Uses Allowed By Right
  - i. Community Service Center
  - ii. Child care facility
  - iii. Bank
  - iv. Medical clinic
  - v. Office
  - vi. Personal service
  - vii. Retail < 3,500 sf.
  - viii. Restaurant (with or without drive-through)
- b. Yard, lot, space
  - i. Min. front yard = 15 feet.
  - ii. Min. side & rear yard = none.
  - iii. Maximum density
    1. Office = 0.5 FAR.
    2. All uses combined = 0.75 FAR.
  - iv. Maximum height
    1. 54 feet.
    2. Stories = 4.



- 3. Residential proximity slope applies.
- v. Maximum lot coverage
  - 1. Residential structures = 60%.
  - 2. Nonresidential structures = no maximum.
- vi. Minimum lot area = none.

#### 4. Subarea 4

##### a. Uses Allowed By Right

- i. Bank
- ii. Office
- iii. Medical clinic
- iv. Single-family
- v. Duplex
- vi. Retirement Housing

##### b. Yard, lot, space

- i. Min. front yard = 15 feet.
- ii. Min. side & rear yard:
  - 1. Single family = none (minimum 15 feet spacing required between each group of 8 single family structures).
  - 2. Duplex = 5 feet (side); 10 feet (rear).
  - 3. Other structures = 10 feet (side); 15 feet (rear).
- iii. Maximum density
  - 1. Retirement housing = 45 dwelling units per acre.
  - 2. Other residential uses = none.
  - 3. Maximum floor area ratio = none.
- iv. Maximum height
  - 1. 36 feet.
  - 2. Stories = none.
  - 3. Residential proximity slope applies.
- v. Maximum lot coverage
  - 1. Residential structures = 60%.
  - 2. Nonresidential structures = 50%.
- vi. Minimum lot area per dwelling unit
  - 1. Single-family = 7,500 sf.
  - 2. Duplex = 3,000 sf.
- vii. Parking
  - 1. Medical clinic use (Subarea 4) = minimum 4 spaces per 1,000 sf. of floor area.
  - 2. Other uses = Standard code requirement.

## **5. Development Plan**

- a. Must be approved by City Council prior to development.
- b. Initial Development Plan
  - i. requires City Plan Commission approval
  - ii. must be approved so long as it complies with the PD regulations
- c. Subsequent Development Plans = rezoning process described below.

## **6. Rezoning Process**

- a. Formal application [zoning \(dallascityhall.com\)](http://zoning.dallascityhall.com)
- b. District 7/neighborhood meetings (informal)
- c. City Plan Commission (public hearing)
- d. City Council (public hearing)

25850

050182

# EXHIBIT 363A

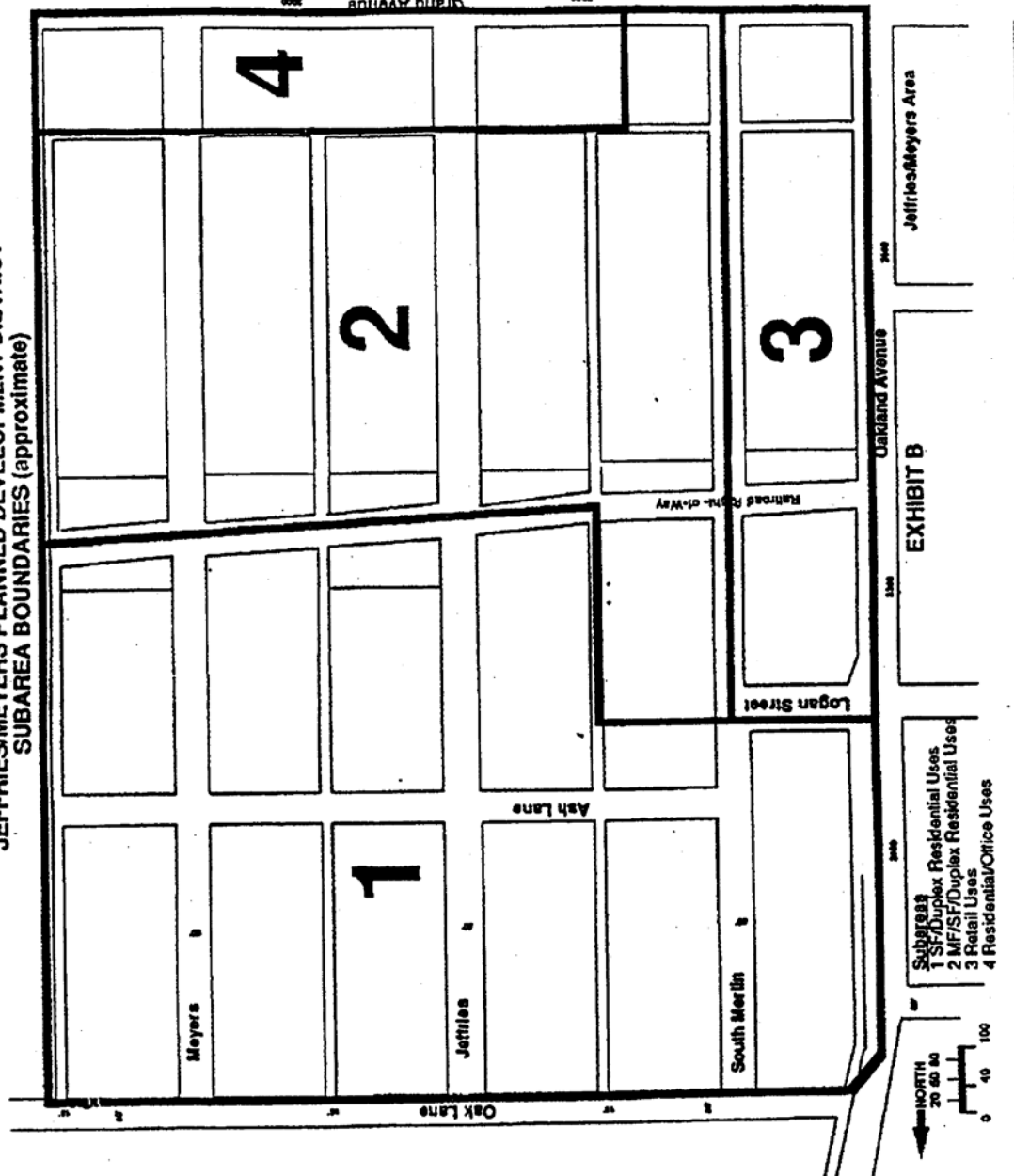
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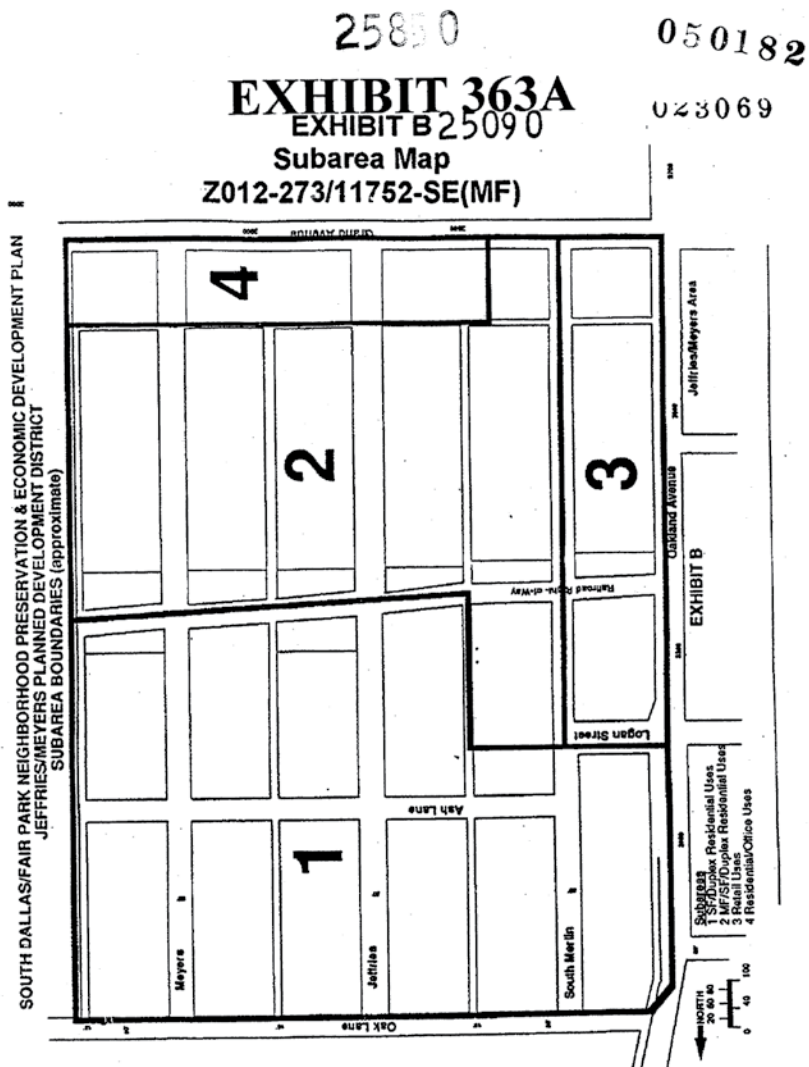
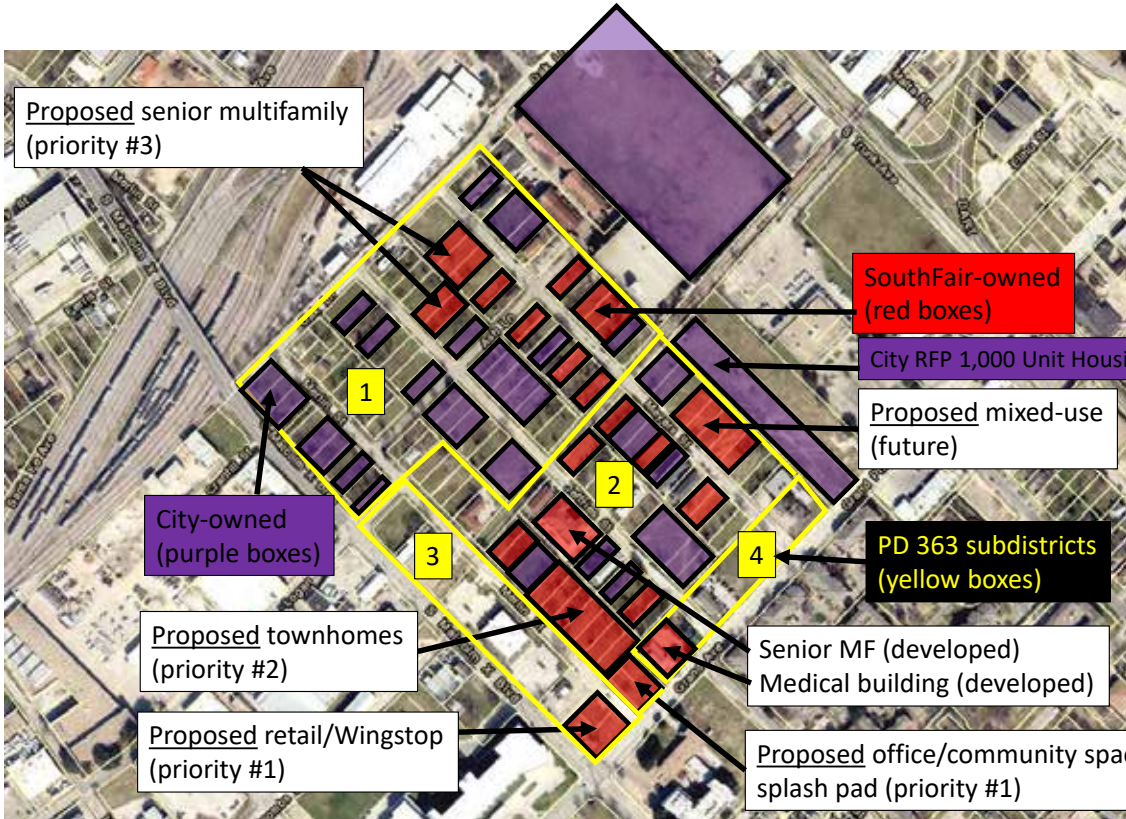
023069

## Subarea Map

### Z012-273/11752-SE(MF)

SOUTH DALLAS/FAIR PARK NEIGHBORHOOD PRESERVATION & ECONOMIC DEVELOPMENT PLAN  
JEFFRIES/MEYERS PLANNED DEVELOPMENT DISTRICT  
SUBAREA BOUNDARIES (approximate)



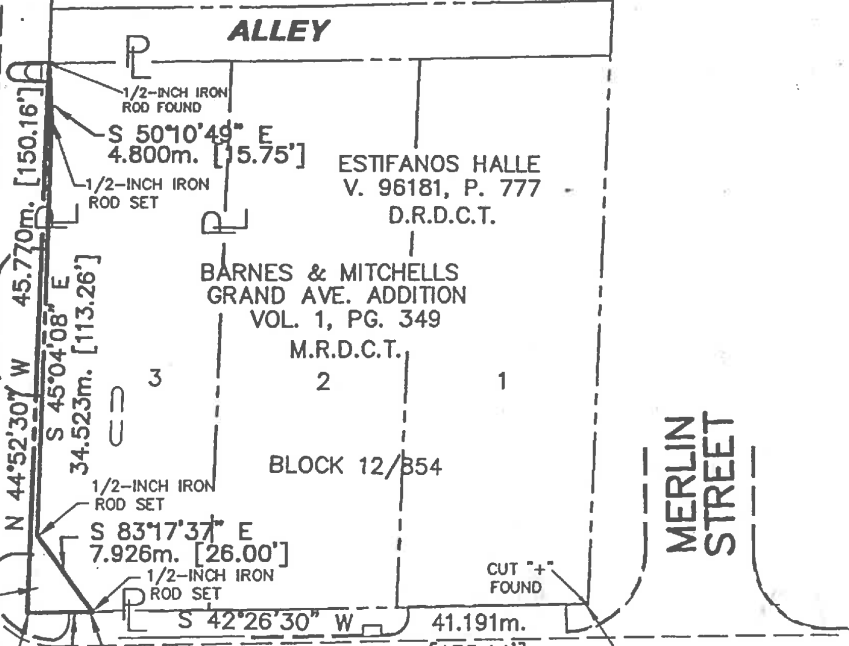


MALCOLM X BOULEVARD

P.O.B. (PARCEL 1)  
EXHIBIT "B"



ALLEY



37,880 SQ.M.  
[408 S.F.]

CUT "+"  
FOUND  
S 42°26'30" W  
5.492m. 18.02']

P.O.B. (PARCEL 1)  
EXHIBIT "B"

GRAND AVENUE

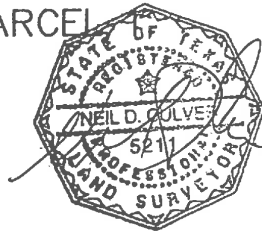
JOHN GRIGSBY A-495

MERLIN STREET

NOTE:

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
2. BEARINGS BASED ON A BEARING OF NORTH 46 DEG 26 MIN. 30 SEC WEST FOR THE NORTHWEST LINE OF GRAND AVENUE ACCORDING TO DEED RECORDED IN VOLUME 96181 PAGE 777 D.R.D.C.T.
3. A LEGAL DESCRIPTION HEREWITH ACCOMPANIES THIS PLAT
4. ENGLISH UNITS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PARCEL



LEGEND

- EXIST. ROW LINE
- NEW PROP LINE
- PROPERTY LINE
- SURVEY LINE
- FENCE
- CITY LIMITS
- IRON RODS SET UNLESS OTHERWISE NOTED

**PACHECO KOCH**  
Consulting Engineers, Inc.

9401 LBJ Freeway, Suite 800  
Dallas, Texas 75248 (972) 285-8031

EXHIBIT "B"  
PLAT OF SURVEY OF A 37,880 SQ. M. (408 SF)  
TRACT OF LAND SITUATED IN THE  
JOHN GRIGSBY SURVEY, ABSTRACT No. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DRAWN BY  
TAD

CHECKED BY  
NDC

SCALE  
1=400

DATE  
JUNE 1998

JOB NUMBER  
1793-97.089

DWG NO: 1793-GRAND

**ARTICLE 363.**

**PD 363.**

**Jeffries/Meyers Planned Development District**

**SEC. 51P-363.101. LEGISLATIVE HISTORY.**

PD 363 was established by Ordinance No. 21258, passed by the Dallas City Council on April 8, 1992. Ordinance No. 21258 amended Ordinance No. 19455, Chapter 51A of the Dallas City Code, as amended. Ordinance No. 21258 was amended by Ordinance No. 25090, passed by the Dallas City Council on October 23, 2002. (Ord. Nos. 19455; 21258; 25090; 25850)

**SEC. 51P-363.102. PROPERTY LOCATION AND SIZE.**

PD 363 is established on property generally bounded by Oakland Avenue, Oak Lane, the alley at the rear of the lots on the northeast side of Meyers Street, and Grand Avenue. The size of PD 363 is approximately 42.74 acres. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.103. DEFINITIONS AND INTERPRETATIONS.**

(a) Definitions. Unless otherwise stated, the definitions contained in Chapter 51A apply to this article.

(b) Interpretations.

(1) Unless otherwise stated, all references to code articles, divisions, or sections in this article refer to articles, divisions, or sections in Chapter 51A.

(2) Section 51A-2.101, “Interpretations,” applies to this article.

(3) The following rules apply in interpreting the use regulations in this article:

(A) The absence of a symbol appearing after a listed use means that the use is permitted by right.

(B) The symbol *[SUP]* appearing after a listed use means that the use is permitted by specific use permit only.

(C) The symbol *[RAR]* appearing after a listed use means that, if the use has a residential adjacency as defined in Section 51A-4.803, a site plan must be submitted and approved in accordance with the requirements of that section. (“RAR” means “residential adjacency review.” For more information regarding residential adjacency review generally, see Division 51A-4.800.)

(4) For purposes of determining the applicability of regulations in this article and in Chapter 51A triggered by adjacency or proximity to another zoning district, and for purposes of interpreting the DIR and RAR requirements of Division 51A-4.800, this district is considered to be a residential zoning district. (Ord. Nos. 21258; 25850)



**SEC. 51P-363.104. NAME OF DISTRICT.**

PD 363 is to be known as the Jeffries/Meyers PD. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.105. PURPOSE.**

The purpose of this PD is to create a zoning district that reduces the potential for future development of incompatible uses in the area, limits dwelling unit density, and permits existing residential, retail, and institutional uses to continue to co-exist where feasible. Recognizing the need for low and moderate income housing, and concerned with the displacement of residents, it is the intent of the city council to provide residential dwelling uses made nonconforming by this article, and located in residential areas within the district, a limited amount of protection by providing that they not be subject to amortization by the board of adjustment. However, in order to protect the health, safety, morals, and welfare of the residents of this district, and the public at large, these uses may be terminated under other provisions contained in this article and in Section 51A-4.704. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.106. CREATION OF SUBAREAS.**

This district is divided into four subareas as described in Exhibit A of Ordinance No. 25090 and as shown on the map located in this article and labelled Exhibit 363A. In the event of a conflict between Exhibit A of Ordinance No. 25090 and Exhibit 363A, Exhibit A of Ordinance No. 25090 controls. (Ord. Nos. 21258; 25090; 25850)

**SEC. 51P-363.107. DEVELOPMENT PLAN.**

Development and use of the Property must comply with the development plan (Exhibit 363B), except that no development plan is required for Lots 2, 3, and 4 in City Block 7/854 in Subarea 4. *[Note: According to a department of development services' memorandum dated October 24, 2001, the development plan never existed and was referenced by mistake in the original ordinance.]* (Ord. Nos. 21258; 25090; 25850)

**SEC. 51P-363.108. SUBAREA 1.**

(a) Main uses permitted.

(1) Agricultural uses.

-- Crop production.

(2) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

-- Child-care facility. *[SUP]*

-- Church.

-- Community service center. *[SUP]*

- Convalescent and nursing homes, hospice care, and related institutions.  
*[RAR]*
- Convent or monastery.
- Foster home.

(4) Miscellaneous uses.

- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Temporary construction or sales office.

(5) Recreation uses.

- Private recreation center, club, or area. *[SUP]*
- Public park, playground, or golf course.

(6) Residential uses.

- College dormitory, fraternity, or sorority house.
- Duplex.
- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Retirement housing.
- Single family.

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

(3) In this subarea, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.



- (A) No minimum side and rear yard for single family structures.
- (B) Minimum side yard for duplex structures is five feet.
- (C) Minimum side yard for other permitted structures is 10 feet.
- (D) Minimum rear yard for duplex structures is 10 feet.

(E) Except as otherwise provided in this subparagraph, minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(3) Dwelling unit density. Maximum dwelling unit density for the retirement housing use is 45 dwelling units per net acre. No maximum dwelling unit density for all other permitted uses.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 36 feet.

(6) Lot coverage.

(A) Maximum lot coverage is:

- (i) 60 percent for residential structures; and
- (ii) 50 percent for nonresidential structures.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

<u>Type of Structure</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single family	7,500 square feet
Duplex	3,000 square feet

(8) Stories. No maximum number of stories.

(d) Single family structure spacing. In this subarea, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(e) Nonconforming residential uses.

(1) Nonconforming residential uses in this subarea are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming residential use in this subarea terminates when the structure housing the use is found to be an urban nuisance and its demolition is required by the urban rehabilitation standards board under the provisions contained in Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(3) The right to operate a nonconforming residential use in this subarea may also terminate in any manner provided by the provisions contained in Section 51A-4.704 governing termination of nonconforming uses, that is not in conflict with this subsection. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.109. SUBAREA 2.**

(a) Main uses permitted.

(1) Agricultural uses.

-- Crop production.

(2) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(3) Institutional and community service uses.

-- Child-care facility. *[SUP]*

-- Church.

-- Community service center. *[SUP]*

-- Convalescent and nursing homes, hospice care, and related institutions. *[RAR]*

-- Convent or monastery.

-- Foster home.

(4) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*

-- Temporary construction or sales office.

(5) Recreation uses.

-- Private recreation center, club, or area. *[SUP]*

-- Public park, playground, or golf course.

(6) Residential uses.

-- College dormitory, fraternity, or sorority house.

-- Duplex.

- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*
- Multifamily.
- Retirement housing.
- Single family.

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

(3) In this subarea, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

- (A) No minimum side and rear yard for single family structures.
- (B) Minimum side yard for duplex structures is five feet.
- (C) Minimum side yard for other permitted structures is 10 feet.
- (D) Minimum rear yard for duplex structures is 10 feet.

(E) Except as otherwise provided in this subparagraph, minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(3) Dwelling unit density.

(A) Maximum dwelling unit density for the retirement housing use is 45 dwelling units per net acre.

(B) Maximum dwelling unit density for the single family use is nine units per net acre.

(C) Maximum dwelling unit density for all other permitted uses is 24 dwelling units per net acre.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 36 feet.

(6) Lot coverage.

(A) Maximum lot coverage is:

- (i) 60 percent for residential structures; and
- (ii) 50 percent for nonresidential structures.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

<u>Type of Structure</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single family	2,000 square feet
Duplex	3,000 square feet
Multifamily:	
No separate bedroom	800 square feet
One bedroom	1,000 square feet
Two bedrooms	1,200 square feet
More than two bedrooms (add this amount for each bedroom over two)	150 square feet

(8) Stories. No maximum number of stories.

(d) Single family structure spacing. In this subarea, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(e) Nonconforming residential uses.

(1) Nonconforming residential uses in this subarea are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming residential use in this subarea terminates when the structure housing the use is found to be an urban nuisance and its demolition is required by the urban rehabilitation standards board under the provisions contained in Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(3) The right to operate a nonconforming residential use in this subarea may also terminate in any manner provided by the provisions contained in Section 51A-4.704 governing termination of nonconforming uses, that is not in conflict with this subsection. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.110. SUBAREA 3.**

(a) Main uses permitted.

(1) Agricultural uses.

-- Crop production.

(2) Commercial and business service uses.

-- Building repair and maintenance shop. [RAR]

-- Catering service.

-- Custom business services.

-- Electronics service center.

-- Medical or scientific laboratory. [SUP]

-- Tool or equipment rental.

(3) Industrial uses.

-- Temporary concrete or asphalt batching plant. [By special authorization of the building official.]

(4) Institutional and community service uses.

-- Child-care facility.

-- Church.

-- Community service center.

-- Library, art gallery, or museum.

(5) Miscellaneous uses.

-- Carnival or circus (temporary). [By special authorization of the building official.]

-- Temporary construction or sales office.

(6) Office uses.

-- Financial institution without drive-in window.

-- Financial institution with drive-in window.

- Medical clinic or ambulatory surgical center.
- Office.

(7) Recreation uses.

- Public park, playground, or golf course.

(8) Retail and personal service uses.

- Business school.
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- General merchandise or food store 3,500 square feet or less.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [RAR]
- Temporary retail use.
- Theater.

(9) Transportation uses.

- Transit passenger shelter.

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subarea:

- Accessory community center (private).
- Accessory outside display of merchandise.
- Accessory outside sales.
- Amateur communication tower.
- Home occupation.
- Occasional sales (garage sales).
- Private stable.
- Swimming pool (private).

(3) In this subarea, the following accessory use is permitted by SUP only:

- Accessory helistop.

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard is 15 feet.



(2) Side and rear yard. Minimum side and rear yard is:

(A) 20 feet where adjacent to or directly across an alley from an R(A), D(A), TH(A), CH, or MF(A) district; and

(B) no side or rear yard required in all other cases; however, if a side or rear yard is provided, it must be a minimum of 10 feet.

(3) Dwelling unit density. No maximum dwelling unit density.

(4) Floor area ratio. Maximum floor area ratio is:

(A) 0.5 for office uses; and

(B) 0.75 for all uses combined.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 54 feet.

(6) Lot coverage.

(A) Maximum lot coverage is:

(i) 60 percent for residential structures; and

(ii) no maximum for nonresidential structures.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. Maximum number of stories above grade is four. Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).

(d) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(e) Visual intrusion. No portion of any balcony or opening that faces an R, R(A), D, D(A), TH, TH(A), CH, MF-1, MF-1(A), MF-2, or MF-2(A) district may penetrate or be located above a residential proximity slope originating in that district. (See Section 51A-4.412.) For purposes of this subsection, the term “opening” means an open and unobstructed space or a transparent panel in an exterior wall or door from which there can be visual surveillance into the yard of a residential use.

(f) Dry overlay. In this subarea, a person shall not sell or serve alcoholic beverages, or set-ups for alcoholic beverages, for consumption on or off the premises, unless the sale or service is part of the operation of a use for which a specific use permit has been granted by the city council. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.111. SUBAREA 4.**

(a) Main uses permitted.

(1) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(2) Institutional and community service uses.

-- Child-care facility. *[SUP]*  
-- Church.  
-- Community service center. *[SUP]*  
-- Foster home.

(3) Miscellaneous uses.

-- Carnival or circus (temporary). *[By special authorization of the building official.]*  
-- Temporary construction or sales office.

(4) Office uses.

-- Financial institution without drive-in window.  
-- Financial institution with drive-in window.  
-- Medical clinic or ambulatory surgical center.  
-- Office.

(5) Residential uses.

-- College dormitory, fraternity, or sorority house.  
-- Duplex.  
-- Handicapped group dwelling unit. *[SUP required if spacing component of Section 51A-4.209(3.1) is not met.]*  
-- Retirement housing.  
-- Single family.

(6) Transportation uses.

-- Transit passenger shelter.

(b) Accessory uses.

(1) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject

to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(2) The following accessory uses are not permitted in this subarea:

- Accessory helistop.
- Accessory outside display of merchandise.
- Accessory outside sales.
- Accessory outside storage.
- Amateur communication tower.
- Private stable.

(3) In this subarea, the following accessory use is permitted by SUP only:

- Accessory community center (private).

(c) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this subsection must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this subsection and Division 51A-4.400, Division 51A-4.400 controls.)

(1) Front yard. Minimum front yard is 15 feet.

(2) Side and rear yard.

- (A) No minimum side and rear yard for single family structures.
- (B) Minimum side yard for duplex structures is five feet.
- (C) Minimum side yard for other permitted structures is 10 feet.
- (D) Minimum rear yard for duplex structures is 10 feet.

(E) Except as otherwise provided in this subparagraph, minimum rear yard for other permitted structures is 15 feet. A minimum rear yard of 10 feet may be provided when a building site backs upon an MF, MF(A), O-1, O-2, NO, NO(A), LO, LO(A), MO, MO(A), GO, GO(A), NS, NS(A), SC, CR, RR, GR, LC, HC, CS, CA-1, CA-1(A), CA-2, CA-2(A), I-1, I-2, I-3, LI, IR, IM, mixed use, or multiple commercial district.

(3) Dwelling unit density. Maximum dwelling unit density for the retirement housing use is 45 dwelling units per net acre. No maximum dwelling unit density for all other permitted uses.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 36 feet.

(6) Lot coverage.

(A) Maximum lot coverage is:

- (i) 60 percent for residential structures; and
- (ii) 50 percent for nonresidential structures.

(B) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. Minimum lot area per dwelling unit is as follows:

<u>Type of Structure</u>	<u>Minimum Lot Area Per Dwelling Unit</u>
Single family	7,500 square feet
Duplex	3,000 square feet

(8) Stories. No maximum number of stories.

(d) Single family structure spacing. In this subarea, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

(e) Nonconforming residential uses.

(1) Nonconforming residential uses in this subarea are not subject to amortization by the board of adjustment.

(2) The right to operate a nonconforming residential use in this subarea terminates when the structure housing the use is found to be an urban nuisance and its demolition is required by the urban rehabilitation standards board under the provisions contained in Chapter 27 of the Dallas City Code, as amended, and all rights to appeal the decision of the board have been exhausted.

(3) The right to operate a nonconforming residential use in this subarea may also terminate in any manner provided by the provisions contained in Section 51A-4.704 governing termination of nonconforming uses, that is not in conflict with this subsection. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.112. NONCONFORMING USES AND STRUCTURES.**

Except as otherwise provided in this article, Section 51A-4.704 applies to all nonconforming uses and structures in this district. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.113. OFF-STREET PARKING AND LOADING.**

Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use, except that in Subarea 4, for a medical clinic use, four off-street parking spaces are required for each 1,000 square feet of floor area. Consult the off-street parking and loading regulations (Divisions

51A-4.300 et seq.) for information regarding off-street parking and loading generally. (Ord. Nos. 25090; 25850)

**SEC. 51P-363.114. ENVIRONMENTAL PERFORMANCE STANDARDS.**

See Article VI. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.115. LANDSCAPING.**

Landscaping must be provided and completed in accordance with Article X. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.116. SIGNS.**

All signs must comply with the provisions for non-business zoning districts contained in Article VII. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.117. GENERAL REQUIREMENTS.**

Development and use of the Property must comply with the requirements of all applicable federal and state laws and regulations, and with all applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.118. PAVING.**

All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.119. COMPLIANCE WITH CONDITIONS.**

The building official shall not issue a building permit or certificate of occupancy for a use in this PD until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other applicable ordinances, rules, and regulations of the city. (Ord. Nos. 21258; 25850)

**SEC. 51P-363.120. ZONING MAP.**

PD 363 is located on Zoning Map Nos. J-8 and K-8. (Ord. Nos. 21258; 25850)

# Zoning

## AT A GLANCE

### 2. ZONING

### Zoning

City Area Plans  
 PD 363  
 Re-Zoning Process  
 Next Steps

#### City Area Plans

South Dallas Fair Park



MLK Station Area Plan

#### Existing Zoning – PD 363

- Approved 1992; amended 2002.
- Referred to as “Jeffries/Meyers PD”.
- 4 subdistricts.
- Each subdistrict includes unique regulations.
- Development Plan required.

#### Compare Existing Zoning to Proposed Development

- Comparison of existing zoning regulations to proposed development

#### PD 363 Subdistrict Map



- Possible table of District 1-4 highlights

#### Re-Zoning Process

- Procedure & Requirements for Rezoning



## PD 363 Subdistrict 1 Regulations

- Uses**
  - Allowed Uses include: Single family, retirement housing, and duplex
  - Allowed with Specific Use Permit (SUP): Child-care facility, community service center, private recreation center/area.
- Minimum Building Setbacks**
  - Front: 15 feet.
  - Side: single family (none), Other structures (10 feet)
  - Rear: single family (none), Other structures (15 feet)
- Minimum Building Spacing**
  - 15 feet between each group of 8 single family structures.
- Density**
  - Retirement Housing (45 dwelling units/acre)
  - Other uses: No maximum
- Maximum Height**
  - 36 feet
- Maximum Lot Coverage**
  - Residential structures (60%)
  - Nonresidential structures (50%)

## PD 363 Subdistrict 2 Regulations

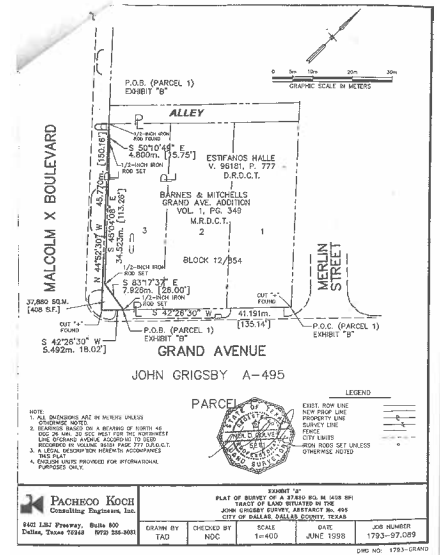
- Uses**
  - Allowed Uses include: single family, duplex, multifamily, & retirement housing
  - Allowed with Specific Use Permit (SUP): Child-care facility, community service center, private recreation center/area.
- Minimum Building Setbacks**
  - Front: 15 feet.
  - Side: single family (none), Other structures (10 feet)
  - Rear: single family (none), Other structures (15 feet)
- Minimum Building Spacing**
  - 15 feet between each group of 8 single family structures.
- Maximum Density**
  - Retirement Housing (45 dwelling units/acre)
  - Single family (9 units/acre)
  - Other uses (24 units/acre)
- Maximum Height**
  - 36 feet
- Maximum Lot Coverage**
  - Residential structures (60%)
  - Nonresidential structures (50%)

## PD 363 Subdistrict 3 Regulations

- Uses**
  - Allowed Uses include: Child-care facility; community service center; bank; office; personal service; restaurant (with or without drive through), general merchandise store < 3,500 square feet.
- Minimum Building Setbacks**
  - Front: 15 feet.
  - Side: 10 feet side/rear
- Maximum Density**
  - Office (0.5 FAR)
  - All uses combined (0.75 FAR)
- Maximum Height**
  - 54 feet
  - 4 stories
- Maximum Lot Coverage**
  - Residential structures (60%)
  - Nonresidential structures (none)

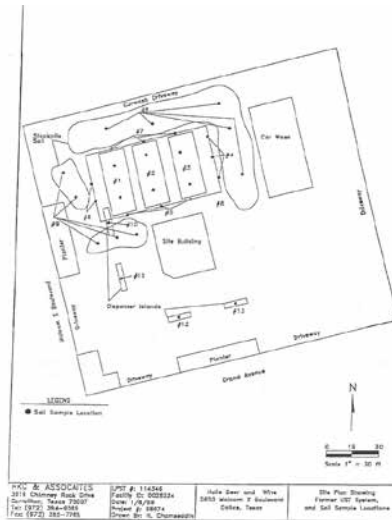
## PD 363 Subdistrict 4 Regulations

- Uses**
  - Allowed Uses include: Bank, office, single family, duplex, & retirement housing
  - Allowed with Specific Use Permit (SUP): Child-care facility; community service center
- Minimum Building Setbacks**
  - Front: 15 feet.
  - Side: single family (none), Other structures (10 feet)
  - Rear: single family (none), Other structures (15 feet)
- Minimum Building Spacing**
  - 15 feet between each group of 8 single family structures.
- Maximum Density**
  - Retirement Housing (45 dwelling units/acre)
  - Other uses (none)
- Maximum Height**
  - 36 feet
- Maximum Lot Coverage**
  - Residential structures (60%)
  - Nonresidential structures (50%)



## Replatting Required

2801 Al Lipscomb and 2645 Merlin – currently platted separately and would need to be replatted into one lot to develop the retail  
Residential lots across Merlin would need to be platted into one lot for the Phase 2 office/ community center.



There was a gas station/car wash on the corner of Malcolm X and Al Lipscomb, Haile Beer & Wine.. Maybe the Merlin lot was part of the entry or drive not sure how or if it always was separate from 2801 Al Lipscomb. A survey of 2801 Al Lipscomb is above.

Executive summary from SouthFair’s appraisal completed on the four retail lots in November 2020 and a layout of the previous gas station/car wash that was there previously (copy from an environmental rpt)

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# mTAP Meetings

## AT A GLANCE

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### MTAP MEETINGS

3/23/21: mTAP Meeting with City of Dallas Department of Transportation:  
Kathryn Rush, kathryn.rush@dallascityhall.com  
Kimberly Smith, kimberly.smith@dallascityhall.com

3/23/21 COD DOT Zoom- Intent: we'd like to hear what if any improvements are proposed for Malcolm X and Al Lipscomb and whether they would consider closing off one of the streets on the hard corner to create a pedestrian/community space.

For questions regarding street/streetscape improvements to Malcom X and Al Lipscomb, who is the appropriate person from the City to contact and from which department? We have some questions regarding whether there are planned future improvements through the Complete Streets program (or otherwise) and also wanted to inquire about closing the turn onto Merlin from Al Lipscomb or the turn onto the alley from Malcolm X just north of Merlin as shown on the attached map.

The idea would be to explore possibilities to grasscrete a portion of the street/alley and install a landscape or graffiti wall to shield the street and create a more intimate feel for a community gathering space.

We look forward to being in touch as SouthFair works to facilitate healthy development in the Jeffries-Meyers neighborhood. All of the folks on the call are copied here. Below is a conceptual "dream rendering" of what closure

of the alley or street could potentially allow as far as community gathering/pedestrian-activating space, but we understand this will be highly difficult to achieve from a streets/transportation standpoint. If you have additional thoughts/ideas on how we can utilize the public realm to enhance the neighborhood, please do not hesitate to reach out.

## CONTACTS GATHERED & POSSIBLE FUTURE DISCUSSIONS:

In Housing:

- Land Bank/Land Transfer manager is Albert Gonzalez.
- Reese Collins, Dan Kalubi, and Kyle Hines handle our development projects (the notice of funding availability and construction after the land bank/land transfer sale, as well as any multifamily or LIHTC projects).
- Thor works with home repair, equity, neighborhood outreach, etc.

Pam Thompson  
Housing Strategy Manager  
City of Dallas  
Department of Housing & Neighborhood  
Revitalization  
1500 Marilla #6CN  
Dallas, TX 75201  
O: 214-670-3610  
C: 214-531-8278  
[pam.thompson@dallascityhall.com](mailto:pam.thompson@dallascityhall.com)

City of Dallas Question  
Brownfield Site Reuse & Revitalization Program Page 1 of 2

**Site Nomination Form**

U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant funding is available for publicly and privately owned properties in need of Environmental Site Assessments (ESAs), Regulated Building Materials (RBM) Surveys, and/or site cleanup/ reuse plans in support of property sale or redevelopment. Property owners, business, developers and community stakeholders are encouraged to take advantage of this funding opportunity to further economic development initiatives, protect public health, and restore the environment.

Instructions: Submit completed forms via email to [Brownfields@dallascityhall.com](mailto:Brownfields@dallascityhall.com) or mail to:  
City of Dallas - Office of Environmental Quality & Sustainability  
Brownfields Program  
1505 Marilla Street, 7AN  
Dallas, TX 75201  
Questions? Call 214-670-1200 or 214-670-6971

**SECTION A - PROPERTY INFORMATION**

Address of the property you are nominating: \_\_\_\_\_

Are you the property owner?  No (Complete Sections B and D.)  Yes (Complete Sections C and D.)

**SECTION B - APPLICANT INFORMATION**

Applicant Name (First & last): \_\_\_\_\_

Organization Name (if applicable): \_\_\_\_\_ Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Date of Site Nomination: \_\_\_\_\_

**SECTION C - PROPERTY OWNER INFORMATION**

Property Owner Name(s) (First & last): \_\_\_\_\_

Property Representative Name (if different from owner): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

What year did you acquire the property? \_\_\_\_\_

How did you acquire the property?  Purchase  Donation  Inheritance  Foreclosure  
 Easement  Other (please explain below): \_\_\_\_\_

Has any due diligence performed prior to acquiring the property (e.g. Phase I or II Environmental Site Assessment, Regulated Building Materials Survey, etc.)? If so, please explain. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City of Dallas PUBLICATION F00-2146

City of Dallas Question  
Brownfield Site Reuse & Revitalization Program Page 2 of 2

**SECTION D - PROPERTY INFORMATION**

What is property currently used for? \_\_\_\_\_

What was the property historically used for? Please provide as much detail as possible about how the previous owner(s) utilized the property. \_\_\_\_\_

Are you aware of any contamination on the property? If so, please describe. \_\_\_\_\_

Has environmental site assessment previously been completed? If so, please provide details, including the date(s) of prior work and name of the environmental consultant(s). \_\_\_\_\_

Has there been past or present regulatory enforcement action by EPA or the Texas Commission on Environmental Quality (TCEQ)? If so, please describe. \_\_\_\_\_

Why is an environmental site assessment needed on the property? \_\_\_\_\_

Please describe the financial need for grant funding to complete assessment activities: \_\_\_\_\_

How will the redevelopment benefit the community? Please describe proposed redevelopment plans, removal of health/safety hazards, new jobs, private investment, or other benefits that may result. \_\_\_\_\_

What is the anticipated schedule for planned sale, reuse, or redevelopment? \_\_\_\_\_

Are assessment activities time sensitive (e.g. is there a pending property sale or other critical deadline)? If so, please describe. \_\_\_\_\_

Are there other factors that should be considered when reviewing your request for grant funding? \_\_\_\_\_

NOTE: To help expedite the review process, please provide electronic copies of past environmental reports, historical maps, deeds or other relevant information (if available) when you submit this form.

QUESTIONS? CALL 214-670-1200 or 214-670-6971 PUBLICATION F00-2146

City of Dallas

# City of Dallas

## CONTACTS & DOCS

From Year 2014

### ECONOMIC DEVELOPMENT INCENTIVES:

#### Economic Development Incentives:

A link to our Economic Development incentive application can be found here as explained on the call we use the same form for all ECO related funding programs:

<https://www.dallasecocodev.org/DocumentCenter/View/2008/Development-Incentive-Application-Updated-Aug-2019-PDF>

#### Brownfield Grants & Site

Attached 2 PDF documents (all begin FINAL...121520.pdf) information about the Brownfield's grant and site nomination. TREC is also a coalition partner that can submit nominations.

For any questions about the grant or other background about environmental studies in the area I've listed staff from the Office of Environmental Quality below:

Ngozi Nwosu, REM, RS., MSW Class B  
Dallas EPA Brownfields Project Manager  
Environmental Coordinator III  
City of Dallas | DallasCityNews.net  
Environmental Quality & Sustainability  
1500 Marilla Street, Suite 7AN  
Dallas, TX 75201  
O: (214) 670-6971  
C: (214) 794-2878  
Ngozi.nwosu@dallascityhall.com

Lori Frauli Trulson, P.G., REM  
Senior Environmental Coordinator  
City of Dallas | www.dallascityhall.com  
Environmental Quality and Sustainability  
1500 Marilla Street, Suite 7AN  
Dallas, TX 75201  
O: 214-671-8967  
lori.trulson@dallascityhall.com

Sue Hounsel, AICP, HDFP, EDFP  
Economic Development District Manager  
City of Dallas | www.dallascityhall.com  
Office of Economic Development  
1500 Marilla Street, Room 6DN  
Dallas, TX 75201  
O: 214-939-2848  
sue.hounsel@dallascityhall.com

Kevin Spath, AICP, HDFP, EDFP  
Assistant Director  
City of Dallas | DallasCityNews.net  
Office of Economic Development  
1500 Marilla Street  
Dallas, TX 75201  
O: 214-670-1691 | C: 214-288-1774  
kevin.spath@dallascityhall.com

Robin Bentley  
interim Eco Dev Director  
Office of Economic Development

David Noguera  
Housing Dept Director





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# Environmental & Site Conditions

3

Jeffries-Meyers  
Neighborhood Development



Center for Leadership  
Class of 2020

mini Technical Assistance Panel

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# Environmental Site Assessment (ESA)

## REPORT FINDINGS

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From Year 2020

### 1 - PHASE I ENVIRONMENTAL SITE ASSESSMENT

(2801, 2818 and 2821 Al Lipscomb Way & 2645 Merlin Street):

Recognized Environmental Concerns: yes, there is evidence that the site(s) may have been impacted from the potential migration of hazardous substances from former dry cleaner sites in the immediate vicinity; additional ESA Phase II testing required

### 2 - PHASE I ENVIRONMENTAL SITE ASSESSMENT

(Merlin Street Lots/2602-2642 Merlin Street):

Recognized Environmental Concerns: none; no additional testing required

## ESA Next Steps

### OPTION 1 – ORDER A PHASE II REPORT:

**Status:** not in-process; least preferred option

**Timing:** 1-month

**Cost:** +/- \$15k (The Veritex Companies)

#### Potential Outcomes:

- Upside Case: no environmental contamination; no adjustment to construction budget
- Downside/Base Case: minor environmental contamination; slight adjustment to construction budget (anticipated to be less than 1% of total cost; inclusion of vapor intrusion barrier)
- Other: even under “downside” scenario a Lender may not require a Phase II given “business case”

### OPTION 2 – CONTINUE PURSUING NO FURTHER ACTION LETTER FROM TEXAS TCEQ :

Status: in-process; timing TBD; no cost; most preferred option

## RECOMMENDATIONS

### Phase II Testing Recommendation:

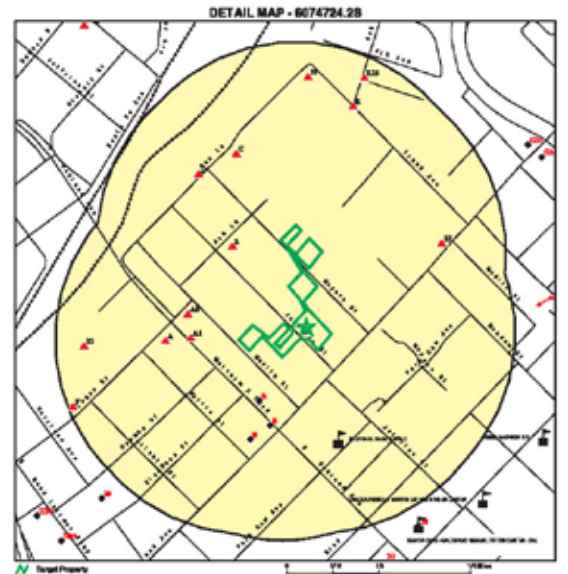
Southfair CDC should continue pursuing the No Further Action Letter from Texas TCEQ; however, if the process with the Texas TCEQ continues to drag out then the Southfair CDC should proceed with the Phase II report.

### RATIONALE:

The risk to the Southfair CDC is minimal both from a financial and legal perspective. The Southfair CDC has no legal obligation for site clean up given that the dry cleaners were on adjacent, non-owned sites. The financial risk is also limited. Estimated construction costs to address potential contamination concerns are less than 1% of total construction costs.

# 2008 – Phase 1 ESA – Lot Map

# 2020 - 11 Lots – Map & Findings



**SITE NAME:** 2814 Maple Street  
**ADDRESS:** 2814 Maple Street  
**CITY/STATE:** Dallas, TX 75215  
**LATITUDE:** 32.770581 96.779925

**CLIENT:** Stratus Investor Corporation  
**CONTACT:** Margaret Dowling  
**RECEIVED AT:** 8/17/2024 10:14  
**DATE:** May 27, 2020 9:57 am

The report includes interactive Map Layers to display and/or hide map information. The legend includes only those layers for the 2814 Map Street.

SOURCE: ENR/ENR.COM

Phase 1 Environmental Assessment Report - 11 Residential Lots - July 2020

This figure is a collage of report pages from the Phase 1 Environmental Assessment Report. It includes an executive summary, a table of findings, and several photographs of the site. The table of findings has the following columns: 'Lot No.', 'Area (sq. ft.)', 'Notes', and 'Status'. The photographs show various views of the site, including the 11 residential lots and surrounding areas.

Lot No.	Area (sq. ft.)	Notes	Status
11	1,200	Findings	Findings
12	1,200	Findings	Findings
13	1,200	Findings	Findings
14	1,200	Findings	Findings
15	1,200	Findings	Findings
16	1,200	Findings	Findings
17	1,200	Findings	Findings
18	1,200	Findings	Findings
19	1,200	Findings	Findings
20	1,200	Findings	Findings
21	1,200	Findings	Findings
22	1,200	Findings	Findings
23	1,200	Findings	Findings
24	1,200	Findings	Findings
25	1,200	Findings	Findings
26	1,200	Findings	Findings
27	1,200	Findings	Findings
28	1,200	Findings	Findings
29	1,200	Findings	Findings
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31	1,200	Findings	Findings
32	1,200	Findings	Findings
33	1,200	Findings	Findings
34	1,200	Findings	Findings
35	1,200	Findings	Findings
36	1,200	Findings	Findings
37	1,200	Findings	Findings
38	1,200	Findings	Findings
39	1,200	Findings	Findings
40	1,200	Findings	Findings
41	1,200	Findings	Findings
42	1,200	Findings	Findings
43	1,200	Findings	Findings
44	1,200	Findings	Findings
45	1,200	Findings	Findings
46	1,200	Findings	Findings
47	1,200	Findings	Findings
48	1,200	Findings	Findings
49	1,200	Findings	Findings
50	1,200	Findings	Findings

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# Geotechnical Investigation

## REPORT FINDINGS

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From Year 2020

### 1 – SUBSURFACE INVESTIGATION

(2801, 2818 and 2821 Al Lipscomb Way & 2645 Merlin Street):

Potential Vertical Movement Analysis: soil movement anticipated to be in the order of 2-1/2 to 3 inches (vs 1 inch or less maximum amount of movement allowed); remedial earthwork recommended

### 2 – SUBSURFACE INVESTIGATION

(Merlin Street Lots/2602-2642 Merlin Street):

Potential Vertical Movement Analysis: soil movement anticipated to be in the order of 5-1/2 to 6-1/2 inches (vs 4 to 4-1/2 inches maximum amount of movement allowed); remedial earthwork recommended

### RECOMMENDATIONS

#### Geotechnical Next Steps:

Next Step/Recommendation:

Southfair CDC should discuss best practices and associated costs for earthwork remediation.

**OPTION 1 – REWORK EXISTING SOILS: RECOMMENDED (MOST COST-EFFECTIVE OPTION)**  
**OPTION 2 – WATER PRESSURE INJECTION:**  
**OPTION 3 – CHEMICAL INJECTION:**





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# Construction Costs

4

Jeffries-Meyers  
Neighborhood Development



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DIVISION	BUILDING 1			BUILDING 2			PROJECT TOTAL			ESTIMATE PROJECTIONS			
	6,000	GSF	BLDG	5,500	GSF	BLDG	11,500	GSF		2019	UPDATED SCOPE	Q4 2021	Q2 2022
	COST	\$/SF	% COW	COST	\$/SF	% COW	COST	\$/SF	% COW				
1 General Requirements	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
2 Existing Conditions	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
3 Concrete	\$ 246,214	\$ 41.04	21.79%	\$ 200,866	\$ 36.52	19.70%	\$ 447,079	\$ 38.88	20.80%	\$ 447,079	\$ 447,079	\$ 455,596	\$ 464,708
4 Masonry	\$ 35,486	\$ 5.91	3.14%	\$ 23,617	\$ 4.29	2.32%	\$ 59,103	\$ 5.14	2.75%	\$ 59,103	\$ 59,103	\$ 60,229	\$ 61,433
5 Metals	\$ 212,170	\$ 35.36	18.78%	\$ 213,926	\$ 38.90	20.99%	\$ 426,096	\$ 37.05	19.82%	\$ 405,806	\$ 426,096	\$ 434,213	\$ 442,898
6 Wood, Plastics, and Composites	\$ 54,170	\$ 9.03	4.79%	\$ 78,240	\$ 14.23	7.68%	\$ 132,410	\$ 11.51	6.16%	\$ 132,410	\$ 132,410	\$ 134,932	\$ 137,631
7 Thermal & Moisture Protection	\$ 110,795	\$ 18.47	9.80%	\$ 107,730	\$ 19.59	10.57%	\$ 218,525	\$ 19.00	10.17%	\$ 218,525	\$ 218,525	\$ 222,688	\$ 227,142
8 Openings	\$ 124,578	\$ 20.76	11.02%	\$ 89,969	\$ 16.36	8.83%	\$ 214,547	\$ 18.66	9.98%	\$ 214,547	\$ 214,547	\$ 218,634	\$ 223,007
9 Finishes	\$ 73,645	\$ 12.27	6.52%	\$ 71,928	\$ 13.08	7.06%	\$ 145,573	\$ 12.66	6.77%	\$ 145,573	\$ 145,573	\$ 148,346	\$ 151,313
10 Specialties	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
11 Equipment	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
12 Furnishings	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
13 Special Construction	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
14 Conveying Systems	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
21 Fire Suppression	\$ 15,000	\$ 2.50	1.33%	\$ 13,750	\$ 2.50	1.35%	\$ 28,750	\$ 2.50	1.34%	\$ 28,750	\$ 28,750	\$ 29,298	\$ 29,884
22 Plumbing	\$ 9,732	\$ 1.62	0.86%	\$ 16,696	\$ 3.04	1.64%	\$ 26,428	\$ 2.30	1.23%	\$ 26,428	\$ 26,428	\$ 26,931	\$ 27,470
23 HVAC	\$ 17,500	\$ 2.92	1.55%	\$ 17,500	\$ 3.18	1.72%	\$ 35,000	\$ 3.04	1.63%	\$ -	\$ 35,000	\$ 35,667	\$ 36,380
25 Integrated Automation	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
26 Electrical	\$ 69,000	\$ 11.50	6.11%	\$ 63,250	\$ 11.50	6.20%	\$ 132,250	\$ 11.50	6.15%	\$ 132,250	\$ 132,250	\$ 134,769	\$ 137,465
27 Communications	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
28 Electronic Safety & Security	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -	\$ -
31 Earthwork	\$ 51,784	\$ 8.63	4.58%	\$ 39,755	\$ 7.23	3.90%	\$ 91,539	\$ 7.96	4.26%	\$ 91,539	\$ 91,539	\$ 93,283	\$ 95,148
32 Exterior Improvements	\$ 58,646	\$ 9.77	5.19%	\$ 27,246	\$ 4.95	2.67%	\$ 85,892	\$ 7.47	4.00%	\$ 85,892	\$ 85,892	\$ 87,528	\$ 89,279
33 Site Utilities	\$ 51,271	\$ 8.55	4.54%	\$ 54,909	\$ 9.98	5.39%	\$ 106,180	\$ 9.23	4.94%	\$ 106,180	\$ 106,180	\$ 108,203	\$ 110,367
<b>SUBTOTAL - COST OF WORK</b>	<b>\$ 1,129,991</b>	<b>\$ 188.33</b>	<b>100.00%</b>	<b>\$ 1,019,382</b>	<b>\$ 185.34</b>	<b>100.00%</b>	<b>\$ 2,149,373</b>	<b>\$ 186.90</b>	<b>100.00%</b>	<b>\$ 2,094,083</b>	<b>\$ 2,149,373</b>	<b>\$ 2,190,318</b>	<b>\$ 2,234,125</b>
Design Contingency	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction/CM Contingency	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,911	\$ 118,971.44	\$ 121,237.80	\$ 123,662.56
Escalation	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,169	\$ 50,467.22	\$ 55,400.61	\$ 60,676.62
Preconstruction Services	Excl	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Conditions	Fixed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208,524	\$ 208,524.00	\$ 208,524.00	\$ 208,524.00
CM Fee	Fixed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,458	\$ 154,430.59	\$ 157,372.44	\$ 160,519.89
Liability Insurance, Builder's Risk, Bond, Business Tax	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,200	\$ 35,102.99	\$ 35,771.69	\$ 36,487.13
Business License Tax (incl above)	Above	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>PROJECT TOTALS</b>	<b>\$ 1,129,991</b>	<b>\$ 188.33 / GSF</b>		<b>\$ 1,019,382</b>	<b>\$ 185.34 / GSF</b>		<b>\$ 2,149,373</b>	<b>\$ 186.90 / GSF</b>		<b>\$ 2,652,345</b>	<b>\$ 2,716,870</b>	<b>\$ 2,768,625</b>	<b>\$ 2,823,995</b>

**ULI mTAP - Southfair CDC Retail Development  
Conceptual - 02/15/2021**

DIVISION	BUILDING 1			BUILDING 2	
	6,000	GSF	BLDG	5,500	BLDG
	COST	\$/SF	% COW	COST	COST
1 General Requirements	\$ -	\$ -	0.00%	\$ -	\$ -
2 Existing Conditions	\$ -	\$ -	0.00%	\$ -	\$ -
3 Concrete	\$ 246,214	\$ 41.04	21.79%	\$ 200,866	\$ -
4 Masonry	\$ 35,486	\$ 5.91	3.14%	\$ 23,617	\$ -
5 Metals	\$ 212,170	\$ 35.36	18.78%	\$ 213,926	\$ -
6 Wood, Plastics, and Composites	\$ 54,170	\$ 9.03	4.79%	\$ 78,240	\$ -
7 Thermal & Moisture Protection	\$ 110,795	\$ 18.47	9.80%	\$ 107,730	\$ -
8 Openings	\$ 124,578	\$ 20.76	11.02%	\$ 89,969	\$ -
9 Finishes	\$ 73,645	\$ 12.27	6.52%	\$ 71,928	\$ -
10 Specialties	\$ -	\$ -	0.00%	\$ -	\$ -
11 Equipment	\$ -	\$ -	0.00%	\$ -	\$ -
12 Furnishings	\$ -	\$ -	0.00%	\$ -	\$ -
13 Special Construction	\$ -	\$ -	0.00%	\$ -	\$ -
14 Conveying Systems	\$ -	\$ -	0.00%	\$ -	\$ -
21 Fire Suppression	\$ 15,000	\$ 2.50	1.33%	\$ 13,750	\$ -
22 Plumbing	\$ 9,732	\$ 1.62	0.86%	\$ 16,696	\$ -
23 HVAC	\$ 17,500	\$ 2.92	1.55%	\$ 17,500	\$ -
25 Integrated Automation	\$ -	\$ -	0.00%	\$ -	\$ -
26 Electrical	\$ 69,000	\$ 11.50	6.11%	\$ 63,250	\$ -
27 Communications	\$ -	\$ -	0.00%	\$ -	\$ -
28 Electronic Safety & Security	\$ -	\$ -	0.00%	\$ -	\$ -
31 Earthwork	\$ 51,784	\$ 8.63	4.58%	\$ 39,755	\$ -
32 Exterior Improvements	\$ 58,646	\$ 9.77	5.19%	\$ 27,246	\$ -
33 Site Utilities	\$ 51,271	\$ 8.55	4.54%	\$ 54,909	\$ -
<b>SUBTOTAL - COST OF WORK</b>	<b>\$ 1,129,991</b>	<b>\$ 188.33</b>	<b>100.00%</b>	<b>\$ 1,019,382</b>	<b>\$ -</b>
Design Contingency	0.00%	\$ -	\$ -	\$ -	\$ -
Construction/CM Contingency	0.00%	\$ -	\$ -	\$ -	\$ -
Escalation	0.00%	\$ -	\$ -	\$ -	\$ -
Preconstruction Services	Excl	\$ -	\$ -	\$ -	\$ -
General Conditions	Fixed	\$ -	\$ -	\$ -	\$ -
CM Fee	Fixed	\$ -	\$ -	\$ -	\$ -
Liability Insurance, Builder's Risk, Bond, Business Tax	0.00%	\$ -	\$ -	\$ -	\$ -
Business License Tax (incl above)	Above	\$ -	\$ -	\$ -	\$ -
<b>PROJECT TOTALS</b>	<b>\$ 1,129,991</b>	<b>\$ 188.33 / GSF</b>		<b>\$ 1,019,382</b>	<b>\$ -</b>

**MASTER FORMAT SUMMARY**

DING 2		PROJECT TOTAL		
GSF	BLDG	11,500	GSF	
\$/SF	% COW	COST	\$/SF	% COW
-	0.00%	\$ -	\$ -	0.00%
-	0.00%	\$ -	\$ -	0.00%
36.52	19.70%	\$ 447,079	\$ 38.88	20.80%
4.29	2.32%	\$ 59,103	\$ 5.14	2.75%
38.90	20.99%	\$ 426,096	\$ 37.05	19.82%
14.23	7.68%	\$ 132,410	\$ 11.51	6.16%
19.59	10.57%	\$ 218,525	\$ 19.00	10.17%
16.36	8.83%	\$ 214,547	\$ 18.66	9.98%
13.08	7.06%	\$ 145,573	\$ 12.66	6.77%
-	0.00%	\$ -	\$ -	0.00%
-	0.00%	\$ -	\$ -	0.00%
-	0.00%	\$ -	\$ -	0.00%
-	0.00%	\$ -	\$ -	0.00%
-	0.00%	\$ -	\$ -	0.00%
2.50	1.35%	\$ 28,750	\$ 2.50	1.34%
3.04	1.64%	\$ 26,428	\$ 2.30	1.23%
3.18	1.72%	\$ 35,000	\$ 3.04	1.63%
-	0.00%	\$ -	\$ -	0.00%
11.50	6.20%	\$ 132,250	\$ 11.50	6.15%
-	0.00%	\$ -	\$ -	0.00%
-	0.00%	\$ -	\$ -	0.00%
7.23	3.90%	\$ 91,539	\$ 7.96	4.26%
4.95	2.67%	\$ 85,892	\$ 7.47	4.00%
9.98	5.39%	\$ 106,180	\$ 9.23	4.94%
<b>185.34</b>	<b>100.00%</b>	<b>\$ 2,149,373</b>	<b>\$ 186.90</b>	<b>100.00%</b>
-		\$ -	\$ -	
-		\$ -	\$ -	
-		\$ -	\$ -	
-		\$ -	\$ -	
-		\$ -	\$ -	
-		\$ -	\$ -	
-		\$ -	\$ -	
<b>185.34 / GSF</b>		<b>\$ 2,149,373</b>	<b>\$ 186.90 / GSF</b>	

ESTIMATE PROJECTIONS			
2019	UPDATED SCOPE	Q4 2021	Q2 2022
\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -
\$ 447,079	\$ 447,079	\$ 455,596	\$ 464,708
\$ 59,103	\$ 59,103	\$ 60,229	\$ 61,433
\$ 405,806	\$ 426,096	\$ 434,213	\$ 442,898
\$ 132,410	\$ 132,410	\$ 134,932	\$ 137,631
\$ 218,525	\$ 218,525	\$ 222,688	\$ 227,142
\$ 214,547	\$ 214,547	\$ 218,634	\$ 223,007
\$ 145,573	\$ 145,573	\$ 148,346	\$ 151,313
\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -
\$ 28,750	\$ 28,750	\$ 29,298	\$ 29,884
\$ 26,428	\$ 26,428	\$ 26,931	\$ 27,470
\$ -	\$ 35,000	\$ 35,667	\$ 36,380
\$ -	\$ -	\$ -	\$ -
\$ 132,250	\$ 132,250	\$ 134,769	\$ 137,465
\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -
\$ 91,539	\$ 91,539	\$ 93,283	\$ 95,148
\$ 85,892	\$ 85,892	\$ 87,528	\$ 89,279
\$ 106,180	\$ 106,180	\$ 108,203	\$ 110,367
<b>\$ 2,094,083</b>	<b>\$ 2,149,373</b>	<b>\$ 2,190,318</b>	<b>\$ 2,234,125</b>
\$ -	\$ -	\$ -	\$ -
\$ 115,911	\$ 118,971.44	\$ 121,237.80	\$ 123,662.56
\$ 49,169	\$ 50,467.22	\$ 55,400.61	\$ 60,676.62
\$ -	\$ -	\$ -	\$ -
\$ 208,524	\$ 208,524.00	\$ 208,524.00	\$ 208,524.00
\$ 150,458	\$ 154,430.59	\$ 157,372.44	\$ 160,519.89
\$ 34,200	\$ 35,102.99	\$ 35,771.69	\$ 36,487.13
\$ -	\$ -	\$ -	\$ -
<b>\$ 2,652,345</b>	<b>\$ 2,716,870</b>	<b>\$ 2,768,625</b>	<b>\$ 2,823,995</b>

# SOUTHFAIR CDC BUILDING 1 - ESTIMATE DETAIL

## BUILDING 1

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
<b>02 EXISTING CONDITIONS</b>					
<b>TOTAL - DIV 2</b>				\$	-
<b>03 CONCRETE</b>					
SITE CONCRETE					
5" CONCRETE PAVING (3000 PSI W/#3 @ 18" OCEW)	4,191	SQFT	\$ 4.25	\$ 17,813	
6" DECORATIVE CONCRETE PAVING AT PATIO (3000 PSI W/#3 @ 18" OCEW)	600	SQFT	\$ 9.00	\$ 5,400	
7" CONCRETE PAVING (3000 PSI W/#3 @ 18" OCEW)	6,735	SQFT	\$ 5.25	\$ 35,359	
SIDEWALKS	7,008	SQFT	\$ 7.50	\$ 52,563	
DUMPSTER PAD W/ FOUNDATION	-	SQFT	\$ 18.00	\$ -	
TRANSFORMER PAD W/ FOUNDATION	50	SQFT	\$ 30.00	\$ 1,500	
INTEGRAL CURB	1,775	LNFT	\$ 9.00	\$ 15,975	
CONCRETE CURB & GUTTER FOUNDATIONS	160	LNFT	\$ 24.00	\$ 3,840	
VAPOR BARRIER (10 MIL)	6,000	SQFT	\$ 0.13	\$ 780	
5" SLAB ON GRADE (3000 PSI W/#3 @ 16" OCEW)	6,000	SQFT	\$ 6.00	\$ 36,000	
24" PIER (20' TOTAL DEPTH, EXCLUDES CASING)	260	LNFT	\$ 47.00	\$ 12,220	
GRADE BEAM W/ CARTON FORM	380	LNFT	\$ 110.00	\$ 41,811	
FIELD SERVICES	1	LSUM	\$ 22,953.23	\$ 22,953	
<b>03 30 00 Cast in Place Concrete</b>					
<b>03 40 00 Precast Concrete</b>					
<b>TOTAL - DIV 3</b>				\$	<b>246,214</b>
<b>04 MASONRY</b>					
SPLIT FACE BLOCK	735	SQFT	\$ 21.00	\$ 15,426	
8" STANDARD CMU - PAINTED FAÇADE	1,254	SQFT	\$ 16.00	\$ 20,060	
NO MONUMENT SIGNS OR PLANTERS ARE INCLUDED	-	EXCL	\$ -	\$ -	
<b>04 20 00 Unit Masonry</b>					
<b>04 40 00 Stone Assemblies</b>					
<b>TOTAL - DIV 4</b>				\$	<b>35,486</b>
<b>05 METALS</b>					
STRUCTURAL STEEL PACKAGE	6,000	SQFT	\$ 26.25	\$ 157,500	
EYEBROW CANOPY FRAMING	460	SQFT	\$ 26.25	\$ 12,084	
TRELLIS FRAMING	161	SQFT	\$ 26.25	\$ 4,219	
2.5"x5" RECTANGULAR ALUMINUM FEATURE FINIS	1,827	LNFT	\$ 21.00	\$ 38,367	
<b>05 10 00 Structural Metal Framing</b>					
<b>05 20 00 Metal Joists</b>					
<b>05 30 00 Metal Decking</b>					
<b>05 40 00 Cold Formed Metal Framing</b>					
<b>05 50 00 Metal Fabrications</b>					
<b>05 70 00 Decorative Metal</b>					

Building 1

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## BUILDING 1

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
<b>TOTAL - DIV 5</b>				\$	<b>212,170</b>
<b>06 WOOD, PLASTICS, AND COMPOSITES</b>					
MISC ROUGH CARPENTRY	6,000	BGSF	\$ 0.15	\$ 900	
WOOD SIDING	2,059	SQFT	\$ 20.00	\$ 41,170	
WOOD SIDING AT EYEBROW CANOPY	605	SQFT	\$ 20.00	\$ 12,100	
<b>06 10 00 Rough Carpentry</b>					
<b>06 40 00 Architectural Woodwork</b>					
<b>TOTAL - DIV 6</b>				\$	<b>54,170</b>
<b>07 THERMAL &amp; MOISTURE PROTECTION</b>					
MISC. WP, DP, & CAULKING	6,000	BGSF	\$ 1.00	\$ 6,000	
CAULK PAVING JOINTS	18,535	SQFT	\$ 0.25	\$ 4,634	
FLUID APPLIED AIR BARRIER	4,779	SQFT	\$ 3.50	\$ 16,725	
CAULK SOG JOINTS	6,000	SQFT	\$ 0.13	\$ 780	
MISCELLANEOUS FALSHINGIS	740	LNFT	\$ 12.00	\$ 8,880	
CAULK DISSIMILAR MATERIALS	1	LSUM	\$ 1,500.00	\$ 1,500	
COVER BOARD	6,000	SQFT	\$ 1.00	\$ 6,000	
INSULATION					
R25 MINIMUM INSULATION	6,000	SQFT	\$ 2.00	\$ 12,000	
CAPS					
TPO CAP	7,267	SQFT	\$ 3.00	\$ 21,801	
MISC.					
PRE-FINISHED COPING CAP	362	LNFT	\$ 12.00	\$ 4,344	
WOOD BLOCKING	724	LNFT	\$ 3.50	\$ 2,534	
FLASH PENETRATION	4	EACH	\$ 250.00	\$ 1,000	
ROOF HATCH	1	EACH	\$ 2,500.00	\$ 2,500	
WALK PADS - 5% AREA	300	SQFT	\$ 15.00	\$ 4,500	
STUCCO FAÇADE	1,466	SQFT	\$ 12.00	\$ 17,597	
<b>07 10 00 Dampproofing &amp; Waterproofing</b>					
<b>07 20 00 Thermal Protection/Weather Barriers</b>					
<b>07 40 00 Roofing and Siding Panels</b>					
<b>07 50 00 Membrane Roofing</b>					
<b>07 60 00 Flashing and Sheet Metal</b>					
<b>07 70 00 Roof and Wall Specialties and Accessories</b>					
<b>07 80 00 Fire and Smoke Protection</b>					
<b>07 90 00 Joint Protection</b>					
<b>TOTAL - DIV 7</b>				\$	<b>110,795</b>
<b>08 OPENINGS</b>					
EXTERIOR EXTERIOR GLAZING	1,748	SQFT	\$ 60.00	\$ 104,891	

**BUILDING 1**

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
EXTERIOR GLAZING TO BE SOLARBAN 70 CLEAR LOW E TEMPERED WHERE REQUIRED BY CODE	1	QUAL	\$ -		
DOORS					
EXTERIOR SINGLE STILE & RAIL	6	EACH	\$ 2,000.00	\$ 12,000	
GLASS DOOR HARDWARE	6	SETS	\$ 1,000.00	\$ 6,000	
MISC.					
CAULKING WINDOWS EXTERIOR & INTERIOR	1	LSUM	\$ 1,250.00	\$ 1,250	
CLEANING OF GLASS	1,748	SQFT	\$ 0.25	\$ 437	
<b>08 10 00 Doors and Frames</b>					
<b>08 30 00 Specialty Doors and Frames</b>					
<b>08 40 00 Entrances, Storefronts, and Curtainwalls</b>					
<b>08 50 00 Wndows and Glass</b>					
<b>08 60 00 Skylights</b>					
<b>08 90 00 Louvers and Vents</b>					
<b>TOTAL - DIV 8</b>				<b>\$ 124,578</b>	
<b>09 FINISHES</b>					
EXTERIOR					
EXTERIOR FRAMING & SHEATHING	4,779	SQFT	\$ 9.50	\$ 45,397	
ENGINEERED SHOP DRAWINGS FOR EXTERIOR WALL FRAMING	1	LSUM	\$ -		
BATT INSULATION (R 13 KRAFT FACED)	4,779	SQFT	\$ 0.75	\$ 3,584	
RIGID INSULATION	4,779	SQFT	\$ 2.00	\$ 9,557	
INTERIOR					
INTERIOR NON RATED PARTIONS	1,862	SQFT	\$ 4.50	\$ 8,377	
EXTERIOR					
BLOCKFILL & PAINT MASONRY	1,254	SQFT	\$ 0.85	\$ 1,066	
STAIN & SEAL WOOD	2,664	SQFT	\$ 1.00	\$ 2,664	
MISC.					
MISC PAINTING	6,000	BGSF	\$ 0.50	\$ 3,000	
<b>09 20 00 Plaster and Gypsum Board</b>					
<b>09 30 00 Tiling</b>					
<b>09 50 00 Ceilings</b>					
<b>09 60 00 Flooring</b>					
<b>09 70 00 Wall Finishes</b>					
<b>09 80 00 Acoustic Treatment</b>					
<b>09 90 00 Painting and Coating</b>					
<b>TOTAL - DIV 9</b>				<b>\$ 73,645</b>	
<b>10 SPECIALTIES</b>					
<b>TOTAL - DIV 10</b>				<b>\$ -</b>	
<b>11 EQUIPMENT</b>					
<b>TOTAL - DIV 11</b>				<b>\$ -</b>	

Building 1

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**BUILDING 1**

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
<b>12 FURNISHINGS</b>					
<b>TOTAL - DIV 12</b>				<b>\$ -</b>	
<b>13 SPECIAL CONSTRUCTION</b>					
<b>TOTAL - DIV 13</b>				<b>\$ -</b>	
<b>14 CONVEYING SYSTEMS</b>					
<b>TOTAL - DIV 14</b>				<b>\$ -</b>	
<b>21 FIRE SUPPRESSION</b>					
WET SYSTEM FIRE PROTECTION (DESIGN BUILD TO NFPA 13)	6,000	SQFT	\$ 2.50	\$ 15,000	
BACKFLOW DEVICE IN FIRE RISER ROOM	1	WSUB	\$ -		
NO FIRE PUMP INLCUDED	1	EXCL	\$ -		
<b>21 10 00 Water Based Fire Suppression Systems</b>					
<b>TOTAL - DIV 21</b>				<b>\$ 15,000</b>	
<b>22 PLUMBING</b>					
PLUMBING SYSTEM					
***STUB WATER AND SANITARY LINES WITHIN BUILDING FOOTPRINT	6,000	BGSF	\$ 1.00	\$ 6,000	
PLUMBING FIXTURES PER SCHEDULE	1	WSUB	\$ -		
ROOF DRAIN	2	EACH	\$ 908.00	\$ 1,816	
OVERFLOW DRAIN	2	EACH	\$ 958.00	\$ 1,916	
<b>22 00 00 Plumbing Insulation</b>					
<b>22 10 00 Plumbing Piping</b>					
<b>22 30 00 Plumbing Equipment</b>					
<b>TOTAL - DIV 22</b>				<b>\$ 9,732</b>	
<b>23 HVAC</b>					
<b>23 00 00 HVAC</b>					
<b>23 70 00 Central HVAC Equipment</b>					
HVAC Equipment	1	ALLO	\$ 17,500.00	\$ 17,500	
<b>TOTAL - DIV 23</b>				<b>\$ 17,500</b>	
<b>25 INTEGRATED AUTOMATION</b>					
<b>TOTAL - DIV 25</b>				<b>\$ -</b>	
<b>26 ELECTRICAL</b>					
ELECTRICAL SYSTEM					
NEW SWITCHGEAR & PANELBOARDS	6,000	SQFT	\$ 8.00	\$ 48,000	

Building 1

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EXHIBITS / 68

**BUILDING 1**

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
ELECTRICAL DISTRIBUTION	1	WSUB	\$ -		
LIGHTING	1	WSUB	\$ -		
LIGHTING PACKAGE ALLOWANCE - TO MEET CODE MINIMUM REQUIREMENTS	1	ALLO	\$ 21,000.00	\$ 21,000	
<b>26 10 00 Medium Voltage Electrical Distribution</b>					
<b>26 20 00 Low Voltage Electrical Distribution</b>					
<b>26 30 00 Facility Power Generating and Storing Equipment</b>					
<b>26 40 00 Electrical Protection</b>					
<b>26 50 00 Lighting</b>					
<b>TOTAL - DIV 26</b>				<b>\$ 69,000</b>	
<b>27 COMMUNICATIONS</b>					
<b>TOTAL - DIV 27</b>				<b>\$ -</b>	
<b>28 ELECTRONIC SAFETY &amp; SECURITY</b>					
<b>TOTAL - DIV 28</b>				<b>\$ -</b>	
<b>31 EARTHWORK</b>					
<b>SITE WORK</b>					
SURVEYING	1	LSUM	\$ 3,750.00	\$ 3,750	
ENGINEERING/STAKING	1	LSUM	\$ 2,500.00	\$ 2,500	
SWPPP DESIGN, NOTICE & POSTINGS	1	LSUM	\$ 2,750.00	\$ 2,750	
SWPPP MAINTENANCE	10	MNTH	\$ 600.00	\$ 6,000	
MOBILIZATION OF HEAVY EQUIPMENT	1	LSUM	\$ 2,000.00	\$ 2,000	
CONSTRUCTION ENTRANCE	1	EACH	\$ 3,000.00	\$ 3,000	
SILT FENCE/SWPPP	706	LNFT	\$ 2.00	\$ 1,412	
TRAFFIC BARRICADES	100	LNFT	\$ 5.00	\$ 500	
TREE DEMOLITION	1	ACRE	\$ 7,500.00	\$ 7,500	
CLEAR & GRUB	1	ACRE	\$ 1,200.00	\$ 1,200	
SCARIFY & COMPACT PAVING SUBGRADE	11,526	SQFT	\$ 0.10	\$ 1,153	
LIME STABILIZATION - ONLY AT FIRE LANE	6,735	SQFT	\$ 0.85	\$ 5,725	
ROCK EXCAVATION - EXCLUDED	-	EXCL	\$ -	\$ -	
<b>BUILDING PAD</b>					
MOISTURE CONDITIONING - ASSUMED TO BE 8"	1,778	CUYD	\$ 4.00	\$ 7,111	
SELECT FILL - ASSUMED TO BE 1"	222	CUYD	\$ 24.00	\$ 5,333	
<b>MISC</b>					
WATER & TEMP METER FOR MOISTURE CONDITIONING & SITE STABILIZATION	1	LSUM	\$ 1,250.00	\$ 1,250	
UNDER SLAB PEST CONTROL	6,000	SQFT	\$ 0.10	\$ 600	
<b>31 10 00 Site Clearing</b>					
<b>31 20 00 Earth Moving</b>					
<b>31 30 00 Earthwork Methods</b>					
<b>31 40 00 Shoring and Underpinning</b>					
<b>31 60 00 Special Foundations and Load Bearing Elements</b>					
<b>TOTAL - DIV 31</b>				<b>\$ 51,784</b>	

Building 1

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**BUILDING 1**

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
<b>32 EXTERIOR IMPROVEMENTS</b>					
<b>STRIPING, SIGNAGE, &amp; WHEEL STOPS</b>					
HATCHING	150	SQFT	\$ 0.40	\$ 60	
FIRE LANE	720	LNFT	\$ 0.15	\$ 108	
STANDARD PARKING STALLS	27	EACH	\$ 8.00	\$ 216	
HANDICAP PARKING STALLS	2	EACH	\$ 25.00	\$ 50	
HANDICAP PARKING SIGNS	2	EACH	\$ 220.00	\$ 440	
WHEEL STOPS	2	EACH	\$ 50.00	\$ 100	
TRAFFIC SIGNS	2	EACH	\$ 200.00	\$ 400	
<b>LANDSCAPING &amp; HARDSCAPE</b>					
SOD/GRASSES	4,152	SQFT	\$ 0.60	\$ 2,491	
DECOMPOSED GRANITE	7,330	SQFT	\$ 2.00	\$ 14,660	
IMPORT TOPSOIL	51	CUYD	\$ 28.00	\$ 1,421	
PLANTING MIX	115	CUYD	\$ 50.00	\$ 5,750	
MULCH	40	CUYD	\$ 50.00	\$ 2,000	
STRUCTURAL SOIL	-	CUYD	\$ 195.00	\$ -	
STEEL EDGE	250	LNFT	\$ 5.00	\$ 1,250	
ORNAMENTAL CONTAINER TREE (65 GALLON)	10	EACH	\$ 950.00	\$ 9,500	
SHRUBS (1 GALLON)	25	EACH	\$ 12.00	\$ 300	
SHRUBS (3-5 GALLON)	60	EACH	\$ 35.00	\$ 2,100	
SHRUBS (7 GALLON)	20	EACH	\$ 90.00	\$ 1,800	
<b>IRRIGATION SYSTEM</b>					
DESIGN BUILD IRRIGATION SYSTEM	1	ALLO	\$ 15,000.00	\$ 15,000	
IRRIGATION SLEEVES	50	LNFT	\$ 6.00	\$ 300	
<b>SITE FURNISHINGS &amp; SPECIALTIES</b>					
SITE BENCHES - NONE INCLUDED	-	EXCL	\$ -	\$ -	
PLANTER BOXES - NONE INCLUDED	-	EXCL	\$ -	\$ -	
GREEN SCREEN - NONE INCLUDED	-	EXCL	\$ -	\$ -	
BICYCLE RACKS	2	EACH	\$ 350.00	\$ 700	
WATER FOUNTAINS & FEATURES - EXCLUDED	-	EXCL	\$ -	\$ -	
<b>32 10 00 Bases, Ballasts, and Paving</b>					
<b>TOTAL - DIV 32</b>				<b>\$ 58,646</b>	
<b>33 SITE UTILITIES</b>					
<b>TOTAL - DIV 33</b>				<b>\$ 51,271</b>	
<b>TOTAL BUILDING 1</b>				<b>\$ 1,129,991</b>	



# SOUTHFAIR CDC BUILDING 2 - ESTIMATE DETAIL

## BUILDING 2

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
<b>02 EXISTING CONDITIONS</b>					
<b>TOTAL - DIV 2</b>				\$	-
<b>03 CONCRETE</b>					
SITE CONCRETE					
5" CONCRETE PAVING (3000 PSI W/#3 @ 18" OCEW)	5,089	SQFT	\$ 4.25	\$ 21,627	
7" CONCRETE PAVING (3000 PSI W/#3 @ 18" OCEW)	5,199	SQFT	\$ 5.25	\$ 27,294	
SIDEWALKS	4,145	SQFT	\$ 7.50	\$ 31,085	
DUMPSTER PAD W/ FOUNDATION	-	SQFT	\$ 18.00	\$ -	
TRANSFORMER PAD W/ FOUNDATION	-	SQFT	\$ 30.00	\$ -	
INTEGRAL CURB	1,350	LNFT	\$ 9.00	\$ 12,150	
FOUNDATIONS					
VAPOR BARRIER (10 MIL)	5,500	SQFT	\$ 0.13	\$ 715	
5" SLAB ON GRADE (3000 PSI W/#3 @ 16" OCEW)	5,500	SQFT	\$ 6.25	\$ 34,375	
24" PIER (20' TOTAL DEPTH, EXCLUDES CASING)	240	LNFT	\$ 47.00	\$ 11,280	
GRADE BEAM W/ CARTON FORM	358	LNFT	\$ 110.00	\$ 39,386	
PIER CAP	-	EACH	\$ 600.00	\$ -	
ELEVATOR PIT	-	EACH	\$ 8,500.00	\$ -	
DOWEL & POUR BACK SOG FOR NEW MEP UNDERGROUND	1	ALLO	\$ -	\$ -	
FIELD SERVICES	1	LSUM	\$ 22,953.23	\$ 22,953	
<b>03 30 00 Cast in Place Concrete</b>					
<b>03 40 00 Precast Concrete</b>					
<b>TOTAL - DIV 3</b>				\$	<b>200,866</b>
<b>04 MASONRY</b>					
SPLIT FACE BLOCK	468	SQFT	\$ 21.00	\$ 9,834	
8" STANDARD CMU - PAINTED FAÇADE	861	SQFT	\$ 16.00	\$ 13,783	
NO MONUMENT SIGNS OR PLANTERS ARE INCLUDED	-	EXCL	\$ -	\$ -	
<b>04 20 00 Unit Masonry</b>					
<b>04 40 00 Stone Assemblies</b>					
<b>TOTAL - DIV 4</b>				\$	<b>23,617</b>
<b>05 METALS</b>					
STRUCTURAL STEEL PACKAGE (NOT AISC CERTIFIED)	5,500	SQFT	\$ 26.25	\$ 144,375	
EYEBROW CANOPY FRAMING	863	SQFT	\$ 26.25	\$ 22,658	
2.5"x5" RECTANGULAR ALUMINUM FEATURE FINIS	2,233	LNFT	\$ 21.00	\$ 46,893	
<b>05 10 00 Structural Metal Framing</b>					
<b>05 20 00 Metal Joists</b>					
<b>05 30 00 Metal Decking</b>					
<b>05 40 00 Cold Formed Metal Framing</b>					
<b>05 50 00 Metal Fabrications</b>					
<b>05 70 00 Decorative Metal</b>					
<b>TOTAL - DIV 5</b>				\$	<b>213,926</b>
<b>06 WOOD, PLASTICS, AND COMPOSITES</b>					
MISC ROUGH CARPENTRY	5,500	BGSF	\$ 0.15	\$ 825	

Building 2

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## BUILDING 2

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
WOOD SIDING	2,058	SQFT	\$ 20.00	\$ 41,162	
WOOD SIDING ON EYEBROW CANOPIES	1,813	SQFT	\$ 20.00	\$ 36,253	
<b>06 10 00 Rough Carpentry</b>					
<b>06 40 00 Architectural Woodwork</b>					
<b>TOTAL - DIV 6</b>				\$	<b>78,240</b>
<b>07 THERMAL &amp; MOISTURE PROTECTION</b>					
MISC. WP, DP, & CAULKING	5,500	BGSF	\$ 1.00	\$ 5,500	
CAULK PAVING JOINTS	14,432	SQFT	\$ 0.25	\$ 3,608	
FLUID APPLIED AIR BARRIER	4,930	SQFT	\$ 3.50	\$ 17,253	
CAULK SOG JOINTS	5,500	SQFT	\$ 0.13	\$ 715	
MISCELLANEOUS FLASHINGS	990	LNFT	\$ 12.00	\$ 11,880	
CAULK DISSIMILAR MATERIALS	1	LSUM	\$ 1,500.00	\$ 1,500	
COVER BOARD	5,500	SQFT	\$ 1.00	\$ 5,500	
INSULATION	-		\$ -	\$ -	
R25 MINIMUM INSULATION	5,500	SQFT	\$ 2.00	\$ 11,000	
CAPS	-		\$ -	\$ -	
TPO CAP	6,050	SQFT	\$ 3.00	\$ 18,150	
MISC.	-		\$ -	\$ -	
PRE-FINISHED COPING CAP	342	LNFT	\$ 12.00	\$ 4,104	
WOOD BLOCKING	684	LNFT	\$ 3.50	\$ 2,394	
FLASH PENETRATION	4	EACH	\$ 250.00	\$ 1,000	
ROOF HATCH	1	EACH	\$ 2,500.00	\$ 2,500	
WALK PADS - 5% AREA	275	SQFT	\$ 15.00	\$ 4,125	
10 YEAR WARRANTY	1	WSUB	\$ -	\$ -	
STUCCO	1,542	SQFT	\$ 12.00	\$ 18,501	
<b>07 10 00 Dampproofing &amp; Waterproofing</b>					
<b>07 20 00 Thermal Protection/Weather Barriers</b>					
<b>07 40 00 Roofing and Siding Panels</b>					
<b>07 50 00 Membrane Roofing</b>					
<b>07 60 00 Flashing and Sheet Metal</b>					
<b>07 70 00 Roof and Wall Specialties and Accessories</b>					
<b>07 80 00 Fire and Smoke Protection</b>					
<b>07 90 00 Joint Protection</b>					
<b>TOTAL - DIV 7</b>				\$	<b>107,730</b>
<b>08 OPENINGS</b>					
EXTERIOR GLAZING	1,165	SQFT	\$ 60.00	\$ 69,928	
EXTERIOR GLAZING TO BE SOLARBAN 70 CLEAR LOW E TEMPERED WHERE REQUIRED BY CODE	1	QUAL	\$ -	\$ -	
DOORS					
EXTERIOR SINGLE STILE & RAIL	4	EACH	\$ 2,000.00	\$ 8,000	
SLIDING GLASS DOOR	1	EACH	\$ 5,500.00	\$ 5,500	
GLASS DOOR HARDWARE	5	SETS	\$ 1,000.00	\$ 5,000	
MISC.					
CAULKING WINDOWS EXTERIOR & INTERIOR	1	LSUM	\$ 1,250.00	\$ 1,250	
CLEANING OF GLASS	1,165	SQFT	\$ 0.25	\$ 291	

Building 2

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EXHIBITS / 70

**BUILDING 2**

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
08 10 00 Doors and Frames					
08 30 00 Specialty Doors and Frames					
08 40 00 Entrances, Storefronts, and Curtainwalls					
08 50 00 Windows and Glass					
08 60 00 Skylights					
08 90 00 Louvers and Vents					
<b>TOTAL - DIV 8</b>				<b>\$ 89,969</b>	
<b>09 FINISHES</b>					
EXTERIOR					
EXTERIOR FRAMING & SHEATHING	4,930	SQFT	\$ 9.50	\$ 46,831	
ENGINEERED SHOP DRAWINGS FOR EXTERIOR WALL FRAMING	1	LSUM	\$ -	\$ -	
BATT INSULATION (R 13 KRAFT FACED)	4,930	SQFT	\$ 0.75	\$ 3,697	
RIGID INSULATION	4,930	SQFT	\$ 2.00	\$ 9,859	
INTERIOR					
INTERIOR NON RATED PARTIONS	931	SQFT	\$ 4.50	\$ 4,189	
EXTERIOR					
BLOCKFILL & PAINT MASONRY	861	SQFT	\$ 0.85	\$ 732	
STAIN & SEAL WOOD	3,871	SQFT	\$ 1.00	\$ 3,871	
MISC.					
MISC PAINTING	5,500	BGSF	\$ 0.50	\$ 2,750	
09 20 00 Plaster and Gypsum Board					
09 30 00 Tiling					
09 50 00 Ceilings					
09 60 00 Flooring					
09 70 00 Wall Finishes					
09 80 00 Acoustic Treatment					
09 90 00 Painting and Coating					
<b>TOTAL - DIV 9</b>				<b>\$ 71,928</b>	
<b>10 SPECIALTIES</b>					
<b>TOTAL - DIV 10</b>				<b>\$ -</b>	
<b>11 EQUIPMENT</b>					
<b>TOTAL - DIV 11</b>				<b>\$ -</b>	
<b>12 FURNISHINGS</b>					
<b>TOTAL - DIV 12</b>				<b>\$ -</b>	
<b>13 SPECIAL CONSTRUCTION</b>					
<b>TOTAL - DIV 13</b>				<b>\$ -</b>	
<b>14 CONVEYING SYSTEMS</b>					
<b>TOTAL - DIV 14</b>				<b>\$ -</b>	
<b>21 FIRE SUPPRESSION</b>					

Building 2

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**BUILDING 2**

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
WET SYSTEM FIRE PROTECTION (DESIGN BUILD TO NFPA 13)	5,500	SQFT	\$ 2.50	\$ 13,750	
BACKFLOW DEVICE IN FIRE RISER ROOM	1	WSUB	\$ -	\$ -	
NO FIRE PUMP INCLUDED	1	EXCL	\$ -	\$ -	
21 10 00 Water Based Fire Suppression Systems					
Sprinklers		sf		\$ -	
21 30 00 Fire Pumps					
Fire Pumps		ea		\$ -	
<b>TOTAL - DIV 21</b>				<b>\$ 13,750</b>	
<b>22 PLUMBING</b>					
***STUB WATER AND SANITARY LINES WITHIN BUILDING	5,500	BGSF	\$ 1.00	\$ 5,500	
FOOTPRINT					
PLUMBING FIXTURES PER SCHEDULE	1	WSUB	\$ -	\$ -	
ROOF DRAIN	6	EACH	\$ 908.00	\$ 5,448	
OVERFLOW DRAIN	6	EACH	\$ 958.00	\$ 5,748	
22 00 00 Plumbing Insulation					
22 10 00 Plumbing Piping					
22 30 00 Plumbing Equipment					
22 40 00 Plumbing Fixtures					
<b>TOTAL - DIV 22</b>				<b>\$ 16,696</b>	
<b>23 HVAC</b>					
<b>23 00 00 HVAC</b>					
23 70 00 Central HVAC Equipment					
HVAC Equipment	1	ALLOW		\$ 17,500	
<b>TOTAL - DIV 23</b>				<b>\$ 17,500</b>	
<b>25 INTEGRATED AUTOMATION</b>					
<b>TOTAL - DIV 25</b>				<b>\$ -</b>	
<b>26 ELECTRICAL</b>					
ELECTRICAL SYSTEM	5,500	SQFT	\$ 8.00	\$ 44,000	
NEW SWITCHGEAR & PANELBOARDS	1	WSUB	\$ -	\$ -	
ELECTRICAL DISTRIBUTION	1	WSUB	\$ -	\$ -	
LIGHTING					
LIGHTING PACKAGE ALLOWANCE	1	ALLO	\$ 19,250.00	\$ 19,250	
26 10 00 Medium Voltage Electrical Distribution					
26 20 00 Low Voltage Electrical Distribution					
26 30 00 Facility Power Generating and Storing Equipment					
26 40 00 Electrical Protection					
26 50 00 Lighting					

**BUILDING 2**

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
<b>TOTAL - DIV 26</b>				\$ 63,250	
<b>27 COMMUNICATIONS</b>					
<b>TOTAL - DIV 27</b>				\$ -	
<b>28 ELECTRONIC SAFETY &amp; SECURITY</b>					
<b>TOTAL - DIV 28</b>				\$ -	
<b>31 EARTHWORK</b>					
SITE WORK					
SURVEYING	1	LSUM	\$ 3,000.00	\$ 3,000	
ENGINEERING/STAKING	1	LSUM	\$ 2,500.00	\$ 2,500	
SWPPP DESIGN, NOTICE & POSTINGS	1	LSUM	\$ 2,000.00	\$ 2,000	
SWPPP MAINTENANCE	10	MNTH	\$ 600.00	\$ 6,000	
MOBILIZATION OF HEAVY EQUIPMENT	1	LSUM	\$ 2,000.00	\$ 2,000	
CONSTRUCTION ENTRANCE	1	EACH	\$ 3,000.00	\$ 3,000	
SILT FENCE/SWPPP	700	LNFT	\$ 2.00	\$ 1,400	
CLEAR & GRUB	1	ACRE	\$ 1,200.00	\$ 1,200	
SCARIFY & COMPACT PAVING SUBGRADE	10,288	SQFT	\$ 0.10	\$ 1,029	
LIME STABILIZATION	5,199	SQFT	\$ 0.85	\$ 4,419	
ROCK EXCAVATION - EXCLUDED	-	EXCL	\$ -	\$ -	
BUILDING PAD					
MOISTURE CONDITIONING	1,630	CUYD	\$ 4.00	\$ 6,519	
SELECT FILL	204	CUYD	\$ 24.00	\$ 4,889	
MISC			\$ -	\$ -	
WATER & TEMP METER FOR MOISTURE CONDITIONING & SITE STABILIZATION	1	LSUM	\$ 1,250.00	\$ 1,250	
UNDER SLAB PEST CONTROL	5,500	SQFT	\$ 0.10	\$ 550	
<b>31 60 00 Special Foundations and Load Bearing Elements</b>					
<b>TOTAL - DIV 31</b>				\$ 39,755	

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
<b>32 EXTERIOR IMPROVEMENTS</b>					
HATCHING	150	SQFT	\$ 0.40	\$ 60	
FIRE LANE	625	LNFT	\$ 0.15	\$ 94	
STANDARD PARKING STALLS	19	EACH	\$ 8.00	\$ 152	
HANDICAP PARKING STALLS	2	EACH	\$ 25.00	\$ 50	
HANDICAP PARKING SIGNS	2	EACH	\$ 220.00	\$ 440	
WHEEL STOPS	2	EACH	\$ 50.00	\$ 100	
TRAFFIC SIGNS	2	EACH	\$ 200.00	\$ 400	
LANDSCAPING & HARDSCAPE					
SOD/GRASSES	2,606	SQFT	\$ 0.60	\$ 1,564	
DECOMPOSED GRANITE	2,797	SQFT	\$ 2.00	\$ 5,595	
IMPORT TOPSOIL	32	CUYD	\$ 28.00	\$ 892	
MULCH	24	CUYD	\$ 50.00	\$ 1,200	
ORNAMENTAL CONTAINER TREE (65 GALLON)	6	EACH	\$ 950.00	\$ 5,700	
SHRUBS - NONE INCLUDED	-	EACH	\$ -	\$ -	
IRRIGATION SYSTEM	-	SQFT	\$ 1,150.00	\$ -	

Building 2

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**BUILDING 2**

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
DESIGN BUILD IRRIGATION SYSTEM	1	LSUM	\$ 10,000.00	\$ 10,000	
IRRIGATION SLEEVES	50	LNFT	\$ 6.00	\$ 300	
SITE FURNISHINGS & SPECIALTIES	1	LSUM	\$ -	\$ -	
SITE BENCHES - NONE INCLUDED	-	EACH	\$ -	\$ -	
PLANTER BOXES - NONE INCLUDED	-	EACH	\$ -	\$ -	
POTS - NONE INCLUDED	-	EACH	\$ -	\$ -	
GREEN SCREEN - NONE INCLUDED	-	SQFT	\$ -	\$ -	
BICYCLE RACKS	2	EACH	\$ 350.00	\$ 700	
WATER FOUNTAINS & FEATURES - EXCLUDED	-	EXCL	\$ -	\$ -	
<b>TOTAL - DIV 32</b>				\$ 27,246	

DESCRIPTION	QTY	UNIT	UNIT \$	TOTAL	COMMENTS
<b>33 SITE UTILITIES</b>					
WATER DISTRIBUTION					
CONNECT TO EXISTING WATER LINE	1	EACH	\$ 2,500.00	\$ 2,500	
1" WATER SERVICE & BOX	1	EACH	\$ 1,000.00	\$ 1,000	
2" IRRIGATION SERVICE & BOX	1	EACH	\$ 1,200.00	\$ 1,200	
2" PVC DOMESTIC WATER	110	LNFT	\$ 31.00	\$ 3,410	
6" PVC FIRE LINE	110	LNFT	\$ 38.00	\$ 4,180	
BACKFLOW PREVENTER	1	EACH	\$ 2,700.00	\$ 2,700	
FIRE LINE RISER 6"	1	EACH	\$ 2,750.00	\$ 2,750	
VALVES & FITTINGS	1	LSUM	\$ 2,000.00	\$ 2,000	
SANITARY SEWER					
CONNECT TO EXISTING SANITARY SEWER MANHOLE	1	EACH	\$ 2,400.00	\$ 2,400	
6" SDR PVC SANITARY SEWER	114	LNFT	\$ 36.00	\$ 4,104	
CLEANOUT SANITARY SEWER	2	EACH	\$ 1,250.00	\$ 2,500	
FITTINGS	1	LSUM	\$ 2,575.00	\$ 2,575	
STORM SEWER					
CONNECT TO EXISTING STORM SEWER LINE	1	EACH	\$ 2,500.00	\$ 2,500	
RCP 18"	120	LNFT	\$ 62.00	\$ 7,440	
INLETS	1	EACH	\$ 3,650.00	\$ 3,650	
MISCELLANEOUS					
BORING - NONE INCLUDED	-	EXCL	\$ -	\$ -	
TRAFFIC BARRICADES - NONE INCLUDED	-	EXCL	\$ -	\$ -	
METERS - ASSUMED TO BE BY OWNER	-	EXCL	\$ -	\$ -	
PUBLIC INSPECTION FEES - EXCLUDED	-	EXCL	\$ -	\$ -	
TRENCH SAFETY	1	LSUM	\$ 3,750.00	\$ 3,750	
TESTING	1	LSUM	\$ 2,500.00	\$ 2,500	
BACKFILL & COMPACT - HAUL OFF EXCESS SOILS	1	LSUM	\$ 3,750.00	\$ 3,750	
<b>33 40 00 Stormwater Utilities</b>					
<b>TOTAL - DIV 33</b>				\$ 54,909	

<b>TOTAL BUILDING 2</b>				\$ 1,019,382	
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Building 2

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# Proforma

5

Jeffries-Meyers  
Neighborhood Development



Center for Leadership  
Class of 2020

mini Technical Assistance Panel



# Overview of Alternative Phasing



## **Phase 1**

- Easier to finance than the entire project
- Gets the Southfair office built
- Could still build splashpad (across the street)
- Medical office tenant + Farmers Market = New Market Tax Credits (approx. 10% of cost)



## **Phase 2**

- Splashpad could be built during Phase 1, but across the street
- If desired, Southfair could move into Phase 2 later

# Southfair Proposed Development: Phase 1

**Notes to Pro Forma:** Retail and Restaurant Lease Term: 5 years  
 Construction Term: 3 months  
 Expense escalation 2%/year above 2019 estimates

Equity will be provided for Wingstop (as a build to suit)  
 NMTC for Medical Office  
 NMTC for Farmers Market

Phase 1	NNN Rent	SF	Total Rent
Wingstop	24	2,300	55,200
Community Center / Southfair Office	15	2,200	33,000
Medical Office	15	1,500	22,500
<b>Totals</b>	<b>3,700</b>	<b>3,700</b>	<b>110,700</b>

### CONSTRUCTION & DEVELOPMENT

Construction Costs (includes sitework)		
Total Net Rentable SF	3,700 SF	
\$/GSF	241	
<b>Est. Hard Cost</b>	<b>891,700</b>	
Soft Costs		
Permit, etc	50,000	
Design & Engineering	71,336	8.00% of Hard Cost
Tenant Improvements	153,979	\$42 per square foot
Subtotal	1,167,015	
Development Fee	93,361	8.0% of Program Cost
<b>Total Development Costs</b>	<b>1,260,376</b>	

### SOURCES AND USES

New Market Tax Credits (approx 10% of total)	126,038
Equity (for Wingstop)	178,837
<b>Funding Gap</b>	<b>136,257</b>
Debt	819,245
<b>Total Sources and Uses</b>	<b>1,260,376</b>

### OPERATIONS

Reimbursable	\$ Per Square Foot
Taxes	3.31
Insurance	0.37
CAM	2.85
Management Fee	0.47
<b>Total Reimbursable</b>	<b>7.00</b>

### Non reimbursable Expenses

Reserves	0.22
<b>Total Non-reimbursable</b>	<b>0.22</b>

### Operations Assumptions

Growth Rate	2% /year
Vacancy and Etc	5.0% /year

### FINANCE

Loan to Cost	65%
Interest Rate	3.75%
Cash/Equity	441,132
Debt	819,245
Cost of Financing	1.00%
<b>Total Amount</b>	<b>827,437</b>

# Southfair Proposed Development: Phase 2

**Notes to Pro Forma:** Retail and Restaurant Lease Term: 5 years  
 Construction Term: 3 months  
 Expense escalation 2%/year above 2019 estimates

Phase 2	NNN Rent	SF	Total Rent
Restaurant 1	20	2,000	40,000
Restaurant 2	20	3,500	70,000
<b>Totals</b>	<b>5,500</b>	<b>5,500</b>	<b>110,000</b>

### CONSTRUCTION & DEVELOPMENT

Construction Costs (includes sitework)		
Total Net Rentable SF	5,500 SF	
\$/GSF	241.0	
<b>Est. Hard Cost</b>	<b>1,325,500</b>	
Soft Costs		
Permit, etc	50,000	
Design	106,040	8.00% of Hard Cost
Tenant Improvements	228,888	\$42 per square foot
Leasing Commissions	165,000	6.0% of Rent
Subtotal	1,875,428	
Development Fee	112,526	6.0% of Program Cost
<b>Total Development Costs</b>	<b>1,987,954</b>	

### SOURCES AND USES

<b>Grants and Donations</b>	<b>569,746</b>
Debt	1,292,170
<b>Total Sources and Uses</b>	<b>1,861,916</b>

### OPERATIONS

Reimbursable Ex	\$ Per Square Foot
Taxes	3.31
Insurance	0.37
CAM	2.85
Management Fee	0.47
<b>Total Reimbursable</b>	<b>7.00</b>

### Non reimbursable Expenses

Reserves	0.22
<b>Total Non-reimbursable</b>	<b>0.22</b>

### Operations Assumptions

Growth Rate	2% /year
Vacancy and Etc	5.0% /year

### FINANCE

Loan to Cost	65%
Interest Rate	3.75%
Cash/Equity	695,784
Debt	1,292,170
Cost of Financing	1.00%
<b>Total Amount</b>	<b>1,305,092</b>



# Southfair Proposed Development: Phase 1

## PRO FORMA CASH FLOWS

Operations Year	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Revenue</b>									
Retail / Restaurant	22,500	22,500	22,500	22,500	22,500	22,950	22,950	22,950	22,950
Community Center	33,000	33,000	33,000	33,000	33,000	33,660	33,660	33,660	33,660
Reimbursable Expenses	25,907	26,425	26,954	27,493	28,043	28,603	29,175	29,759	30,354
Less: Vacancy & Economic Loss	2,775	2,775	2,775	2,775	2,775	2,831	2,831	2,831	2,831
<b>Net Rental Revenue</b>	<b>78,632</b>	<b>79,150</b>	<b>79,679</b>	<b>80,218</b>	<b>80,768</b>	<b>82,383</b>	<b>82,955</b>	<b>83,539</b>	<b>84,134</b>
<b>Operating Expenses</b>									
Reimbursable Expenses	25,907	26,425	26,954	27,493	28,043	28,603	29,175	29,759	30,354
Non-reimbursable Expenses	808	825	841	858	875	893	910	929	947
<b>Total Operating Expense</b>	<b>26,715</b>	<b>27,250</b>	<b>27,795</b>	<b>28,351</b>	<b>28,918</b>	<b>29,496</b>	<b>30,086</b>	<b>30,688</b>	<b>31,301</b>
<b>Net Operating Income</b>	<b>51,917</b>	<b>51,900</b>	<b>51,884</b>	<b>51,867</b>	<b>51,850</b>	<b>52,887</b>	<b>52,869</b>	<b>52,851</b>	<b>52,832</b>
<b>Debt Service</b>									
Annual Debt Service	46,409	46,409	46,409	46,409	46,409	46,409	46,409	46,409	46,409
Return on Build-to-Suit Equity	12,519	12,519	12,519	12,519	12,519	12,519	12,519	12,519	12,519
<b>Cashflow after Debt Service &amp; Equity</b>	<b>(7,011)</b>	<b>(7,027)</b>	<b>(7,044)</b>	<b>(7,060)</b>	<b>(7,078)</b>	<b>(6,041)</b>	<b>(6,058)</b>	<b>(6,077)</b>	<b>(6,095)</b>
<b>Debt Service Coverage Ratio</b>	<b>1.12</b>	<b>1.12</b>	<b>1.12</b>	<b>1.12</b>	<b>1.12</b>	<b>1.14</b>	<b>1.14</b>	<b>1.14</b>	<b>1.14</b>

# Southfair Proposed Development: Phase 2

## PRO FORMA CASH FLOWS

Operations Year	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Revenue</b>									
Retail / Restaurant	110,000	110,000	110,000	110,000	110,000	112,200	112,200	112,200	112,200
Reimbursable Expenses	38,510	39,281	40,066	40,868	41,685	42,519	43,369	44,236	45,121
Less: Vacancy & Economic Loss	22,000	5,500	5,500	5,500	5,500	5,610	5,610	5,610	5,610
<b>Net Rental Revenue</b>	<b>126,510</b>	<b>143,781</b>	<b>144,566</b>	<b>145,368</b>	<b>146,185</b>	<b>149,109</b>	<b>149,959</b>	<b>150,826</b>	<b>151,711</b>
<b>Operating Expenses</b>									
Reimbursable Expenses	38,510	39,281	40,066	40,868	41,685	42,519	43,369	44,236	45,121
Non-reimbursable Expenses	1,202	1,226	1,250	1,275	1,301	1,327	1,353	1,380	1,408
<b>Total Operating Expense</b>	<b>39,712</b>	<b>40,506</b>	<b>41,316</b>	<b>42,143</b>	<b>42,986</b>	<b>43,845</b>	<b>44,722</b>	<b>45,617</b>	<b>46,529</b>
<b>Net Operating Income</b>	<b>86,798</b>	<b>103,274</b>	<b>103,250</b>	<b>103,225</b>	<b>103,199</b>	<b>105,263</b>	<b>105,237</b>	<b>105,210</b>	<b>105,182</b>
<b>Debt Service</b>									
Annual Debt Service	73,199	73,199	73,199	73,199	73,199	73,199	73,199	73,199	73,199
<b>Cashflow after Debt Service</b>	<b>13,599</b>	<b>30,075</b>	<b>30,050</b>	<b>30,025</b>	<b>30,000</b>	<b>32,064</b>	<b>32,037</b>	<b>32,010</b>	<b>31,983</b>
<b>Debt Service Coverage Ratio</b>	<b>1.19</b>	<b>1.41</b>	<b>1.41</b>	<b>1.41</b>	<b>1.41</b>	<b>1.44</b>	<b>1.44</b>	<b>1.44</b>	<b>1.44</b>



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# Funding Mechanisms

6

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## 380 Economic Development Program

### “ 380 AGREEMENT”

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#### JOBS AND INVESTMENT

Chapter 380 of Local Government Code authorizes municipalities to offer incentives designed to promote economic development (i.e Jobs and Investment)

Designed to stimulate “business and commercial activity” -> New Development can meet this criteria.

1. Construction of substantial new real property improvements of at least \$2.5MM USD in value
  2. Documented equity investment of at least \$500K USD
  3. Documented creation of at least 25 full time jobs
  4. Affordable housing / transitional housing requirement established by deed restriction
- *Not all criteria need to be met for Agreement approval*

A 380 Program loan is essentially a performance based grant which reverts to a non-recourse loan if required performance level is not met

380 Agreements examples – Red Bird Mall Redevelopment (Dallas), DFW International Airport (Dallas & Irving), Craig Ranch (McKinney)

For additional information: Dallas EDC – 214-670-1685

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## Tax Increment Financing TIF

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**A FORM OF PUBLIC SUBSIDY OFFERED  
BY MUNICIPALITIES TO ENCOURAGE AND  
SUPPORT PRIVATE DEVELOPMENT**

### **ASSIST DEVELOPER / DEVELOPMENT BY**

1. Providing capital infusion for project
2. Reduce the amount of equity developer responsible for
3. Can make the project more financeable

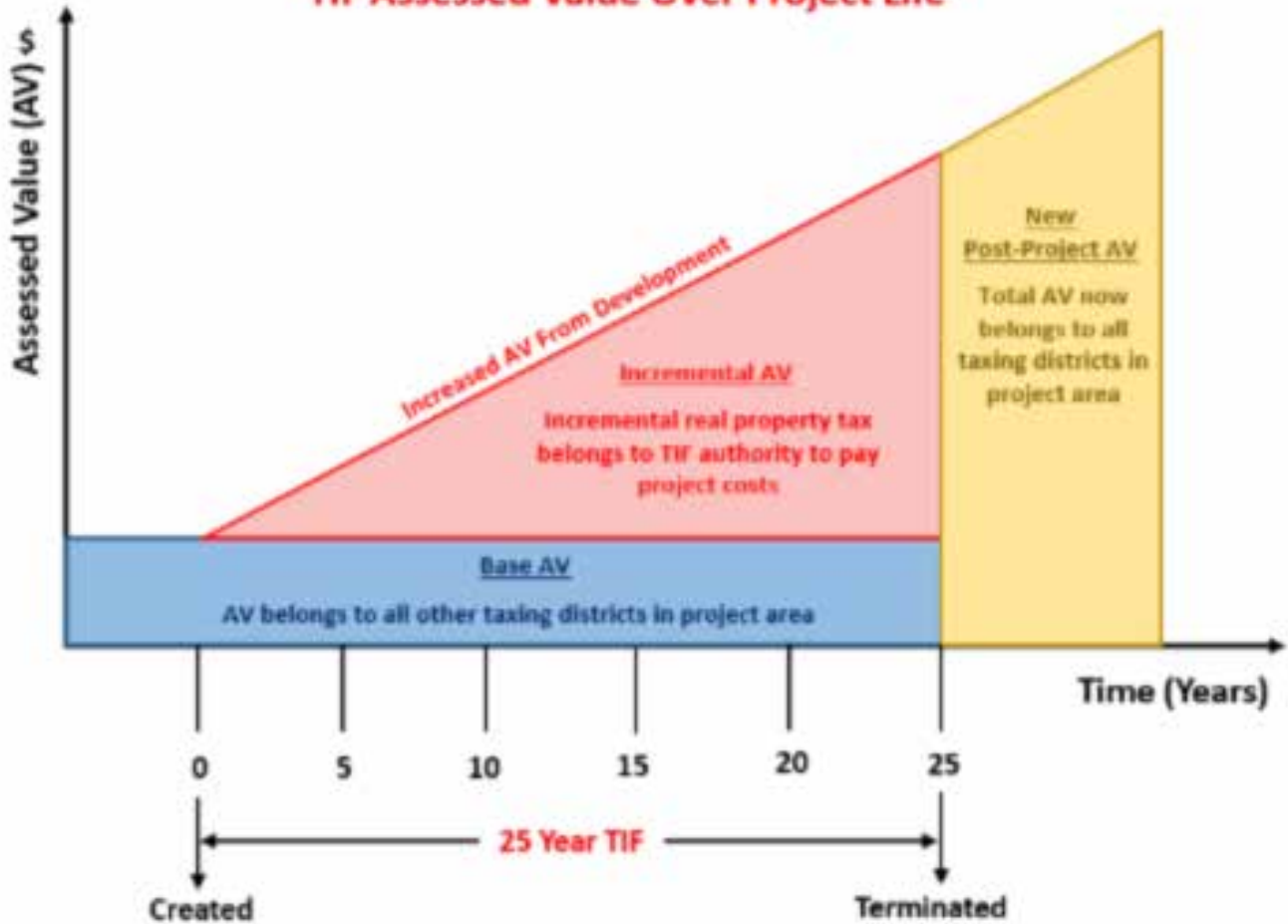
**Grand Park South TIF has  
\$29.8MM in budget**

### **USE OF FUNDS COULD ASSIST:**

1. Environmental Remediation / Clean-up of Brownfields
2. Encourage New Development
3. Encourage Development in blighted areas

For additional information: Sue Hounsel – EDD  
Manager – 214-939-2848

## TIF Assessed Value Over Project Life





# Opportunity Zones

## OZ FACTS

Enacted by the Tax Cuts and Jobs Act of 2017

Dallas has 15 Opportunity Zones located in 9 neighborhood clusters

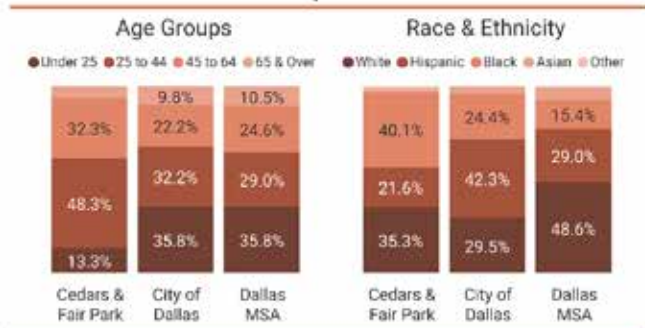
Cedars and Fair Park district's clumped together

### KEY REQUIREMENTS:

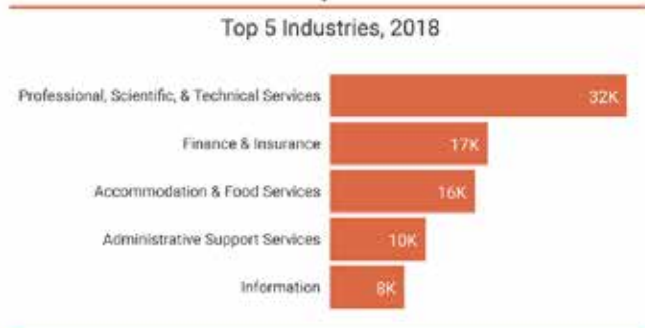
1. Land must be designated within a QO Zone
2. A Qualified Opportunity Zone investment vehicle (either corp. or partnership) must be created for investment purposes
3. A QO Fund is required, by law, to hold at least 90% of its assets in a QO Zone

## CLUSTER 3 OVERVIEW: CEDARS & FAIR PARK

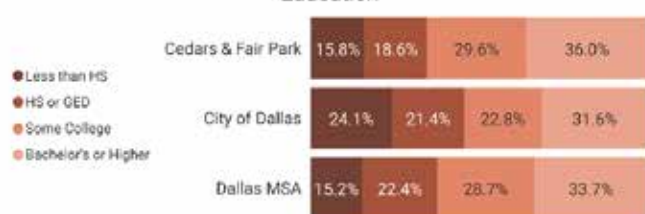
Cedars & Fair Park Population, 2017  
9,794



Jobs in Cedars & Fair Park, 2018  
142,553



Education



Zoning & Area



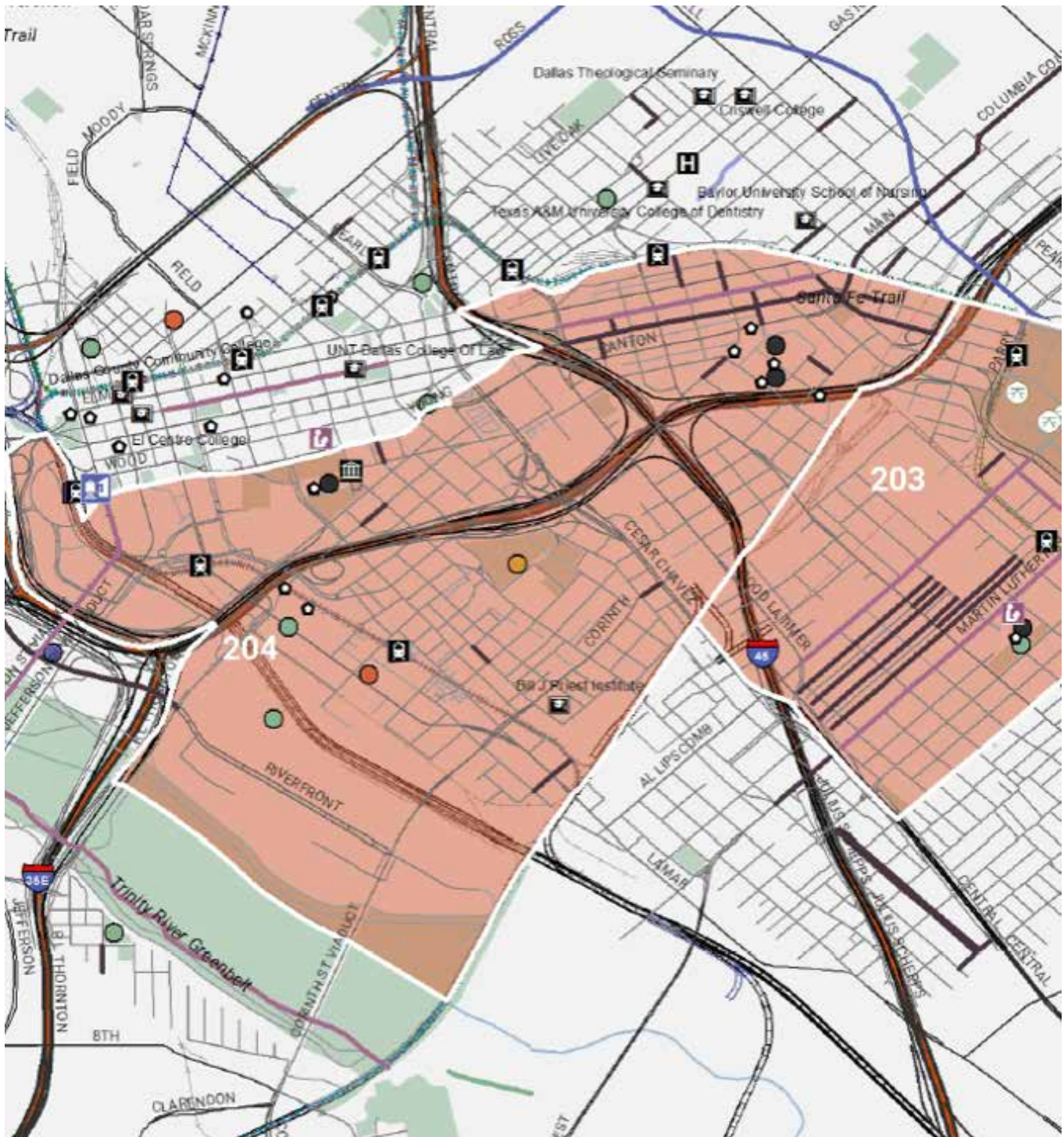
Additional Resources: <https://www.cdfifund.gov/opportunity-zones>

KEY BENEFIT:

Tax (Capital Gains) Deferral / Avoidance

Three tranches:

1. 15% of the deferred gain is due if the investment is held for 5 years
2. 10% of the deferred gain is due if the investment is held for 7 years
3. Potential for Capital Gain avoidance if investment is held for 10 years



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# MISC

# 7

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# IDEAS EXPLORED BY mTAP 2020 Class

## AT A GLANCE

### RAILS TO TRAILS

#### Activating Rail Line

Exploring options for the abandoned rail line and rail Right-of-Way as a pedestrian or park space

Rail & Rail ROW starts around King Street and Coombs Street then connects to the 'rail yard' at 896 S. Trunk Avenue.

The rail corridors in this area have been looked at over the years for trail development but have not gained much traction due to fractured ownership, conflicts with freight lines and other industrial uses, and poor connectivity opportunities to the larger system.

The rail corridor in the project area is privately owned so an arrangement would have to be worked

out with the property owner or purchased from them for any type of trail/park use. The City of Dallas Park Department does not have funding for project such as this as they are usually funded through the Capital Bond Programs.

As for the Rails to Trails Program, to my understanding their grant awards are in the low thousands of dollars (\$10K or less), and not in the hundreds of thousands if not millions needed to construct a trail.

Activating that corridor, in conjunction with an area redevelopment plan, is an interesting idea but it will be challenging.

Jared White  
Manager III  
City of Dallas  
Park and Recreation Department  
1500 Marilla, 6FS Dallas, TX 75201  
O: 214-670-4090  
jared.white@dallascityhall.com

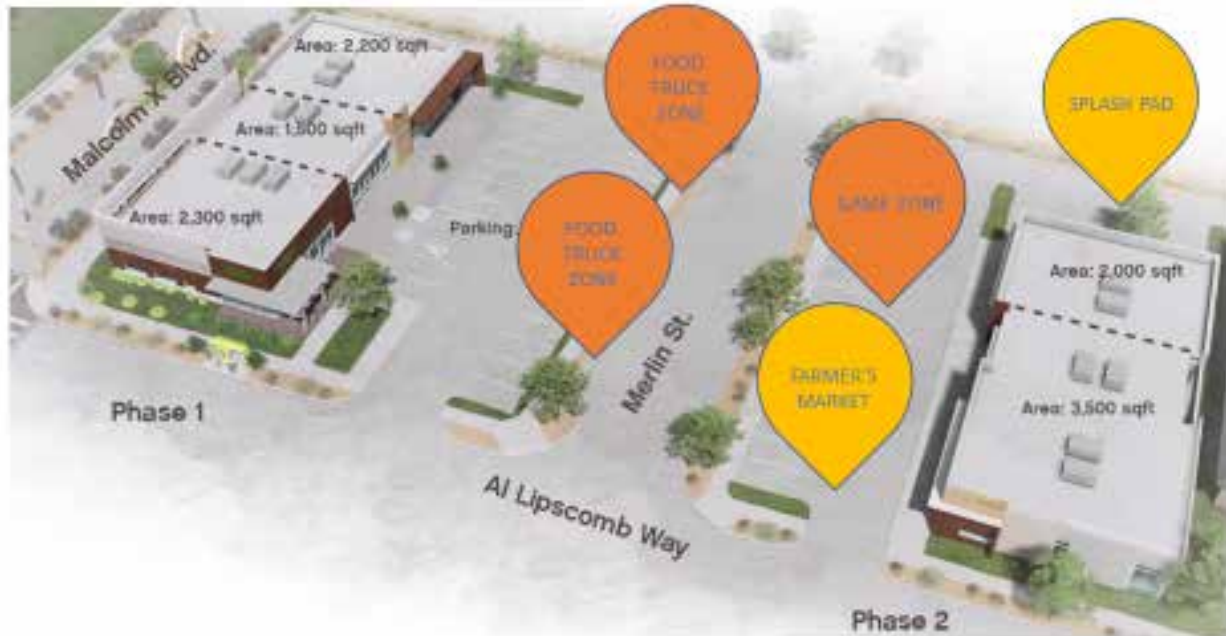




WEEKDAYS



SEASONAL AND WEEKENDS






## STREET / ALLEY CLOSURE

### Pedestrian Friendly

Closing the street (Merlin) to make pedestrian friendly area – City of Dallas Transportation said very unlikely

Conceptual “dream rendering” of what closure of the alley or street could potentially allow as far as community gathering/pedestrian-activating space, but we understand this will be highly difficult to achieve from a streets/transportation standpoint

## Thank You!

-  ULI Center for Leadership  
Class of 2020  
mTAP
-  SouthFair CDC - Jeffries-Meyers  
May 2021
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