
AGENDA
SPECIAL MEETING
Eastside Redevelopment Advisory Board
Tuesday, March 10, 2009
6:00 pm
GTEC
2153 Hawthorne Road
Conference Room

A. ROLL CALL

B. ADOPTION OF THE AGENDA

C. OLD BUSINESS

1. Project Update - Redevelopment of 1712 and 1714 Hawthorne Road – Review of Concepts (B)

..Explanation

On June 9, 2008 the CRA closed on the properties located at 1712 SE Hawthorne Road and 1714 SE Hawthorne Road. 1712 SE Hawthorne Road currently has a vacant 320-foot cement brick structure on the property. 1714 SE Hawthorne Road is vacant on 0.14 acre. The properties are zoned MU-1 (Mixed-use low intensity) which can include multiple uses, such as neighborhood shopping centers, eating places, apparel and accessory stores.

In October 2008, the CRA approved the concept of a small restaurant or diner for this site and general scope of an RFP to attract a business as a tenant.

In February 2009, Urban Studios was selected as the architects for the project. Urban Studios' fee is \$33,000 for design services, including Architectural, Mechanical, Electrical, Plumbing, Structural, Fire Protection, Civil Engineering, and Landscape Architecture.

Urban Studios has completed the initial site plan and building elevations.

Staff has also been working on completing the Request for Proposals (RFP) to solicit proposals from perspective business owners and/or entrepreneurs. It is anticipated that the RFP will be issued by mid-March 2009.

..Fiscal Note

The preliminary budget for the project is \$277,000. A final budget will be determined once a Construction Manager is selected and has value engineered the project and determined a Guaranteed Maximum Price. \$228,355 is currently funded in account number 621-790-W110-W923-4110-5520 and an additional \$4,473 is proposed in the FY09 Amendatory budget for a total funding of \$232,828. The remaining balance will be borrowed and repaid from the Eastside redevelopment area trust fund.

..Recommendation

CRA Staff to the Eastside redevelopment Advisory Board: Hear presentation from Urban Studios and provide feedback.

- D. NEW BUSINESS**
- E. REPORT OF OFFICERS AND COMMITTEES**
- F. BOARD MEMBER COMMENT**
- G. PUBLIC COMMENT**
- H. ADJOURNMENT**