



100 YEARS of SERVICE | 1912-2012

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# Proposed Innovation District Infrastructure Area

August 28, 2013



# Innovation District

- Live/work/play environment
- Planned over 5 million sq ft of redevelopment
- New jobs





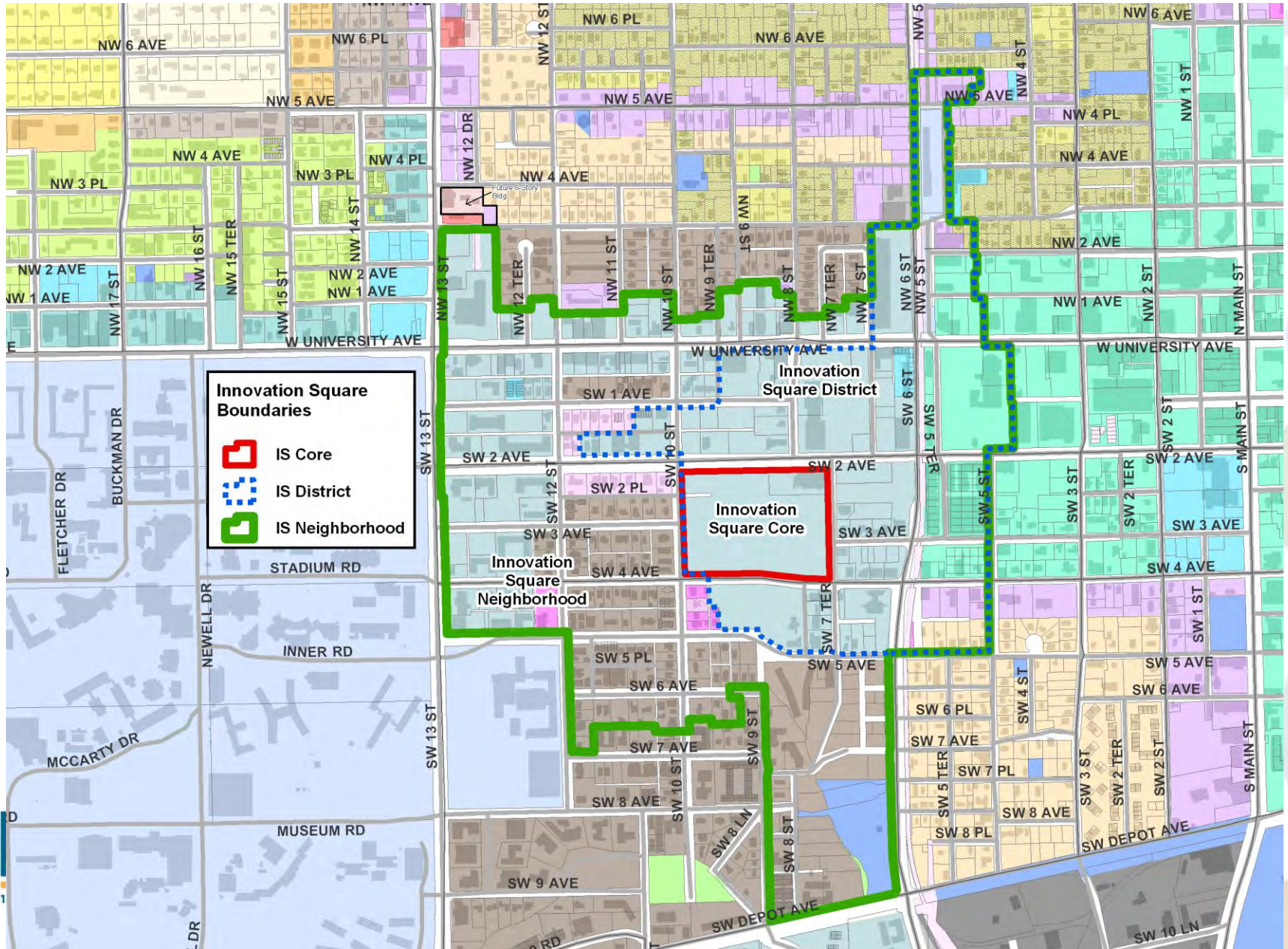
# Partners

- UF
- UFDC
- UF Health/Shands
- CRA
- GRU
- COG
- Local developers





# Innovation District Area



# iDistrict Characteristics

- High Density Redevelopment Imminent
  - Redevelopment Area (currently low density)
  - Traditional & Advanced Utilities
- Multiple Developers
- High Development Demand
- Large Infrastructure improvements needed to serve multiple projects
- **“Time to Market” Critical**

# Goals

- Design & construct capacity improvements efficiently & cost-effectively
- Make capacity available for redevelopment when needed
- Spread costs for improvements equitably amongst developers
- Reduce uncertainty in costs for developers



# iDistrict SIA Proposed Policy

1. Define separate iDistrict SIA boundaries for Water, WW & RCW (WSIA, WWSIA, RCWSIA)
2. GRU design & construct improvements
  - phasing & timing based on development projects & roadway projects
3. New/redevelopment projects within iDistrict SIAs pay SIA charges

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**SIA Boundary Areas**



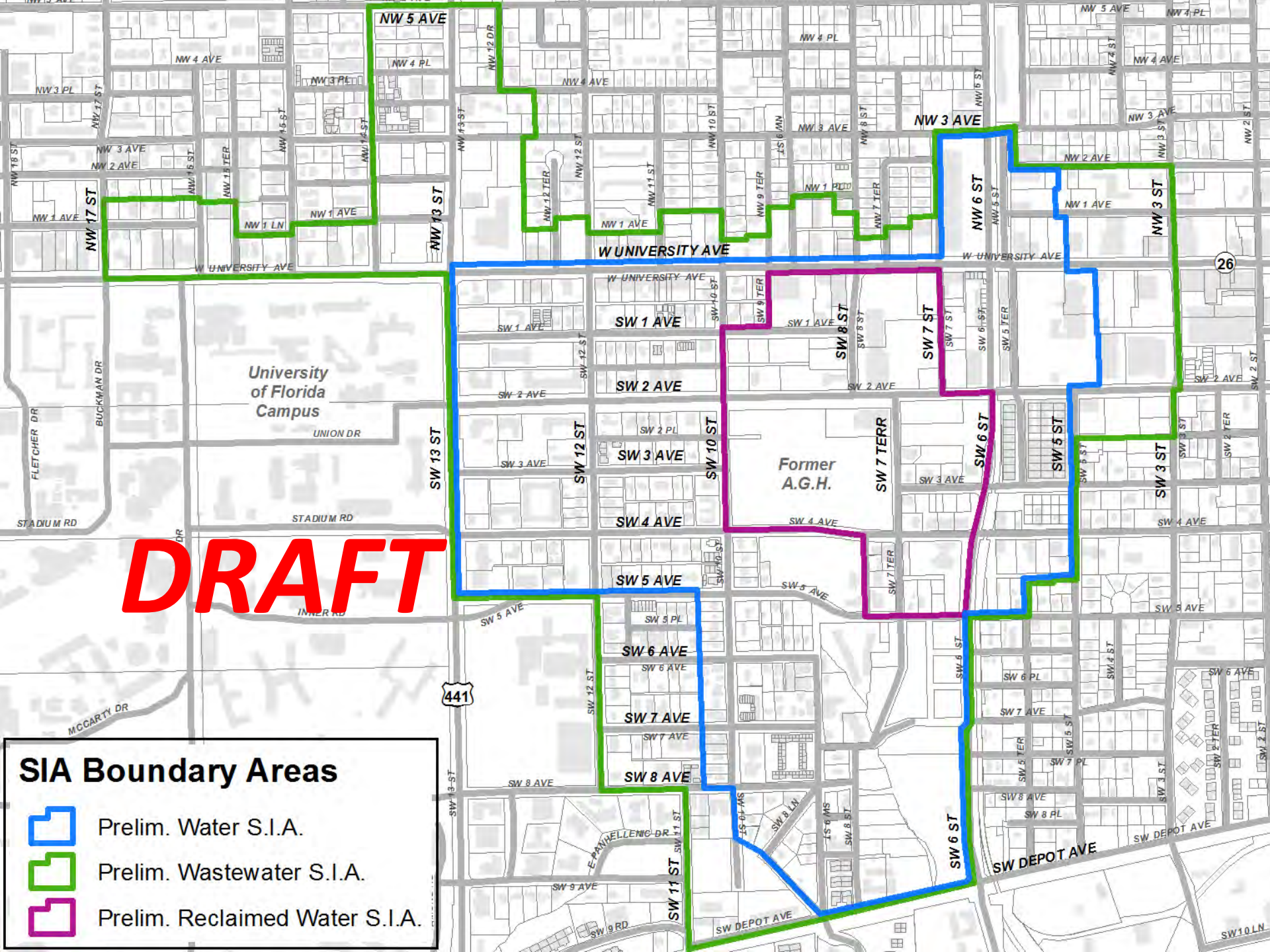
Prelim. Water S.I.A.



Prelim. Wastewater S.I.A.



Prelim. Reclaimed Water S.I.A.





# iDistrict Area Water Improvements

**Proposed Improvements to Water Mains**

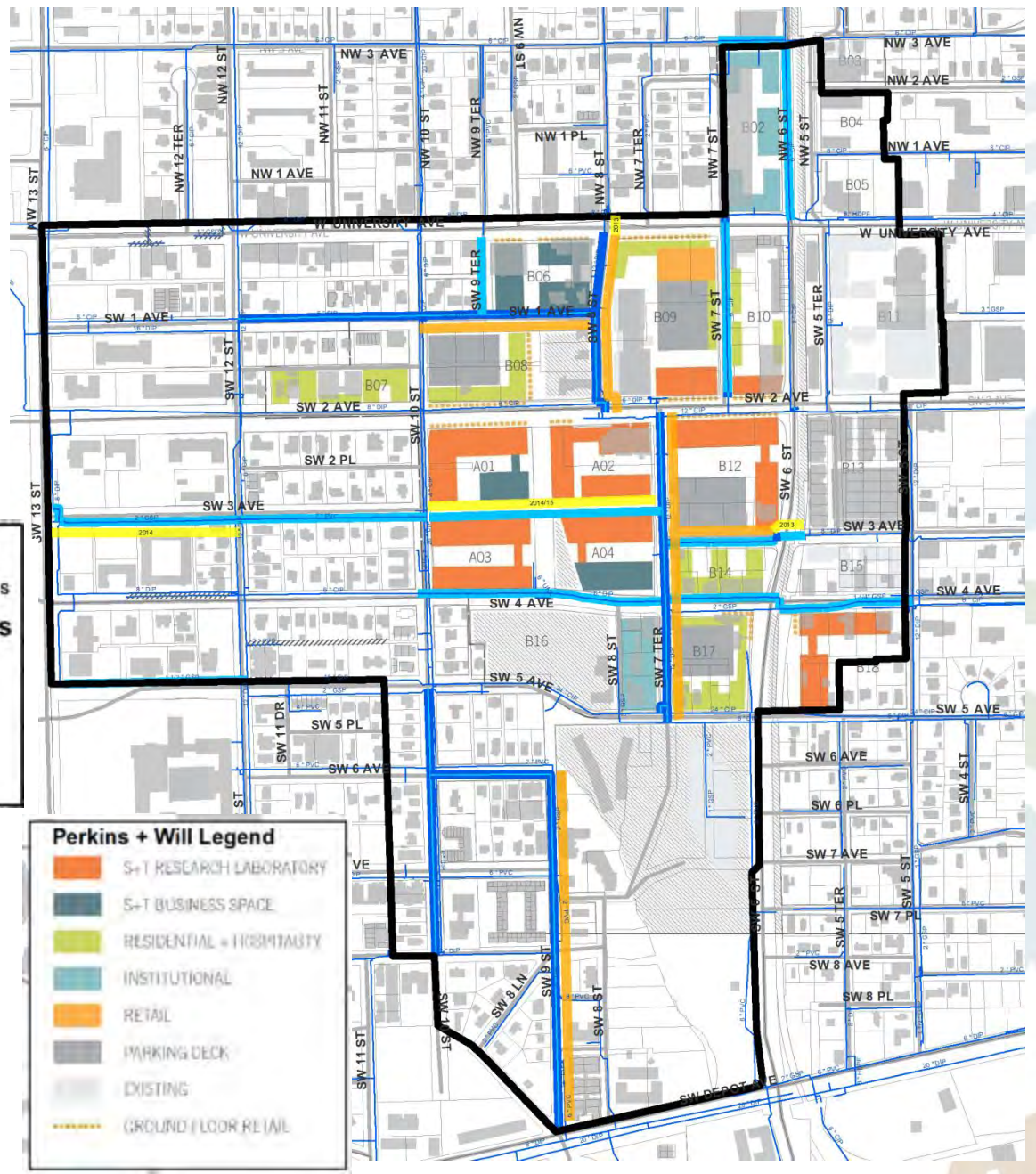
- New 8"
- Upgrade to 8"
- New 12"
- Upgrade to 12"
- Abandon

**Improvement Status**

- Prelim. Water S.I.A.
- Existing Water Mains
- Complete
- Budgeted

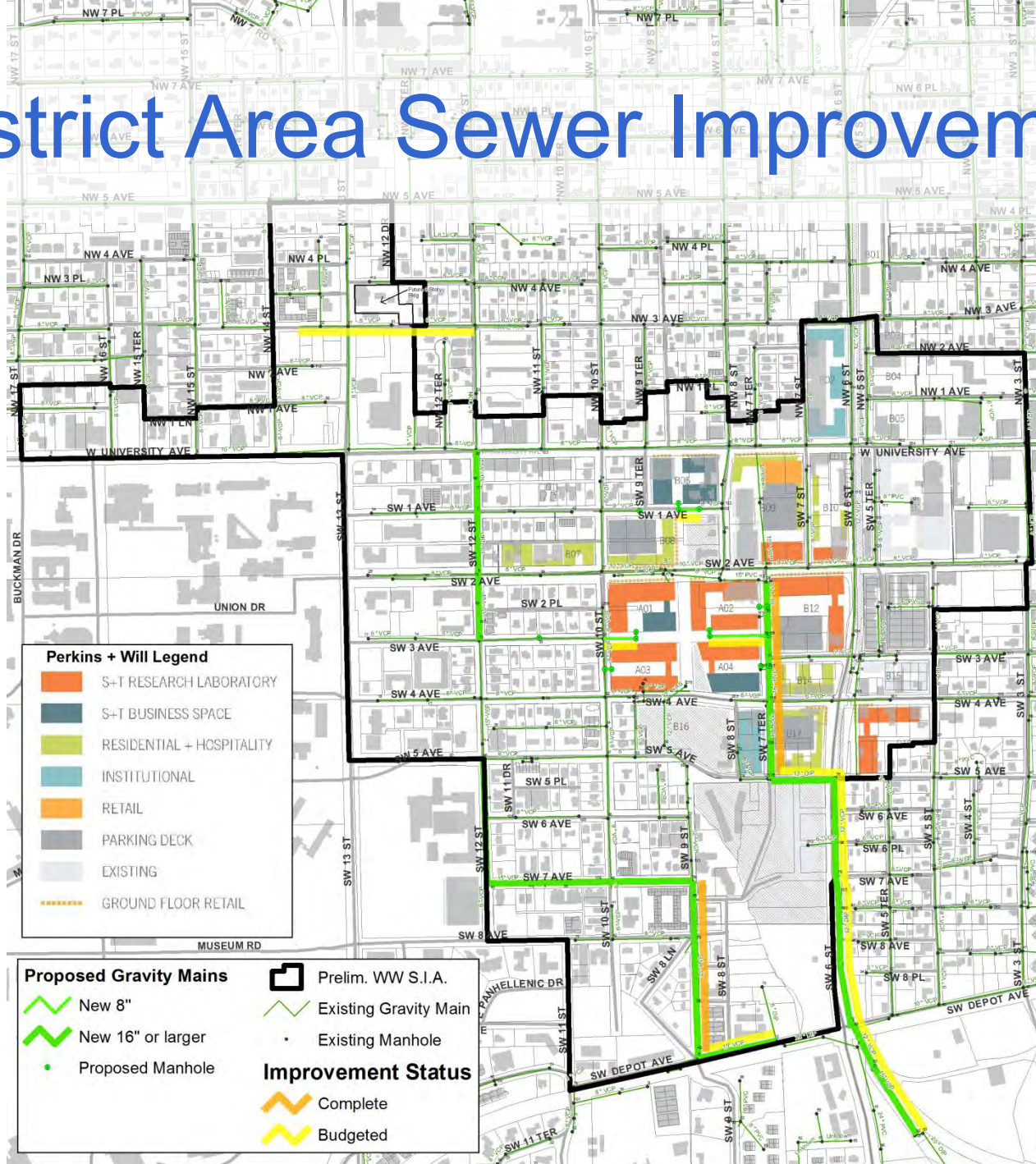
**Perkins + Will Legend**

- S+T RESEARCH LABORATORY
- S+T BUSINESS SPACE
- RESIDENTIAL + HOSPITALITY
- INSTITUTIONAL
- RETAIL
- PARKING DECK
- EXISTING
- (GROUND / FLOOR RETAIL)





# iDistrict Area Sewer Improvements











# Proposed iDistrict SIA Rates

<b>W SIA (\$/SF)</b>	<b>WW SIA (\$/SF)</b>	<b>RCW SIA (\$/SF)</b>	<b>Total Cost (\$/SF)</b>
\$0.58	\$0.53	\$0.17	\$1.28

# iDistrict SIA DRAFT Example

## Impacts:

Bldg SF	Water	WW	RCW	Total
10,000	\$5,800	\$5,300	\$1,700	\$12,800
50,000	\$29,000	\$26,500	\$8,500	\$64,000
100,000	\$58,000	\$53,000	\$17,000	\$128,000
125,000	\$72,500	\$66,250	\$21,250	\$160,000
150,000	\$87,000	\$79,500	\$25,500	\$192,000

*This cost replaces the typical costs that a developer would otherwise pay for off-site water/wastewater improvements.*



# iDistrict SIA

- No impact to property owner unless property is redeveloped as commercial or multi-family
- Single Family Residential exempt
- Renovations exempt
- Charges due at time property connected to water

# Benefits

- Makes properties more development ready
- Spreads costs of infrastructure more evenly
- Reduces uncertainty in utility improvement costs
  - Small & big projects benefit



# Next Steps

- City Commission 1<sup>st</sup> Reading
- City Commission 2<sup>nd</sup> Reading

