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**TO:** Chair and Members of the Board

**FROM:** Diane Colonna, Executive Director

**DATE:** August 18, 2015

NEW URBAN COMMUNITIES - PRESENTATION OF ALTERNATIVE SITE PLANS FOR CITY CENTER PROJECT

**BACKGROUND:**

On July 14, 2015 the CRA Board selected New Urban Communities as the development partner for the City Center project. During New Urban’s presentation the Board had commented on certain aspects of their plan, particularly as it related to the location of the major public amenities (i.e. amphitheater). Subsequent to the meeting CRA and Economic Development Department staff met with the developers to discuss the possible inclusion of a new community center.

New Urban has proposed two alternative plans, both of which include a 22,000 sq. ft. community center and an amphitheater in Phase I (Swap Shop site) of the project. Alternative B provides a single deck parking structure to address the Board’s concerns about the adequacy of parking spaces. This alternative also shows how the hotel could be replaced with residential units (in the event we are unable to secure a hotel operator). They have also provided a concept for modifying Margate Blvd. to include additional on-street parking. New Urban representatives will further explain the changes to the Board at the meeting.

There is still time to further modify these concepts, but the sooner that decisions are made on the major aspects of the plan the sooner we can begin to move into the negotiations and site plan design phases.

**RECOMMENDATION:**

Review and provide direction.

**FISCAL IMPACT:** N/A

**CONTACT PERSON:** Diane Colonna, Executive Director