

ASAKURA ROBINSON (PROJECT COSTS)

- Update 2015 Infrastructure Costs to 2019 dollars
- Add Infrastructure Cost Estimates of New Tipping Parcels
- Update Public Realm / Utilities Plan and Illustrative Plan
- Group Project Costs into Potential Project Packages
- Verify Statesman PUD Project Costs

ECONORTHWEST (FINANCIAL MODEL)

- Update 2015 Financial Model
- Model Scenarios for affordable housing on OTC parking lot
- Determine Financial Gap per SF for Affordable Housing units:
 - Within the district
 - Within 1 mile (TBD) of the district
- Evaluate New Tipping Parcels
- Set up for Scenario Planning Tool
- Evaluate proforma and development feasibility of the Statesman PUD proposal

McCANN ADAMS STUDIO (REGULATING PLAN)

- Update site, massing studies, and FAR projections for financial model update
- Create site, massing studies, and FAR projections for OTC scenarios
- Review and complete SCW Regulating Plan
- SCW Design Guidelines
- Evaluate Statesman PUD proposal urban design plan

PENDING ITEMS - CRITICAL IMPLEMENTATION

TAX INCREMENT REINVESTMENT ZONE (TIRZ)

- Define boundaries & Preliminary Assessment
- Confirm baseline tax for district
- Projected tax increment
- Identify TIF projects & programs, and their costs ✓
- Engage County, METRO, etc to assess willingness to participate
- Identify projected tax exempted properties ✓
- Projection of fee capture with regulating plan ✓
- Assess potential CIP source of funds C
- Project Plan (costs and finance) with timeline ✓
- Board structure and associated entities / relationship (e.g., LGC) C

REGULATING PLAN ✓

LOCAL GOVERNANCE CORPORATION C

STATESMAN PUD



To Be Completed With 2019 SCW Consultant Contracts



Council Direction Needed for Next Steps