



Strawberry Fields

Phase One Projects

Introduction

- Infrastructure Allocation essential to attracting other developers and investment
- Several plans prepared by the City and the Alliance identified the challenge of inadequate infrastructure to creating new, modern and more dense development.
 - Core to Shore Plan: A Redevelopment Framework (2008)
 - Core to Shore Redevelopment: Implementing a Bold Vision (2010)
 - Core to Shore: Leveraging Private Investment (2015)
 - Core to Shore Reinvestment Area Project Plan (2016)
- Infrastructure will be constructed using a phased approach as an area is committed for redevelopment.
- Request an allocation from TIF 2 (Downtown/MAPS) District funding

PARCEL PLAN



The Lucy

- 5 Story Office Building
- Located at SW 3rd and Walker
- 54,500 leasable sq. ft.
- Estimated Project Cost: \$24.7 million
- To be developed by Strawberry Fields in conjunction with GE Johnson

The Lucy



STRAWBERRY
FIELDS

MA+
ARCHITECTURE

The Lucy



STRAWBERRY
FIELDS

MA+
ARCHITECTURE



STRAWBERRY
FIELDS

MA+
ARCHITECTURE

The Marketplace

- Renovation of existing building and new construction
- Located at SW 3rd and Lee
- 31,000 leasable sq. ft.
- Estimated Project Cost: \$7 million
- To be developed by Strawberry Fields

THE
MARKETPLACE
AT STEWART
FIELDS



THE
MARKETPLACE
AT STRAWBERRY
FIELDS



STRAWBERRY
FIELDS

B
BANTA
Property Group

MA+
ARCHITECTURE

THE MARKETPLACE

AL STEAKHOUSE
FINE DINING



The Abbey

- Multi-family residential
- Located between SW 6th Street and SW 7th Street; at Lee Avenue
- 266 units - 20% Workforce Housing
- Estimated Project Cost: \$61.3 million
- To be developed by the Annex Group

The Abbey



Condos

- For Sale condominiums – 10 Units
- Located at SW 6th Street and Dewey Avenue
- 10 units
- Estimated Project Cost: \$11.3 million
- To be developed by Strawberry Fields

SBF Condos



Development Summary

Strawberry Fields Phasing Plan

Development	Phase I	Phase II	Phase III	Total	%
Office	34,229,520	89,294,400	108,680,214	232,204,134	16%
Residential	117,564,104	457,505,334	238,358,578	813,428,015	55%
Retail	4,882,419	65,424,023	28,896,660	99,203,102	7%
Garage	20,725,462	191,188,355	75,611,250	287,525,066	19%
Flexible	10,948,509	5,148,000	10,839,629	26,936,138	2%
Infrastructure Costs	3,620,948	9,265,897	2,638,974	15,525,819	1%
Total Development	191,970,962	817,826,009	465,025,305	1,474,822,275	
		Estimated Total Increment		262,961,174	

Infrastructure Detail	Phase I	Phase II	Phase III	Total
Waterline	607,532	1,405,850	1,112,252	3,125,634
Sanitary Sewer	1,322,697	1,537,374	876,620	3,736,691
Storm Sewer	1,052,025	6,322,674	650,103	8,024,801
ONG	500,000	-	-	500,000
Contingency	138,693	369,073	105,108	612,874
Underground Total	3,620,948	9,265,897	2,638,974	16,000,000

Summary

- Infrastructure Allocation essential to attracting other developers and investment
- Infrastructure will be funded by Strawberry Fields and TIF will reimburse
- As projects are set for development, TIF allocation for infrastructure will be available
- Phase One investment totals approximately \$104.3 million
- Phase One Annual Increment approximately \$1.2 million
- Phase One Increment over life of the TIF approximately \$30 million