

# Eastland Redevelopment

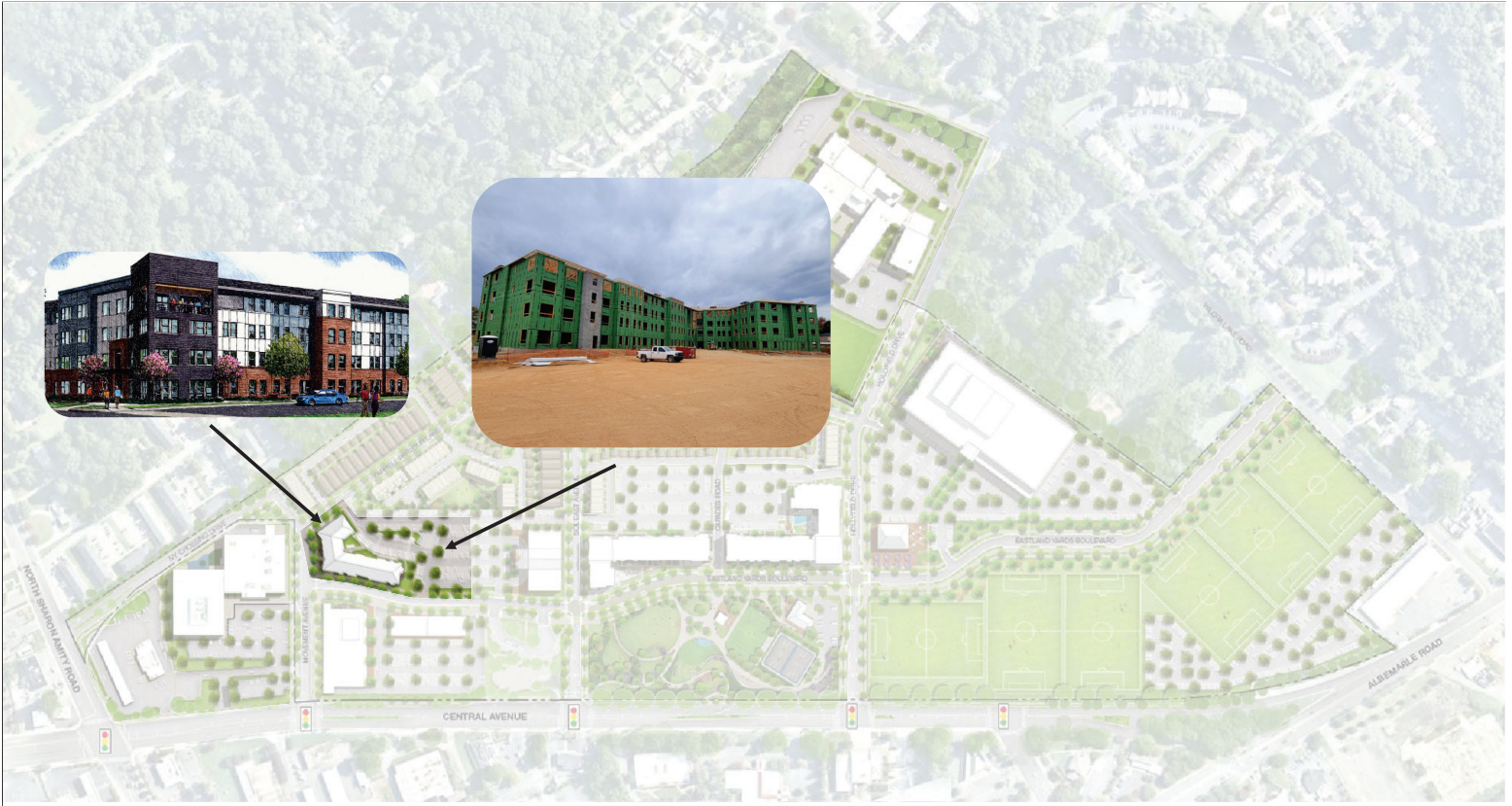
CITY COUNCIL | DECEMBER 11, 2023



## Eastland Yards - A Community



The image features a central aerial map of the Eastland Yards development, overlaid with a semi-transparent green grid. The map is divided into several zones labeled with letters: A, B, C, D, E, F, G, H, and I. Various inset images are connected to these zones by black arrows, illustrating the planned amenities and architecture. Zone A shows a modern multi-story residential building. Zone B shows a large, open-plan sports arena with a wooden floor. Zone C shows an outdoor cafe with people sitting at tables. Zone D shows a grocery store with produce displays. Zone E shows a modern residential building at dusk. Zone F shows a large, open-plan office or community center. Zone G shows a soccer field. Zone H shows a large, open-plan office or community center. Zone I shows a modern residential building. The map also shows streets like EASTLAND YARDS BOULEVARD and EASTLAND YARDS DRIVE. A blue box labeled 'CATS' is positioned near the center of the map.



# The Complex



## The Complex – Program Overview

### ► Indoor Sports Facility

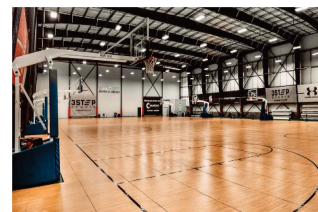
- 120,000 SF
- Multi-purpose courts can be converted to 10 basketball courts, 16 volleyball courts, 30 pickleball courts, turf, etc.
- F&B (concessions, bar, restaurants)
- Fitness center
- One ice rink
- Leasable space (medical, physical therapy, etc.)
- Stem Education / eSports Center
- Community Learning Center

### ► Athletic fields & CSA Academy

- 6 multi-sport artificial turf fields
- Soccer, flag football, lacrosse, field hockey, etc.

### ► F&B Pad - ~6,000 – 12,000 SF

### ► +/- 800 parking spaces



## The Complex – Program Overview

### ► Community use of the facilities

- Community Learning Center
- Stem education center
- Neighborhood access to facilities on non-event days
- 5,500 proposed hours of community programming

### ► Multiple food & beverage options

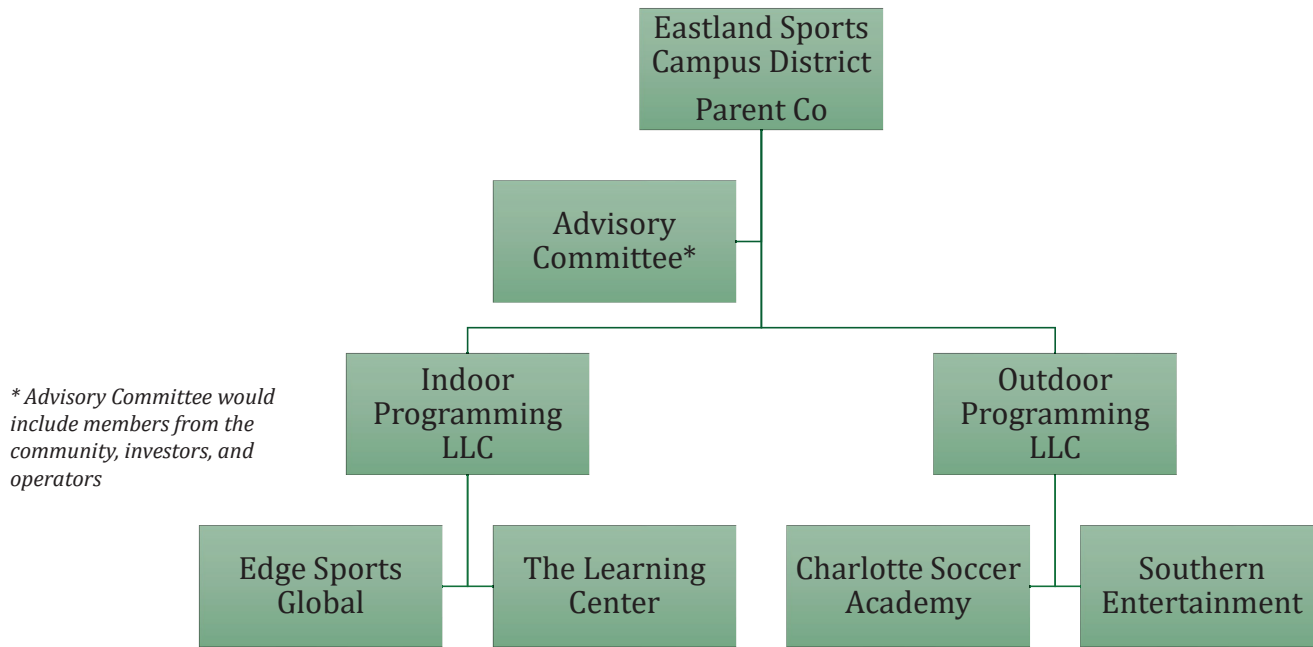
### ► Select cultural & arts events/festivals



## October Council Action

- A. Endorse revised proposal and authorize Staff to move forward with the “new” team**
- B. Approve up to \$30 million for reimbursement of expenses associated with public infrastructure improvements and the indoor/outdoor amateur sports facilities as outlined in the resolution adopted by Council on June 12**

## The Complex – Organization Structure



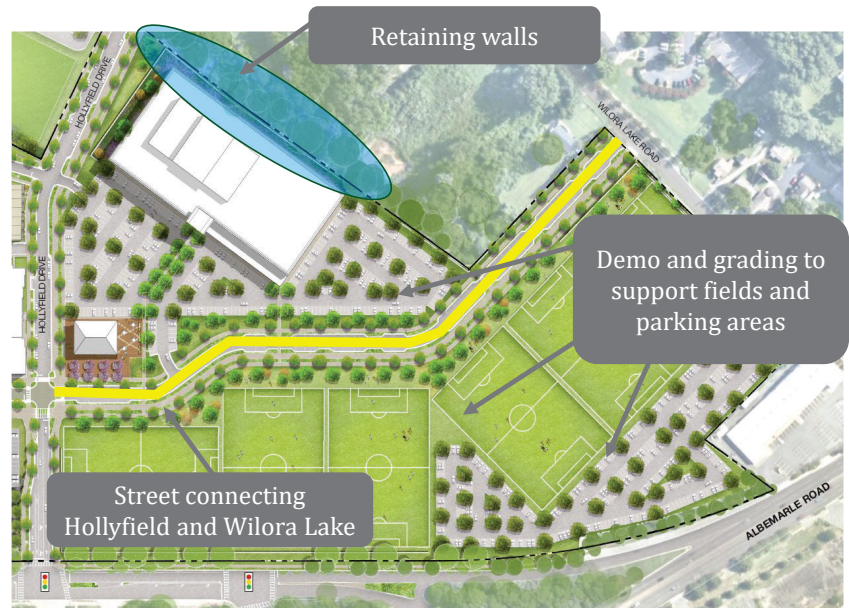
## The Complex – Indoor/Outdoor Amateur Sports Programming

- ▶ **Assess indoor & outdoor sports programming**
  - Size and indoor layout requires additional analysis to determine more defined cost estimates
    - *Healthcare tenant(s)*
    - *Nonprofit community learning center*
- ▶ **Hospitality funding**
  - Combining programming elements – fields AND indoor facility
  - Finalize reimbursable improvements
- ▶ **Revised cost estimates determined upon completion of further analysis**
  - Programming and tenant mix of indoor facility impacts the pro forma and public/private funding allocation



## The Complex – Infrastructure Analysis

- ▶ **Assessing infrastructure needs**
  - Strong coordination with the CSE team required to ensure scope alignment and accounting for all necessary infrastructure improvements
- ▶ **Infrastructure funding reimbursement**
  - Retaining walls
  - Grading for larger program
  - Water & sewer line installation & realignment
  - Streets/streetscape
- ▶ **Cost increase from recent \$10 million allocation**
  - Higher intensity of programming causes more strain on site



## Next Steps

- ▶ **Continuing analysis required to determine scope for infrastructure improvements and receive updated cost estimates**
  - Collaboration with Crosland Southeast team on scope and schedule
- ▶ **Indoor and outdoor amateur sports building and site programming**
  - Building layout, size, and potential tenants
  - Allocation of hospitality funds (e.g. what will be reimbursed?)
- ▶ **Collaboration to ensure logistical efficiencies**
- ▶ **Update City Council Q1 2024**
  - Potential request for additional public investment
  - Refined development schedule & future updates to City Council