

Richmond

The Richmond Redevelopment and Housing Authority is seeking the services of the Urban Land Institute (ULI) to create a panel experienced in urban or downtown development. The panel shall assist RRHA with the analysis of the market potential and the creation of development goals for the proposed development site. In addition, RRHA would like to utilize ULI's national marketing capability, in hopes that it can secure a qualified developer that can create a project that builds on the character and history of Jackson Ward, while taking advantage of the site's close proximity to major public venues and to large commercial developments.

Questions to be addressed by the ULI Panel

1. What is the highest and best use of the development site?
2. How can RRHA market the site nationally, so that it can find a developer who can create a high quality development, based on current market conditions, and within a reasonable timeframe?

Century Center

The Century Center is a primarily city-owned area on the St. Joseph's River and strategically located near the city/county offices, the federal courthouse, and the College Football Hall of Fame. City-owned facilities include the South Bend Regional Art Museum, several parks, and the city's convention center.

The city would like assistance in evaluating proposed reuse options and developing a reuse strategy to move forward with the redevelopment of the Century Center area. A ULI panel of approximately four to five people will assess the site and assist the city in developing this strategy. From this assessment, the panel will provide creative recommendations for use of this site given market, economic, and planning realities.

Questions to be addressed by the ULI Panel

1. What are potential uses for this area given current market conditions in South Bend?
2. Is there sufficient market to expand the convention center
3. How can the city capitalize on its strategic location in the downtown?
4. What is the most effective way to move forward with a redevelopment strategy for the site? For example, should the city act as the developer or should it issue an RFP for a master developer?

Minneapolis

The Cedar-Riverside neighborhood is dominated by large institutional campuses: the West Bank of the University of Minnesota, Augsburg College, and Fairview-University Hospitals but also includes significant housing, retail, and entertainment uses. The Downtown East area has undergone a revitalization in recent years with the construction of new housing along Washington Avenue and 2nd Street South. An arts corridor has developed along 2nd Street as

well with the construction of the new Guthrie Theater, the Mill City Museum, and the recently completed MacPhail Center for the Arts.

Questions to be addressed by the ULI Panel

1. How can the neighborhoods be reconnected across I-35W?
2. How can the freeways most effectively connect to the neighborhoods and downtown?
3. How can the impacts of the freeway to the neighborhoods be mitigated?
4. Where are there opportunities for redevelopment?
5. How can a vision for this area be defined and advanced?

Montgomery County MD

In order to encourage master planned higher density, mixed-use development in the urban areas of Montgomery County, the Montgomery County Council and the Montgomery County Planning Board have directed staff of the MNCPPC Department of Park and Planning to analyze current procedures, standards and processes applicable to new development in the central business districts (CBDs) and transit station development areas (TSDAs). There is concern that new projects are not providing sufficient numbers of new housing to make the urban areas viable communities, as envisioned in approved and adopted sector plans. There is also concern that moderately priced housing units (MPDUs) cannot be provided in these areas as intended by the County's longstanding MPDU law. The provision of workforce housing within the urban areas closer to transit services, jobs, schools, shopping and recreation is a major County goal.

Questions to be addressed by the ULI Panel

1. What are the key challenges to making TOD/Mixed-Use Development work successfully?
2. What is Montgomery County doing that works? § What is not working?
3. How have other jurisdictions—namely Arlington and District of Columbia--successfully implemented higher density, mixed-use projects in close proximity to transit stations?
4. Is it appropriate to require minimum densities?
5. What amount and types of public amenities should be required for new projects?
6. How can Montgomery County encourage more high-density housing in the CBD's and transit station areas?
7. What are the barriers to providing workforce housing in the urban areas as a percentage of market rate units? § Should the percentage of moderately priced housing units (MPDUs) required vary by income level?
8. How can we accommodate family- sized residential units as part of multi-family housing developments?

Ports O'Call Village

The Port of Los Angeles has engaged the Los Angeles District Council of the Urban Land Institute to organize a Technical Assistance Panel (TAP) to advise the Port on its plans to redevelop Ports O' Call Village. The Port plans to redevelop Ports O' Call with 300,000 square feet of visitor-serving retail uses, a 3-acre park, and possibly, a conference center of up to 75,000 square feet. The Port plans to retain a small number of the existing tenants at the property and to pursue a tenant mix that maximizes synergies with existing and future retail amenities available in downtown San Pedro and that is consistent with the Port's Tidelands Trust. As a focal point of its redevelopment of Ports O' Call Village, the Port envisions extending its proposed 8.7 mile promenade through Ports O' Call along the Main Channel, thereby creating a continuous waterfront promenade that originates from the Vincent Thomas Bridge and extends through to the Breakwater at Cabrillo Beach.

Specifically, the Port has requested the ULI Los Angeles TAP to offer strategies for maximizing the success of soliciting, selecting, and working with a private development firm to undertake the redevelopment of Ports O' Call Village through a formal Request for Proposals (RFP) process. Furthermore, the Port has asked the ULI LA panel to determine the feasibility of various uses at the site, the optimal role of the development partner, a phasing strategy for construction given the staggered leaseholds on the land, and the optimal operational structure for the property once the property has been redeveloped.