

Question 10 – General Project Description

PART 1 SPECIFIC PROJECT DESCRIPTION

- A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.**

Overtown, a historically vibrant African American community in Miami in the 60s, is today a community struggling to overcome poverty and poor economic conditions. In a scenario similar to many other large cities across the nation, urban planning and transportation engineering decisions of the 1960s and 1970s meant that two major highways, I-95 and I-395 would intersect this neighborhood, splitting the neighborhood geographically into four communities. Migration of many middle-income and wealthier residents to the suburbs left much of this area vacant and neglected.

In the 1980s the Southeast Overtown Park West (SEOPW) Development of Regional Impact (DRI) was established as an area-wide DRI to help this struggling area prosper and grow. There are many benefits from ensuring the growth and redevelopment of this area including its strategic location next to the downtown Miami core, services by all modes of transportation and its equal accessibility to the broadest range of commuters, residents, and workers, and an easily identifiable location for both residents and visitors. The Southeast Overtown / Park West area thus offers the greatest opportunity for a truly mixed-use community, and can serve as the backbone of Miami's urban core.

While the area is currently served by public and private infrastructure it is increasingly difficult to provide adequate infrastructure to accommodate the impacts of redevelopment and new development. Increment III, as part of the Southeast Overtown Park West Development of Regional Impact, will seek to find solutions to meet the demands and challenges of urban growth, and will take a proactive approach in addressing these issues as part of the DRI process.

To recognize the importance of the area's premium transit and express bus transit services, both Miami-Dade County and the City of Miami have granted a specialized level of service for roadways adjacent to transit facilities and have adopted them as a part of their respective local government comprehensive plans.

The CRA and the City have taken a proactive approach to affordable housing, determined to show that affordable units are accessible, especially given the premium transit services which provide direct connections to downtown employment for the home to work commuters.

In 2003, the Southeast Overtown / Park West Community Redevelopment Agency (CRA) initiated the Southeast Overtown Park West Master Plan, to create a downtown strategic plan for the future. The plan seeks to preserve historic buildings and community heritage; promote the advantages of urban living; provide connectivity between neighborhoods; and, to provide a sense of place along with economic vitality for the area. The master planning process identified policies, projects, and partnerships that would secure a strong future for the area. The Master Plan identifies short-term initiatives as well as long-term priorities and projects. To this end, the SEOPW DRI will act as a catalyst for implementing the Southeast Overtown Park West Master Plan, updating growth

prospects and demonstrating that the projected development can be supported in the downtown area with proper guidance and mitigation.

Project Description

The SEOPW DRI encompasses 209 acres of urban development in the City of Miami that is under the jurisdiction of the Southeast Overtown/Park West Community Redevelopment Agency and the City of Miami. The SEOPW DRI is generally bounded on the north by I-395, on the east by Biscayne Boulevard, on the south by NW/NE 5th Street, and on the west by I-95 (see **Exhibit A, General Location Map** and **Exhibit B, Aerial Map**).

Development Program

The Southeast Overtown Park West (SEOPW) DRI is a Master Incremental DRI that establishes a development program that specifies the total amount of development that can be located anywhere within the DRI boundaries, subject to local land development regulations. The Master Development Order was originally adopted by the City of Miami Commission on February 11, 1988 granting Increment I entitlements and enabling the redevelopment of underutilized and blighted land area into a socially and economically integrated community, providing unique living and working opportunities in downtown Miami. Increment I development was built out as of March 21, 2005. Development under Increment II was approved on September 24, 1992 with a buildout date of March 21, 2010. An extension to the Increment II was approved with the buildout date of March 21, 2015. As with the previous Increment I development program, unreserved development credits from Increment II will be rolled over into the Increment III development program.

Master planning efforts within SEOPW have been undertaken to ensure development of the SEOPW DRI which hopes to attract a diverse population, increasing both the quality and quantity of its offerings with a mix of uses that is expected to foster and sustain economic growth in the community. These master planning efforts including the 2009 Amended SEOPW Redevelopment Plan, the Historic Folk Life Village plans, the Historic Folk Life District plans, the developer's proposals for the Miami World Center in Park and the Miami Downtown Development Authority 2025 Downtown Miami Master Plan have all been considered and accommodated in the Increment III program, as illustrated in **Exhibit 10-1, Increment III Development Program**.

In addition, these master plans and other individual site plans were reviewed by the community and stakeholders through a series of meetings and workshops that were held to determine the desires of the community and obtain their feedback.

- B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the pre-application conference.**

To aid in developing the program for Increment III, existing and approved Major Use Special Permits (MUSP) obtained during the Increment II program of the SEOPW DRI for the area were mapped. These reflect the accurate number of credits that were used, and those that were remaining for each use type. Built out areas, vacant lots, sites that may hold opportunity for redevelopment and infill were also mapped and factored into the development of the proposed Increment III program.

Exhibit 10-2 shows the existing conditions in the SEOPW DRI area, ownership of parcels, and built and approved MUSPs for the area.

In conjunction with the mapping of existing and approved development described above, **Table 10-1A** outlines the current development status of Increments I and II.

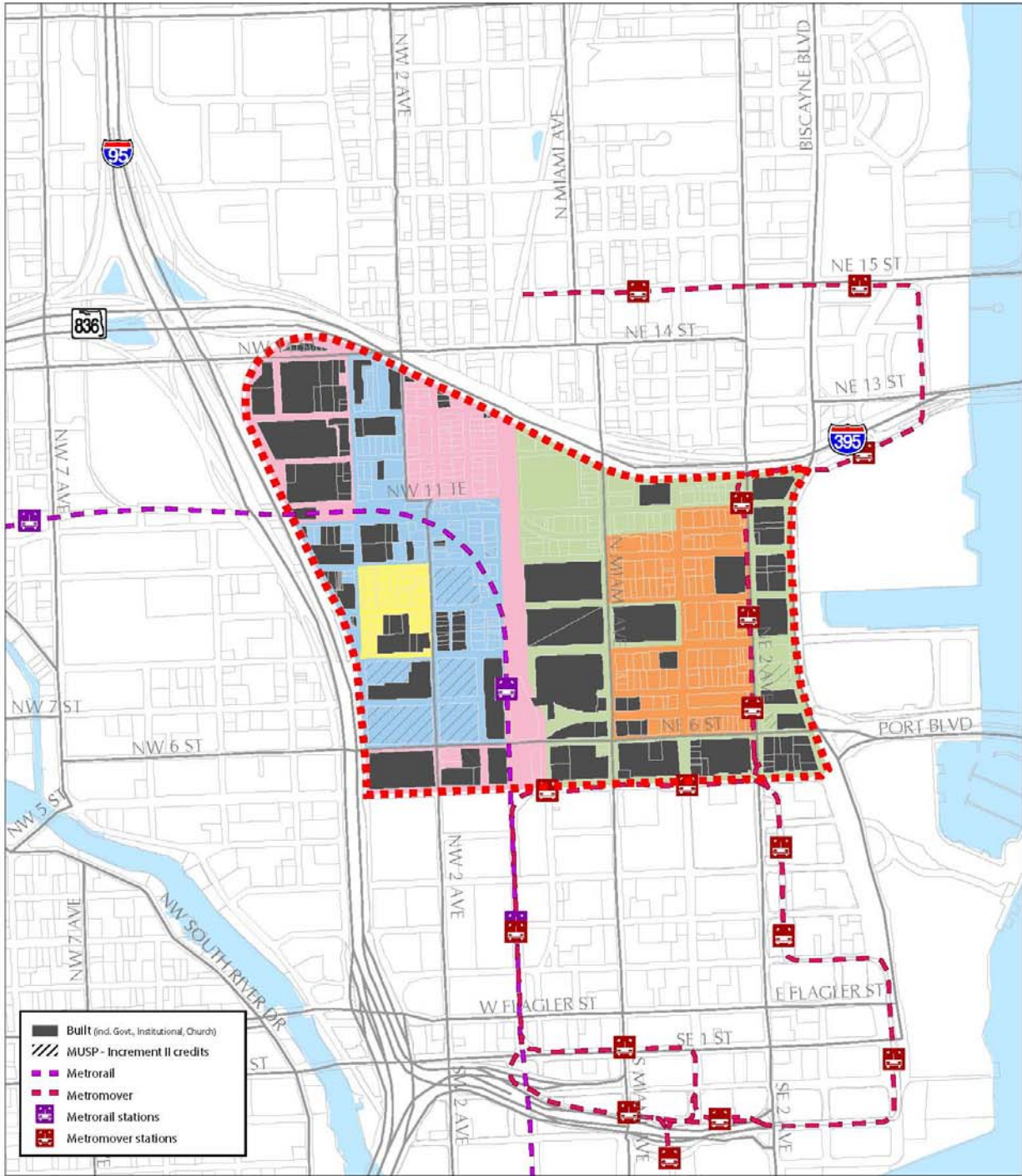
Use	Units	Increment I Approved	Demolition Credit	Increment I plus Demolition Credit	Increment II Approved	Increments I and II Total Credits	Total Credits Used with Fees Paid	Total Credits Remaining after Fees Paid
		[A]	[B]	[A + B = C]	[D]	[C + D = E]	[F]	[E - F = G]
Office	SF	166,000	104,695	270,695	337,000	607,695	457,431	150,264
Retail	SF	95,400	63,243	158,643	71,700	230,343	110,043	120,300
Residential	DU	2,000	0	2,000	2,000	4,000	2,216	1,784
Hotel	Rooms	0	0	0	500	500	56	444
Recreation	Seats	8,000	0	8,000	8,000	16,000	1,250	14,750
Conference	SF	0	0	0	0	0	0	0

Based on the master planning process(es) for SEOPW, community outreach, stakeholder interviews, and the results of the existing and approved mapping process, **Table 10-1B** outlines a proposed development program for Increment III.

Use	Units	Total Credits Remaining after Fees Paid	Approved by MUSP but Fees Not Paid	Total Credits Remaining Increments I and II	Administrative Conversions ¹	Credits Remaining after Admin. Conversions	Increment III Proposed Development Program
		[E - F = G]	[H]	[G - H = I]	[J]	[I - J = K]	
Office	SF	150,264	0	150,264	-43,500	106,764	2,300,000
Retail	SF	120,300	117,179	3,121	22,005	25,126	1,250,000
Residential	DU	1,784	1,947	-163	163	0	4,000
Hotel	Rooms	444	120	324	0	324	2,100
Recreation	Seats	14,750	0	14,750	-8,000	6,750	0
Conference	SF	0	0	0	0	0	200,000

Notes:

- Administrative conversions permitted for the SEOPW DRI pursuant to the adopted Land Use Exchange Rates from Exhibit A-2 of the 2005 Adopted NOPC.
 - Convert Seats to Retail = 8,000*2.7506 exchange rate = 22,005 SF of Retail.
 - Convert Office to Residential = 43.500*3.7500 exchange rate = 163 DU.

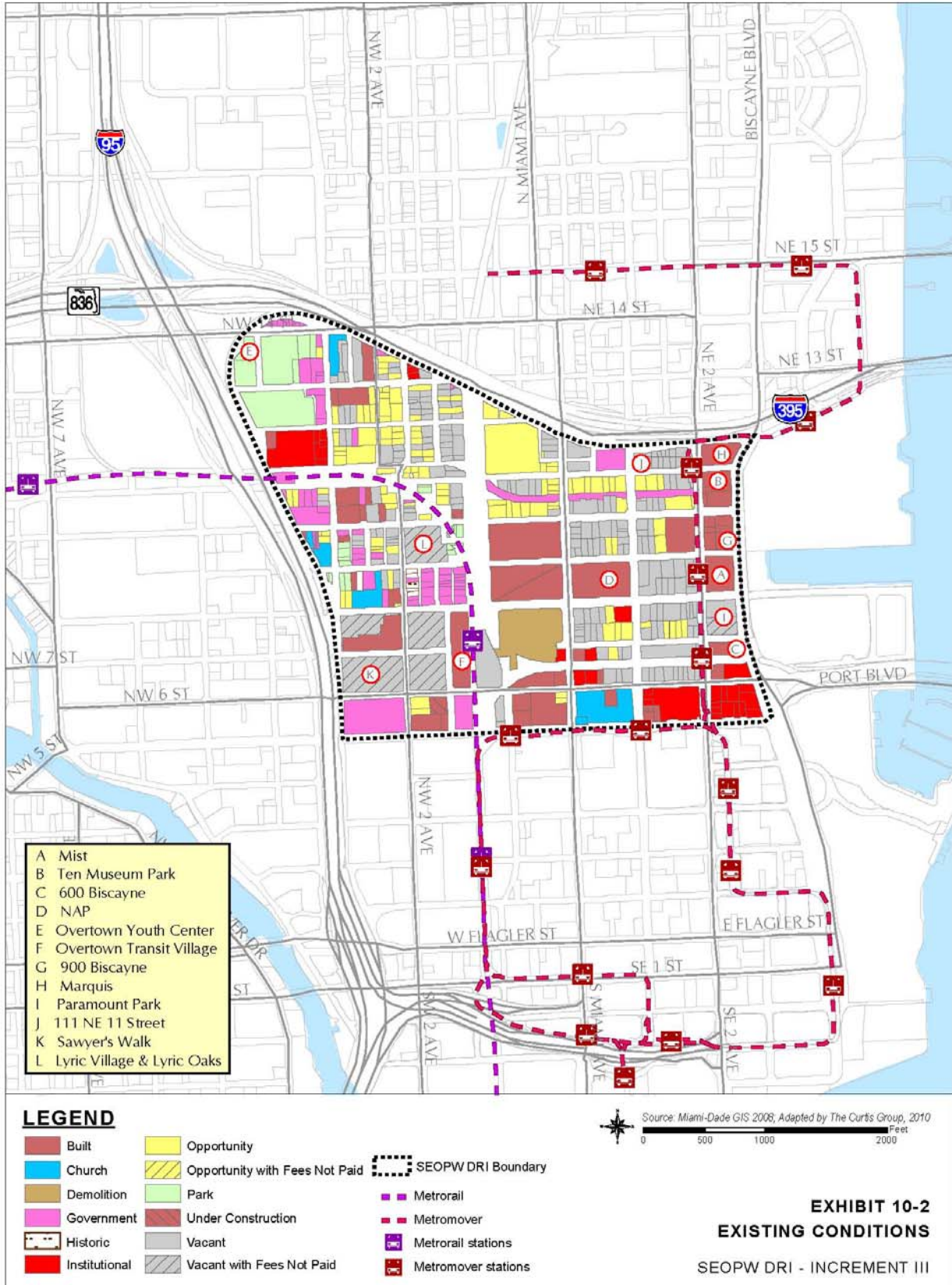


The placement of Increment III entitlements is conceptual and is provided herein for infrastructure analysis.

Source: Miami-Dade GIS 2008, Adapted by The Curtis Group, 2010
 0 500 1000 2000 Feet

SEOPW DRI	Increment III Dev. Program	Folklife Village	Folklife District	Other SE Overtown	Miami World Center	Other Park West
Residential	4,000 DU	800 DU	1,000 DU	400 DU	2,000 DU	0 DU
Retail	1,250,000 SF	75,000 SF	250,000 SF	75,000 SF	720,000 SF	130,000 SF
Office	2,300,000 SF	50,000 SF	100,000 SF	100,000 SF	1,800,000 SF	250,000 SF
Conference Center	200,000 SF	0 SF	0 SF	0 SF	200,000 SF	0 SF
Hotel	2,100 Rooms	0 Rooms	100 Rooms	0 Rooms	1,800 Rooms	200 Rooms

EXHIBIT 10-1
PROPOSED INCREMENT III
DEVELOPMENT PROGRAM
 SEOPW DRI - INCREMENT III



C. Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.

As per the Agreement to Delete Questions from the Pre-application Conference held at the South Florida Regional Planning Council on November 10, 2009, a response to Question 10.1.C is not required.

D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.

The development program for Increment III of the Southeast Overtown Park West DRI includes 1,250,000 square feet of retail space. Consistent with the design concepts contained within the City's newly-adopted Miami 21 zoning code, substantial portions of this proposed space will be located at the street level of the mid-rise and high-rise office, residential and hotel structures that will also be developed during Increment III. It is anticipated that approximately 400,000 square feet of the space will be focused on serving the need of the residents of the Southeast Overtown Park West area and other nearby neighborhoods, most of which are currently underserved. The remaining 850,000 square feet of retail space is expected to have a more general appeal and could potentially penetrate the market Countywide.

Downtown Miami is one of Miami-Dade County's two largest employment centers with more than 100,000 people working in the area daily. It is also the County's most significant cultural center with the already-completed Arsht Performing Arts Center and the soon to be constructed science and arts museums, all of which are within walking distance of the DRI area. Also within walking distance is American Airlines Arena. Finally, it should be noted that the area is well served by both Metrorail and Metromover.

Primary market support for the all the retail space, but especially the community-serving components, is expected to come from the approximately 8,800 new Southeast Overtown Park West residents who will occupy the 4,000 residential units proposed for development in Increment III. The more than 13,000 employees who will work in the Increment's proposed office and retail space and hotel facilities and their business visitors will also provide primary market support as will the guests at the proposed hotels and people attending events at the proposed 200,000 square foot conference facility.

Secondary market support is expected to be derived from other residents of Downtown Miami, the workforce and their visitors and hotel guest in Downtown Miami not located within the Southeast Overtown Park West area. A tour of Downtown Miami will reveal that these various groups are currently poorly served by the existing retailing options.

Finally, as discussed above, additional support will be derived from people who come into Downtown Miami from area beyond Downtown Miami because the attractions and facilities enumerated above.

E. Describe, in general terms, how the demand for this project was determined.

Increment III of the Southeast Overtown Park West DRI proposes the development of a variety of

uses including 4,000 residential units, 2.3 million square feet of office space, 1.25 million square feet of retail space, 2,100 hotel rooms and 200,000 square feet of conference center space. The decision to process Increment III reflects the fact the development rights awarded to the DRI area in the two prior increments have been substantially exhausted. It also reflects that fact that notwithstanding the current soft market conditions for essentially all forms of development, the Downtown Miami area has attracted renewed interest from diverse segments of the community as a place to live and work. In part, this renewed interest has been aroused by the significant public investments that have been made in the area in the forms of the already completed American Airlines Arena and Arsht Performing Arts Center and the proposed science and arts museums. Interest in Downtown Miami has also been reawakened by the fact that it is served by transit unlike considerable portions of the City of Miami and Miami-Dade County, hence allowing people to avoid the region's increasingly congested roadways.

A tour of Downtown Miami will reveal that the area comprising the Southeast Overtown Park West DRI is one of its most drastically undeveloped and/or under-developed area in Downtown Miami. As such, its residents struggle to find jobs and its small tax base makes it difficult to provide them with desired services. However, its current condition also makes it a prime area for development once the current market conditions improve, making it possible for financially feasible development to again be undertaken, which is envisioned to occur by 2014, the same year construction is anticipated to be completed on the proposed conference center space, approximately 1,200 new hotel rooms and retail space will be completed. It is believed that the completion of those facilities will further focus positive attention of the Southeast Overtown Park West area.

As noted elsewhere in this Application for Development Approval, the Co-Applicant is the Southeast Overtown Park West Community Redevelopment Authority. The CRA believes that securing a new quota of development rights for the DRI area is essential to its goal of making it a vibrant, sustainable community as it allows developers to streamline the approval process for new projects after the market rebounds.

F. Economic Disparity

Increment III of the Southeast Overtown Park West DRI will be a substantial benefit to the community, providing more than 15,000 construction jobs (FTE's) during the development period and nearly 13,300 new permanent jobs when fully completed. Given the nature of these jobs, they will be accessible to individuals with a wide range of skills and training.

The South Florida Regional Planning Council has established as a goal the elimination of extreme economic disparity among the segments of South Florida's diverse population. The Co-Applicants recognize that the high level of job creation both during the construction period and once Increment III of the Southeast Overtown Park West DRI is completed provides an opportunity to make steps toward achieving the Council's goal and will use its best efforts to realize that opportunity as discussed below. It should be noted, however, that economic disparity cannot be addressed until jobs are created in an area that is currently devoid of them.

The new construction will be undertaken by one or more general contractors who will be responsible for completing the project within the parameter of a guaranteed maximum price. However, as one of the Co-Applicants, the Southeast Overtown Park West CRA will require any developer receiving assistance from the CRA to agree to certain guidelines requiring construction

hiring. An example of these guidelines is provided as Exhibit 24-5 in response to Question 24B. The Co-Applicants will also use its best efforts to encourage developers who do not request assistance from the CRA to select firms with a strong record of employing minority/woman-owned subcontractors and/or non-minority/woman-owned subcontractors that have demonstrated fair hiring practices. It will also encourage them to award work to subcontractors with similar attributes to the extent that doing so will not compromise the general contractor's ability to complete construction at the expected level of quality and within the parameter of the guaranteed maximum price.

When construction is completed, the responsibility of hiring the on-site workforce will reside with the retail and office tenants occupying space and the management companies selected to operate the proposed hotels. However, to the extent that a project has received financial assistance from the CRA, it will be required to agree to certain guidelines that are also illustrated in Exhibit 24-5. The CRA will also continue to sponsor the job training programs discussed in response to Question 24B to better prepare residents of the Southeast Overtown Park West area to assume the jobs created as a result of Increment III development. It will also make efforts to ensure that companies locating in the Increment III development are aware of the area's a State-designated Enterprise Zone status, which means that firms that hire Zone residents can take advantage of a number of tax-saving incentives.

G. Project Cost Table

Table 10-1C Project Cost Table			
(Millions of 2010 Constant Dollars)			
Item	Project Costs	Amount Spent in Region	Percent Spent in Region
Land	\$ *	\$ *	*
Labor	1,506.9	1,506.9	100
Materials	1,506.1	1,204.9	80
Interest	211.7	105.9	50
Planning **	179.0	143.2	80
Other ***	358.8	340.1	95
Total	\$3,762.5	\$ 3,301.0	88

* For several reasons land cost is not provided in the above figures including the fact that it is not known in all instances which specific properties will actually developed as well as that fact that some property will be developed by the current owner who has already spent the requisite funds. Finally some properties already owned by the Southeast Overtown Park West CRA or may be acquired by it and then be transferred to developers at below market values.

** Includes planning, architecture and engineering.

*** Includes permits and fees, general and administrative, marketing, leasing expense, sales and leasing commissions, legal, accounting and developer fees.

Table 10-1D distributes the overall project costs by use and shows the year in which they will be

made.

Table 10-1D*											
Project Cost Table											
By Use and Year											
(Millions of 2010 Constant Dollars)											
Use	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Convention											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	17.5	17.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	35.0
Materials	0.0	17.5	17.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	35.0
Interest	0.0	1.2	3.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8
Planning	0.0	2.8	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.2
Other	0.0	5.6	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.4
Total	0.0	44.6	42.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	87.4
Full Service Hotel											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	52.5	52.5	26.2	26.3	0.0	0.0	0.0	0.0	0.0	157.5
Materials	0.0	52.5	52.5	26.3	26.2	0.0	0.0	0.0	0.0	0.0	157.5
Interest	0.0	3.7	11.1	1.8	5.5	0.0	0.0	0.0	0.0	0.0	22.1
Planning	0.0	8.4	4.2	4.2	2.1	0.0	0.0	0.0	0.0	0.0	18.9
Other	0.0	16.9	8.4	8.5	4.2	0.0	0.0	0.0	0.0	0.0	38.0
Total	0.0	134.0	128.7	67.0	64.3	0.0	0.0	0.0	0.0	0.0	394.0
Limited Service Hotel											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	0.0	0.0	0.0	2.5	2.5	5.0	5.0	0.0	0.0	15.0
Materials	0.0	0.0	0.0	0.0	2.5	2.5	5.0	5.0	0.0	0.0	15.0
Interest	0.0	0.0	0.0	0.0	0.4	1.2	0.7	2.1	0.0	0.0	4.4
Planning	0.0	0.0	0.0	0.0	0.4	0.2	0.8	0.4	0.0	0.0	1.8
Other	0.0	0.0	0.0	0.0	0.8	0.4	1.6	0.8	0.0	0.0	3.6
Total	0.0	0.0	0.0	0.0	6.6	6.8	13.1	13.3	0.0	0.0	39.8
High-rise Office											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	0.0	25.0	25.0	25.0	25.0	27.5	27.5	25.0	25.0	205.0
Materials	0.0	0.0	25.0	25.0	25.0	25.0	27.5	27.5	25.0	25.0	205.0
Interest	0.0	0.0	1.8	5.3	1.8	5.3	2.0	6.0	1.8	5.3	29.3
Planning	0.0	0.0	4.0	2.0	4.0	2.0	4.4	2.2	4.0	2.0	24.6
Other	0.0	0.0	8.0	4.0	8.0	4.0	8.8	4.4	8.0	4.0	49.2
Total	0.0	0.0	63.8	61.3	63.8	61.3	70.2	67.6	63.8	61.3	513.1
Garden/Mid-rise Office											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	0.0	0.0	0.0	1.5	3.0	3.0	3.0	3.0	1.5	15.0
Materials	0.0	0.0	0.0	0.0	1.5	3.0	3.0	3.0	3.0	1.5	15.0
Interest	0.0	0.0	0.0	0.0	0.1	0.4	0.4	0.4	0.4	0.3	2.0
Planning	0.0	0.0	0.0	0.0	0.3	0.4	0.4	0.4	0.4	0.1	2.0

Table 10-1D*
Project Cost Table
By Use and Year

(Millions of 2010 Constant Dollars)

Use	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Other	0.0	0.0	0.0	0.0	0.5	0.7	0.7	0.7	0.7	0.2	3.5
Total	0.0	0.0	0.0	0.0	3.9	7.5	7.5	7.5	7.5	3.6	37.5
High-Rise Condominium											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	0.0	0.0	0.0	41.1	82.3	82.3	82.3	82.3	41.2	411.5
Materials	0.0	0.0	0.0	0.0	41.2	82.3	82.3	82.3	82.3	41.1	411.5
Interest	0.0	0.0	0.0	0.0	2.9	11.6	11.6	11.6	11.6	8.7	58.0
Planning	0.0	0.0	0.0	0.0	6.6	9.9	9.9	9.9	9.9	3.3	49.5
Other	0.0	0.0	0.0	0.0	13.2	19.8	19.8	19.8	19.8	6.6	99.0
Total	0.0	0.0	0.0	0.0	105.0	205.9	205.9	205.9	205.9	100.9	1,029.5
Garden/Mid-rise Rental											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	12.0	12.0	0.0	0.0	13.5	13.5	0.0	0.0	0.0	51.0
Materials	0.0	12.0	12.0	0.0	0.0	13.5	13.5	0.0	0.0	0.0	51.0
Interest	0.0	0.8	2.4	0.0	0.0	0.9	2.7	0.0	0.0	0.0	6.8
Planning	0.0	1.9	0.9	0.0	0.0	2.2	1.0	0.0	0.0	0.0	6.0
Other	0.0	3.8	1.8	0.0	0.0	4.4	2.0	0.0	0.0	0.0	12.0
Total	0.0	30.5	29.1	0.0	0.0	34.5	32.7	0.0	0.0	0.0	126.8
Garden/Mid-rise Condo											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	0.0	0.0	0.0	7.5	7.5	0.0	11.3	22.5	11.2	60.0
Materials	0.0	0.0	0.0	0.0	7.5	7.5	0.0	11.2	22.5	11.3	60.0
Interest	0.0	0.0	0.0	0.0	0.5	1.5	0.0	0.8	3.2	2.4	8.4
Planning	0.0	0.0	0.0	0.0	1.2	0.6	0.0	1.8	2.7	0.9	7.2
Other	0.0	0.0	0.0	0.0	2.4	1.2	0.0	3.6	5.4	1.8	14.4
Total	0.0	0.0	0.0	0.0	19.1	18.3	0.0	28.7	56.3	27.6	150.0
Townhouses											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	0.0	2.0	3.8	3.8	4.8	4.7	4.7	4.8	2.7	31.3
Materials	0.0	0.0	1.7	3.7	3.7	4.5	4.7	4.7	4.5	3.0	30.5
Interest	0.0	0.0	0.1	0.4	0.4	0.5	0.4	0.4	0.5	0.1	2.8
Planning	0.0	0.0	0.3	0.4	0.4	0.5	0.4	0.4	0.5	0.1	3.0
Other	0.0	0.0	0.6	0.9	0.9	1.1	0.8	0.8	1.1	0.8	7.0
Total	0.0	0.0	4.7	9.2	9.2	11.4	11.0	11.0	11.4	6.7	74.6
High-Rise Condominium											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	0.0	0.0	0.0	41.1	82.3	82.3	82.3	82.3	41.2	411.5
Materials	0.0	0.0	0.0	0.0	41.2	82.3	82.3	82.3	82.3	41.1	411.5
Interest	0.0	0.0	0.0	0.0	2.9	11.6	11.6	11.6	11.6	8.7	58.0

Table 10-1D*
Project Cost Table
By Use and Year

(Millions of 2010 Constant Dollars)

Use	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Planning	0.0	0.0	0.0	0.0	6.6	9.9	9.9	9.9	9.9	3.3	49.5
Other	0.0	0.0	0.0	0.0	13.2	19.8	19.8	19.8	19.8	6.6	99.0
Total	0.0	0.0	0.0	0.0	105.0	205.9	205.9	205.9	205.9	100.9	1,029.5
Community/Neighborhood Retail											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	0.0	0.0	0.0	4.5	6.0	5.3	6.1	2.2	0.0	24.1
Materials	0.0	0.0	0.0	0.0	4.5	6.0	5.3	6.0	2.3	0.0	24.1
Interest	0.0	0.0	0.0	0.0	0.3	1.0	.5	0.8	0.5	0.0	3.1
Planning	0.0	0.0	0.0	0.0	0.7	0.5	.7	1.3	0.5	0.0	3.7
Other	0.0	0.0	0.0	0.0	1.4	1.2	1.3	2.6	1.0	0.0	7.5
Total	0.0	0.0	0.0	0.0	11.4	14.7	13.1	16.8	6.5	0.0	62.5
Region Retail											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	13.5	16.0	5.0	7.5	7.5	11.5	9.0	7.5	7.5	85.0
Materials	0.0	13.5	16.0	5.0	7.5	7.5	11.5	9.0	7.5	7.5	85.0
Interest	0.0	0.9	2.9	0.8	1.0	1.4	1.2	1.8	0.5	1.5	12.0
Planning	0.0	1.1	1.0	0.6	1.0	0.8	1.6	0.7	1.2	0.6	8.6
Other	0.0	2.2	2.0	1.2	2.0	1.6	3.2	1.4	2.4	1.2	17.2
Total	0.0	31.2	37.9	12.6	19.0	18.8	29.0	21.9	19.1	18.3	207.8
All Uses											
Land	*	*	*	*	*	*	*	*	*	*	*
Labor	0.0	95.5	125.0	60.0	160.8	239.4	235.1	231.2	229.6	130.3	1,506.9
Materials	0.0	95.5	124.7	60.0	160.8	239.1	235.1	231.0	229.4	130.5	1,506.1
Interest	0.0	6.6	21.9	8.3	15.8	35.4	36.1	35.5	30.1	27.0	211.7
Planning	0.0	14.2	11.8	7.2	23.3	27.0	29.1	27.0	29.1	10.3	179.0
Other	0.0	28.5	23.6	14.6	46.6	54.2	58.0	53.9	58.2	21.2	358.8
Total	0.0	240.3	307.0	150.1	407.3	595.1	588.4	578.6	576.4	319.3	3,762.5

* See Footnotes for Table 10-1C

H. Inputs for Economic and Fiscal Impact Models

Economic Model

A. For Existing Development to be Demolished, if any – See Table 10-1E

B. For New Development

1. Complete employment by sector (permanent jobs only) – See Question 10, Part 3
2. Compensation rate for each type of employment by sector – See Question 10, Part 3
3. Total revenues (sales) by sector – Use model defaults
4. Operating Costs by sector – Use model defaults
5. Complete investment profile by land use – For construction costs, see Question 10, Part 1G, Table 10-1D. For furnishing and equipment spending, use model defaults

Fiscal Model

A. For Existing Development to be Demolished, if any – See Table 10-1E

B. For New Development

1. Employment by land use - See Question 10, Part 3
2. Total Taxable Value by land use - See Question 11
3. Impact fees by land use – See Question 11 discussion of impact fees
4. Property tax (Ad Valorem) millage rates – See Question 11 discussion of Ad Valorem taxes
5. Developer’s Contribution – Will not be known until development agreement negotiated

C. For Underlying Assumptions – No inputs will be provided.

Table 10-1E Demolition Activity *						
Year	Building Type	Units	Square Feet	NAICS	Employees	Taxable Value
2011	None	N/A	N/A	N/A	N/A	N/A
2012	Warehouse	N/A	10,569	421	15	\$10,000
2013	Self-storage	N/A	29,102	493	15	\$10,000
2014	Warehouse	N/A	5,478	423	10	\$108,000
	Retail	N/A	1,181	445	3	\$20,000
	Union Hall	N/A	11,288	813	15	\$574,000
	Residential	6	N/A	N/A	N/A	\$30,000
	Residential	Shuttered	N/A	N/A	N/A	\$265,000
	Residential	10	N/A	N/A	N/A	\$0
	Retail	N/A	7,684	Vacant	N/A	\$35,000
	Residential	30	N/A	N/A	N/A	\$440,000
	Total	46	25,631		28	\$1,472,000
2015	Warehouse	N/A	11,940	Vacant	N/A	\$293,000
	Warehouse	N/A	11,250	Vacant	N/A	\$442,000
	Total		23,190			\$735,000
2016	None	N/A	N/A	N/A	N/A	N/A
2017	Retail	N/A	5,500	Vacant	N/A	\$1,000
	Warehouse	N/A	5,850	Vacant	N/A	\$1,000
	Nightclub	N/A	13,455	722	30	\$1,036,000
	Warehouse	N/A	9,100	423	15	\$531,000
	Retail	N/A	1,964	445	3	\$35,000
	Warehouse	N/A	5,368	423	8	\$18,000
	Residential	3	N/A	N/A	N/A	\$154,000
	Residential	2	N/A	N/A	N/A	\$1,000
	Residential	12	N/A	N/A	N/A	\$197,000
	Office/Retail	N/A	8,148	541	32	\$333,000
Retail	N/A	4,167	812	8	\$140,000	

Table 10-1E Demolition Activity *						
Year	Building Type	Units	Square Feet	NAICS	Employees	Taxable Value
	Retail	N/A	10,312	441	12	\$82,000
	Services	N/A	2,214	811	5	\$30,000
	Residential	10	N/A	N/A	N/A	\$273,000
	Residential	5	N/A	N/A	N/A	\$141,000
	Residential	8	N/A	N/A	N/A	\$273,000
	Total	40	66,078		117	\$3,246,000
2018	Office Building	N/A	Vacant	N/A	N/A	\$10,000
	Camillus House**	N/A	Vacant	N/A	N/A	\$0
	Warehouse	N/A	Vacant	N/A	N/A	\$1,000
	Warehouse	N/A	Vacant	N/A	N/A	\$10,000
	Warehouse	N/A	Vacant	N/A	N/A	\$10,000
	Residential	18	N/A	N/A	N/A	\$269,000
	Residential	21	N/A	N/A	N/A	\$50,000
	Residential	24	N/A	N/A	N/A	\$550,000
	Total	63				\$900,000
2019	None	N/A	N/A	N/A	N/A	N/A

Source: Miami-Dade County Property Appraiser; Miami Economic Associates, Inc.

* Assumes demolition occurs at the commencement of construction on January 2 of the year shown and that the value of the demolished improvement is removed from the tax roll as of January 1 of the following year.

** Camillus House is in the process of relocating to a site near Jackson Memorial Hospital.

PART 2 CONSISTENCY WITH COMPREHENSIVE PLANS

- A. Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.**

The SEOPW DRI is consistent with the Miami Comprehensive Neighborhood Plan. In particular, the SEOPW DRI promotes and/or pursues the following goals, objectives and policies:

- **Goal LU-1: Maintain a land use pattern that (1) protects and enhances the quality of life in the City's neighborhoods; (2) fosters redevelopment and revitalization of blighted or declining areas; (3) promotes and facilitates economic development and the growth of job opportunities in the City; (4) fosters the growth and development of downtown as a regional center of domestic and international commerce, culture and entertainment; (5) promotes the efficient use of land and minimizes land use conflicts while protecting and preserving residential sections within neighborhoods; (6) protects and conserves the City's significant natural and coastal resources; and (7) protects the integrity and quality of the City's existing neighborhoods by insuring public notice, input and appellant rights regarding changes in existing zoning and land use regulations.**

The SEOPW DRI is consistent with the Miami Comprehensive Neighborhood Plan's first three Future Land use goals above in its entirety. The SEOPW DRI is focused on redeveloping and revitalizing this area, where infrastructure and urban services are available, surrounding urban, mixed-use environments currently exist, and where new investment is needed and has a good probability of success.

- **Objective LU-1.1: Ensure that land and development regulations are consistent with fostering a high quality of life in all areas, including the timely provision of public facilities that meet or exceed the minimum level of service (LOS) standards adopted in the Capital Improvements Element (CIE) of the Miami Comprehensive Neighborhood Plan.**

The DRI process, by its nature, ensures that development and redevelopment is concurrent with the timely provision of public facilities that meet or exceed the adopted LOS standards.

The provision of jobs and affordable housing are critical to the quality of life in the SEOPW community. Development of Increment III will create more than 15,000 construction jobs (FTE's) during the development period and nearly 13,200 new permanent jobs when fully completed. In regard to affordable housing, as discussed in the response to Question 24 – Housing in this ADA, during the period of development of Increment III the Co-Applicants will assure that units affordably-priced for very low and low income households will be provided in an amount equivalent to at least 10 percent of the number of units proposed for development in the Increment, with such affordably-priced units including solely newly-constructed units.

- **Objective LU-1.2: Promote, facilitate, and catalyze the redevelopment and revitalization of blighted, declining or threatened residential, commercial and industrial areas through a variety of public, private, and public-private redevelopment initiatives and revitalization programs including, where appropriate, historic designations.**

The processing and implementation of the SEOPW DRI Master and Increments by the CRA and City of Miami represent a public initiative to spur public, private, and public-private redevelopment and revitalization in the SEOPW CRA area which by its designation is an area

with declining and blighted areas. Implementation of the Increment III development program will act to attract new investment in the area.

- **Objective LU-1.3:** The City will continue to encourage commercial, office and industrial development within existing commercial, office and industrial areas; increase the utilization and enhance the physical character and appearance of existing buildings; encourage the development of well-designed, mixed-use neighborhoods that provide for a variety of uses within a walkable area in accordance with neighborhood design and development standards adopted as a result of the amendments to the City's land development regulations and other initiatives; and concentrate new commercial and industrial activity in areas where the capacity of existing public facilities can meet or exceed the minimum standards for Level of Service (LOS) adopted in the Capital Improvement Element (CIE).

The SEOPW DRI provides a vehicle for implementation of the master planning efforts within SEOPW which have been undertaken to encourage commercial, office and industrial development within existing commercial, office and industrial areas; increase the utilization and enhance the physical character and appearance of existing buildings; encourage the development of well-designed, mixed-use neighborhoods that provide for a variety of uses within a walkable area. These master planning efforts including the 2009 Amended SEOPW Redevelopment Plan, the Historic Folk Life Village plans, the Historic Folk Life District plans, the developer's proposals for the Miami World Center in Park and the Miami Downtown Development Authority 2025 Downtown Miami Master Plan.

- **Objective LU-1.5:** Land development regulations will protect the city's unique natural and coastal resources, its neighborhoods, and its historic and cultural heritage.

All development that will be part of the SEOPW DRI will comply with all City of Miami land development regulations, including those intended to protect historic and cultural resources.

- **Objective LU-1.6:** Regulate the development or redevelopment of real property within the city to insure consistency with the goals, objectives and policies of the Comprehensive Plan.

All development that will be a part of the SEOPW DRI will also comply with all regulations intended to ensure consistency with the Miami Comprehensive Neighborhood Plan (MCNP).

- **Goal HO-2:** Achieve a livable city center with a variety of urban housing types for persons of all income levels in a walkable, mixed-use, urban environment.

The SEOPW DRI is a part of the City of Miami's efforts to create a livable area with a variety of urban housing types for persons of all income levels.

B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.

The SEOPW DRI supports the following goals and policies of the Strategic Regional Policy Plan for South Florida (SRPP):

- **Strategic Regional Goal 2.1**
Achieve long-term efficient and sustainable development patterns by guiding new development and redevelopment within the region to areas which are most intrinsically suited for development, including areas (1) which are least exposed to coastal storm surges; (2) where negative impacts on the natural environment will be minimal; and (3) where public facilities and services already exist, are programmed or, on an aggregate basis, can be provided most economically.

The SEOPW DRI area is urbanized, so negative impacts on the natural environment will not occur nor will development unduly stress the public facilities and services that serve the area.

- **Policy 2.1.6**

Direct future development and redevelopment first to areas served by existing infrastructure and to other locations that are suitable for development, as identified in their comprehensive plans. In particular, local governments should coordinate with state officials to identify public transportation corridors and to promote development along those corridors by implementing investment strategies for providing infrastructure and services which are consistent with them.

The SEOPW DRI area is served by all forms of the City and County infrastructure and houses the central hub for the region's public and private transportation systems and corridors.

- **Strategic Regional Goal 2.2**

Revitalize deteriorating urban areas.

The SEOPW DRI will significantly revitalize a deteriorated urban area.

- **Policy 2.2.1**

Give priority to development in areas that are blighted, characterized by underdevelopment or underemployment and are in need of redevelopment; among these, secondary priority should be given to areas within which adequate infrastructure and support services are either programmed or available.

The SEOPW DRI will prioritize development in an urban area that is in need of rehabilitation by removing the burden of the state mandated DRI approval process from local developers.

- **Policy 2.2.3**

Support the establishment of special level of service standards for localized areas (such as transportation concurrency exception areas) where designed to accomplish such growth management objectives as infill development on passed-over urban sites, redevelopment of deteriorated areas, establishment of long-term employment opportunities in neighborhoods having high unemployment, or the evolution of planned urban or suburban centers served by public transit.

The entire SEOPW DRI area is within a Transportation Concurrency Exception Area (TCEA) adopted by the City of Miami.

- **Policy 2.2.4**

Continue the development of the urban core concept and criteria in order to a) provide incentives for high density, urban centers; b) allow for flexibility in the expenditure of transportation system capital funds to create a more balanced mix of highways, transit and goods movement; and c) identify areas and corridors of high-quality transit service in which transportation levels of service standards may be based on person trips rather than vehicle trips.

The SEOPW DRI is the manifestation of the Southeast Overtown Park West Community

Redevelopment Agency and the City of Miami's efforts to encourage the development of the urban core.

- **Policy 2.2.5**
Develop and implement incentives to attract public and private sector investment and the placement of major cultural facilities to downtown areas.

The SEOPW DRI is an incentive for downtown development, as it eliminates the need of the state's DRI approval for individual projects. This expedites the development process and reduces uncertainty.

- **Policy 2.2.6**
Encourage the use of the downtown or areawide DRI as a planning tool for downtown areas and promote the increased participation of all affected parties in the process. Support the designation of Urban Central Business Districts and Regional Activity Centers in accordance with Section 28-24.014(10), FAC.

The incentive of the SEOPW DRI for development in the downtown is the removal of state regulatory approval for individual projects. This removal of state regulatory approval serves to streamline the development process and reduces uncertainty.

- **Strategic Regional Goal 2.3**
Enhance the economic competitiveness of the region and ensure the adequacy of its public facilities and services by eliminating the existing backlog, meeting the need for growth in a timely manner, improving the quality of services provided and pursuing cost-effectiveness and equitability in their production, delivery and financing.

The SEOPW DRI will enhance the economic competitiveness of the region by preparing for the growth of development in a timely manner.

- **Policy 2.3.1**
Establish a coherent vision of the region's land use and infrastructure needs between now and the planning horizon of the year 2015. In addition, extend the vision to the year 2025, consistent with the region's estimates of sustainable population in order to provide a framework for long-term analysis.

The SEOPW DRI is based upon a thorough analysis of the future land use needs for downtown Miami and is intended as the preparation for the provision of efficient infrastructure to meet these land use needs.

- **Policy 2.3.5**
Locate activity centers where appropriate infrastructure, support service and affordable housing already exist or are programmed, or where funding is otherwise committed.

Appropriate infrastructure, support service and affordable housing are in the SEOPW DRI boundaries or are in very close proximity to the SEOPW DRI boundaries.

- **Policy 2.3.8**
Encourage the use of coordinated regulatory and programmatic approaches and financial incentives to promote compact, efficient urban growth patterns.

The SEOPW DRI is an example of a coordinated regulatory and programmatic approach for encouraging efficient urban growth patterns between the Miami DDA and the City of Miami.

- **Policy 2.3.12**

Provide incentives for development and redevelopment to use existing public facilities and services.

The SEOPW DRI acts as an incentive for development to use existing public facilities and services.

- **Policy 2.3.19**

Permit new development only when and where adequate excess capacity exists, is programmed or where funding to expand that capacity is otherwise made available; consider permitting new infill development or redevelopment in approved transportation Concurrency Exception Areas.

New development in the SEOPW DRI will take place where adequate capacity either exists or is programmed.

- **Policy 2.3.20**

Encourage the clustering of places of employment in well-planned activity centers so as to elicit more efficient use of infrastructure and support services.

The SEOPW DRI will cluster places of employment in efficient activity centers.

- **Policy 2.3.21**

Encourage mixed-use development which allows the combination of functionally related land uses in order to promote the efficient use of infrastructure and support services.

The SEOPW DRI will consist of mixed-use development that promotes the efficient use of infrastructure.

- **Strategic Regional Goal 4.1**

Achieve a competitive and diversified regional economy, including lower unemployment rate and higher per capita income than the state and national average for Dade, Broward and Monroe Counties through the achievement of cutting edge human resources, economic development infrastructure and other resources to ensure a sustainable regional community.

The SEOPW DRI contributes to the achievement of a competitive and diversified regional economy through the promotion of a high intensity regional activity center.

- **Policy 4.1.10**

Coordinate and develop a totally integrated, multi-modal regional transportation system whereby heavy and light rail transit, people movers, Tri-Rail Commuter Service trolleys, express and local bus service and other transit related travel play a more active role in the movement of people. When modernizing or creating new transportation system utilize land use/transportation strategies to reduce congestion and allow for sustainable growth in the Region.

The SEOPW DRI will be integrated within a multi-modal regional transportation system.

- **Policy 4.1.22**

Provide incentives to businesses enabling expansion or relocation which will strengthen the regional economy.

The SEOPW DRI provides incentives to businesses enabling expansion or relocation which will strengthen the regional economy.

- **Policy 4.1.25**

Develop and establish manufacturing and service technology centers throughout Dade, Broward and Monroe Counties.

The SEOPW DRI intends to support the creation of technology centers, similar to the NAP Center in the Southeast Overtown / Park West DRI.

- **Policy 4.1.28**

Encourage the investment in the land and infrastructure needed for sustainable economic growth. Investments should include land for highway and mass transit corridors, stations and public-private joint venture development opportunities.

The SEOPW DRI encourages investment in the land and infrastructure needed for sustainable economic growth.

- **Strategic Regional Goal 5.1**

To achieve mutually supportive transportation planning and land use planning that promotes both mobility and accessibility in order to foster economic development, preserve natural systems, improve air quality, increase access to affordable housing and promote safety.

The SEOPW DRI contributes to mutually supportive transportation and land use planning that promotes both mobility and accessibility.

- **Policy 5.1.2**

Use multimodal transportation corridors and public transit service to link major regional activity centers.

The SEOPW DRI, a major regional activity center, is linked to other activity centers by multi-modal transportation corridors and public transit service.

- **Policy 5.1.3**

Concentrate high density land uses including residential, commercial, and mixed-use land use sites, promote transit service, develop infill parcels and cultivate greenways along multimodal transportation corridors, particularly within the Transportation Concurrency Exception Areas.

The SEOPW DRI concentrates high-density land uses along multimodal transportation corridors and within the Transportation Concurrency Exception Area (TCEA).

- **Policy 5.1.13**

Expand use of mass transit, commuter rail, and alternative transportation modes, and increase their role as major components in the overall regional transportation system.

The SEOPW DRI, in conjunction with the City of Miami, seeks to expand the use of mass transit, commuter rail, and alternate transportation modes through its transportation analysis and programming.

- **Policy 5.1.14**
Provide variety of transportation options, including bicycle use and pedestrian travel, and increase their role as viable alternatives to the single occupancy vehicle.

A variety of transportation options are available within the SEOPW DRI.

- **General Regional Goals**

The SEOPW DRI also addresses a number of other regional goals by promoting tourism, enhancing the surrounding area and assisting in the achievement of a competitive and diversified regional economy.

C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.

The SEOPW DRI meets the following goals and policies of the State Comprehensive Plan, Chapter 187, Florida Statutes:

- **Housing Policy 5-(b)4**
Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

The SEOPW DRI reduces the cost of housing construction by streamlining regulatory procedures that add to the cost of housing.

- **Health Goal 6-(b)1**
An environment which supports a healthy population and which does not cause illness.

The SEOPW DRI will provide a healthy environment for the population with the participation of state, regional, and local oversight and with the monitoring of elements critical to public health.

- **Water Resources Policy 8-(b)5**
Ensure that new development is compatible with existing local and regional water supplies.

The SEOPW DRI is compatible with existing local and regional water supplies.

- **Air Quality Policy 11-(b)2**
Ensure that developments and transportation systems are consistent with the maintenance of optimum air quality.

Developments and transportation systems within the SEOPW DRI will be consistent with the maintenance of optimum air quality.

- **Energy Policy 12-(b)4**
Ensure energy efficiency in transportation design and planning and increase the availability of

more efficient modes of transportation.

The SEOPW DRI will improve energy efficiency in transportation design and planning and encourage the use and development of more efficient modes of transportation.

- **Land Use Goal 16**

In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

The SEOPW DRI directs development towards areas that have in place, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.

- **Land Use Policy 16-(b)3**

Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

The SEOPW DRI enhances the livability and character of urban areas by encouraging the development of a mix of attractive and functional living, working, shopping, and recreational activities

- **Urban and Downtown Revitalization Goal 17**

In recognition of the importance of Florida’s vital urban centers and of the need to develop and redevelop downtowns to the state’s ability to use existing infrastructure and to accommodate growth in an orderly, efficient, and environmentally acceptable manner, Florida shall encourage the centralization of commercial, governmental, retail, residential, and cultural activities within downtown areas.

The SEOPW DRI encourages the centralization of commercial, governmental, retail, residential, and cultural activities within downtown areas.

- **Urban and Downtown Revitalization Policy 17-(b)3**

Promote state programs and investments which encourage redevelopment of downtown areas.

The SEOPW DRI enhances the livability and character of urban areas by encouraging a functional mix of living, working, shopping, and recreational activities.

- **Public Facilities Policy 18-(b)1**

Provide incentives for developing land in a way that maximizes the uses of existing public facilities.

The SEOPW DRI provides incentives for developing land in a way that maximizes the uses of existing public facilities.

- **Cultural and Historic Resources Policy 19-(b)6**

Ensure that historic resources are taken into consideration in the planning of all capital programs and projects at all levels of government and that such programs and projects are carried out in a manner which recognizes the preservation of historic resources.

The SEOPW DRI has taken into consideration historic resources for the purpose of preservation.

PART 3 DEMOGRAPHIC AND EMPLOYMENT INFORMATION

A. Complete the following Demographic and Employment Information tables.

Table 10-3A Project Population							
Phase	Total Dwelling Units*	Persons Per HH **	Total Population	Children Per HH	Total School Age Population***	Elderly Per HH****	Total Elderly
Total Project	4,000	2.19	8,768	0.30	1,188	0.59	2,360

Source: Miami-Dade County; Miami Economic Associates, Inc.

* Includes 3,600 multi-family units and 400 single-family attached (townhouse) units.

**Weighted average assuming 3.11 persons per household for single-family attached and 2.09 persons per household family units based on the data from the 2000 U.S. Census for the Downtown Miami area.

***Based on the response to ADA Question 27.

*** According to the 2000 U.S. Census, each household in the City of Miami contained 0.59 persons over the age of 60.

Table 10-3B Estimated Employment by Income Range (Constant 2009 Dollars)						
Phase	Under \$15,000	\$15,000-24,999	\$25,000-34,999	\$35,000-49,999	\$50,000 or more	Total
Construction **	*	215	375	1,450	13,000	15,040
Non-Construction ***	*	385	967	3,295	8,635	13,284

Source: ES-202 Report for Miami-Dade County, 4th Quarter 2009; Miami Economic Associates, Inc.

* Below minimum wage. Analysis assumes all jobs are full-time jobs.

** Income distribution based on average income shown in ES 202-report for 4th Quarter 2009 for Miami-Dade County construction workers (NAICS Code 236), who earned an average wage of \$63,540 per year.

*** The distribution of net workers added annually by NAICS Code will be as shown in the table below. The income figures by NAICS Code are based on the ES-202 report for the 4th Quarter 2009 for Miami-Dade County. The jobs lost through demolition are derived from Table 10-1E. Other assumptions used are as follows:

- Employment in the 2,300,000 square feet of office space proposed will average 4 employees per 1,000 square feet.
- Employment in the 1,250,000 square feet of retail space proposed will average 2 employees per 1,000 square feet.

- Employment in the 3 proposed full-service hotels with 1,800 total rooms will average 0.75 employees per room. Employment in the 2 proposed limited service hotel with 300 rooms total will average 0.35 employees per room.
- Employment for the proposed convention facilities will total 100 full-time workers based on information obtained for comparable venues. Individuals involved in convention facility operations are classified with the 531 NAICS code and are shown in 2013 in the table below.

NAICS	Use	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Demolitions												
421	Industrial	0	(15)	0	0	0	0	0	0	0	0	(15)
423	Industrial	0	0	0	(10)	0	0	(23)	0	0	0	(33)
441	Retail	0	0	0	0	0	0	(12)	0	0	0	(12)
445	Retail	0	0	0	(3)	0	0	(3)	0	0	0	(6)
493	Industrial	0	0	(15)	0	0	0	0	0	0	0	(15)
541	Office	0	0	0	0	0	0	(32)	0	0	0	(32)
722	Nightclub	0	0	0	0	0	0	(30)	0	0	0	(30)
811	Retail	0	0	0	0	0	0	(5)	0	0	0	(5)
812	Retail	0	0	0	0	0	0	(8)	0	0	0	(8)
813	Office	0	0	0	(15)	0	0	0	0	0	0	(15)
Construction												
442	Retail	0	0	31	6	6	40	15	44	14	18	175
443	Retail	0	0	31	6	6	31	12	37	9	18	150
445	Retail	0	0	31	6	6	68	25	68	28	18	250
446	Retail	0	0	63	12	12	52	21	65	15	35	275
448	Retail	0	0	127	23	23	103	43	132	28	71	550
451	Retail	0	0	32	5	5	50	19	52	19	18	200
452	Retail	0	0	32	6	6	21	9	29	5	17	125
453	Retail	0	0	32	6	6	21	9	29	5	17	125
511	Office	0	0	0	49	0	49	0	53	0	49	200
517	Office	0	0	0	244	0	244	0	268	0	244	1,000
518	Office	0	0	0	97	0	98	0	107	0	98	400
522	Office	0	0	0	244	0	277	35	300	35	279	1,170
523	Office	0	0	0	98	0	97	0	107	0	98	400
524	Office	0	0	0	98	0	114	16	124	16	114	482
531	Office	0	0	100	244	0	269	25	293	25	269	1,225
532	Office	0	0	0	49	0	57	8	62	8	57	241
541	Office	0	0	0	732	0	756	25	830	25	757	3,125
551	Office	0	0	0	97	0	98	0	107	0	98	400
561	Office	0	0	200	0	0	42	41	42	41	41	407
621	Office	0	0	0	0	0	25	25	25	25	25	125
624	Office	0	0	0	0	0	9	8	8	8	8	41
721	Hotel	0	0	900	0	450	35	0	70	0	0	1,455
722	Retail	0	0	127	23	23	85	37	116	19	70	500
812	Retail	0	0	31	6	6	31	12	37	9	18	150
813	Office	0	0	0	49	0	65	17	70	17	66	284
Total		0	(15)	1,723	2,072	549	2,737	289	3,075	351	2,503	13,284

PART 4 IMPACT SUMMARY

A. Summarize the impacts this project will have on natural resources.

As per the Agreement to Delete Questions from the Pre-application Conference held at the South Florida Regional Planning Council on November 10, 2009, a response to Question 10-4.A is not required.

B. Summarize public facility capital costs associated with project impacts using the following table.

Table 10-4A Public Facilities Capital Cost		
Facility	Total Capital Costs	Responsible Entity
Transportation (External)	See Table 21-F1 on pg. 21-129 See Table 21-F3 on pg. 21-132	City of Miami ¹
Potable Water	See Table 10-4B on pg. 10-24	Miami-Dade Water and Sewer ¹
Wastewater	To be determined	Miami-Dade Water and Sewer ¹
Fire and Police	To be determined	City of Miami
Recreation/Open Space	None anticipated	City of Miami
Education	See Table 27-5 on pg. 27-3	Miami-Dade County Public Schools

¹Although the government entity named is the responsible entity for providing the facilities, individual project developers will pay their proportionate share costs of such facilities.

Based on preliminary assessment, the magnitude of cost for required local water mains for potable water are shown in Table 10-4B.

Table 10-4B Potable Water Facilities Capital Cost			
Section-Categories	Estimated Quantity (feet)	Unit Price	Total
Folklife Village			
12" DIP Water Main	550	\$150	\$82,500
Contingency (20%)			\$16,500
Sub-Total			\$99,000
Folklife District			
12" DIP Water Main	5,550	\$150	\$832,500
Contingency (20%)			\$166,500
Sub-Total			\$999,000

**Table 10-4B
Potable Water Facilities Capital Cost**

Section-Categories	Estimated Quantity (feet)	Unit Price	Total
Other SE Overtown			
8" DIP Water Main	690	\$125	\$86,250
12" DIP Water Main	2,950	\$150	\$442,500
Contingency (20%)			\$105,750
Sub-Total			\$634,500
Miami World Center			
12" DIP Water Main	2,185	\$150	\$327,750
16" DIP Water Main	335	\$175	\$58,625
Contingency (20%)			\$77,275
Sub-Total			\$463,650
Other Park West			
12" DIP Water Main	1,340	\$150	\$201,000
Contingency (20%)			\$40,200
Sub-Total			\$241,200
Proposed Transmission Main			
36" DIP Water Main	2,860	\$350	\$1,001,000
48" DIP Water Main	2,835	\$550	\$1,559,250
Contingency (20%)			\$512,050
Sub-Total			\$3,072,300
Grand Total			\$5,509,650
<p>Note: Estimated Unit Price includes but is not limited to: pipe cost, installation, pavement replacement, maintenance of traffic, fire hydrants, fittings, and water services. Additional factors may apply during construction due to possible conflicts with existing utilities.</p>			

Source: Ford Engineers, Inc.