

Business Operations  
J.E. Surash, P.E., Chief Business Officer

**SUBJECT:           REPORT TO THE BOARD CONCERNING ISSUANCE OF A  
REQUEST FOR PROPOSAL FOR THE COMMERCIAL  
DEVELOPMENT OF A BOARD-OWNED PARKING FACILITY  
LOCATED AT 1370 NE 2 AVENUE, MIAMI, FLORIDA**

**COMMITTEE:       FACILITIES MANAGEMENT**

**Background**

At its meeting of January 14, 2004, the Board authorized the Superintendent to issue a Request for Proposal (RFP) for the commercial development of a Board-owned parking facility located at 1370 NE 2 Avenue, subsequent to review of the RFP criteria by the Urban Land Institute (ULI) or other independent review entity. ULI was to utilize the services of individuals with expertise in urban planning, traffic management, parking garage design and public/private commercial development to ensure that the RFP criteria, as currently developed by the District, support the positive development of the area, including the Miami Performing Arts Center (PAC), and meet the best long-term economic and parking needs of the District, while providing the development community with an ability to respond to a viable and cost effective project. The Board further directed that should ULI concur that the RFP criteria, as currently developed, are reasonable and in the District's best interest, staff may incorporate any non-substantive changes and then issue the RFP. If ULI believes the RFP criteria require substantive revisions, staff is to bring this issue back to the Board for further direction, and the RFP is not to be issued. The cost of the ULI review, in an amount not to exceed \$12,000, is to be shared equally between the District and Performing Arts Center Trust.

**ULI Review Process**

A ULI Technical Advisory Panel Workshop (Workshop) was held on May 3, 2004 and May 4, 2004. During the Workshop, the five ULI panel members reviewed background information, interviewed a number of stakeholders and addressed specific questions posed by the District and PAC. These questions were intended to seek input from the ULI panel as to the viability of the District's proposed RFP (as currently structured), the ability of the Board-owned parcel to meet District and PAC parking requirements and whether development of the Board-owned parcel for the purpose espoused in the RFP complimented the surrounding community under plans currently being developed by the Omni Community Redevelopment Authority (Omni CRA). At the conclusion of their review, the ULI panel provided preliminary feedback to the stakeholders, and have now issued a final written report.

## **ULI Panel Conclusions and Recommendations**

Among the numerous conclusions and recommendations offered, the following are particularly noteworthy:

- construction of a parking facility on the Board-owned parcel (perhaps in conjunction with mixed-use arts, housing and retail), will compliment the development of the surrounding community, given the general lack of parking in the area to support redevelopment. However, the parking lot RFP, as currently structured, does not provide the development community with an ability to propose a viable and cost effective project;
- issuance of the RFP, as currently structured, does not facilitate development by the District of a long-term strategy for use of its existing land and capital resources;
- rather than issue a traditional RFP with specified criteria, and in an attempt to bring creative solutions to the forefront, the District may wish to invite all property owners in the vicinity of the School Board Administration Building to provide proposals to address the District and PAC parking needs;
- facilitate creation of a task force of stakeholders representing the District, PAC, Omni CRA, the Greater Miami Parking Authority, local businesses, local advisory Boards and others, to identify funds and other incentives (such as increasing allowable building density and height, tax increment financing, impact and permit fee waivers, condemnation opportunities and fast-tracking of development approvals), which could contribute towards making one or more public/private mixed use projects on the Board-owned site feasible;
- the District should develop a long-term plan for use of all available Board-owned property in the vicinity of the School Board Administration Building as a means of achieving its long-term economic, development and parking goals, and leverage the value of the land as a means of paying for that development; and
- in an attempt to make development of the Board-owned parcel more economically viable, the District should consider offering incentives to the developer. These may include limiting the District's requirement to share in revenue generated by the site improvements, making lease payments on some or all of the reserved District parking spaces for a period of time and/or providing due diligence materials (environmental assessment, survey, geotechnical reports, etc.), which are now a developer responsibility under the RFP, at District expense.

It should be further noted that because PAC is relying, in part, on use of the parking facilities on the Board-owned parcel to meet its long-term parking requirements, and due to the amount of time necessary for the District to select a developer and negotiate a contract, and for the developer to secure financing, finalize building design, obtain permits and construct the project, the ULI panel recommended that PAC develop an interim parking plan to address its parking needs beginning in mid-2006, when the Miami Performing Arts Center is expected to open. Among the alternatives being considered to partially mitigate this situation, may be the leasing of one or more Board-owned surface parking lots during evening and weekend hours for PAC patron parking.

Because of the urgency in addressing this issue, PAC is requesting that the above referenced task force begin its work as soon as possible.

A copy of the ULI Report will be provided under separate cover to Board Members, the Recording Secretary to the Board and placed on file in the Citizen Information Center.

**RECOMMENDED:** That The School Board of Miami-Dade County, Florida:

- 1) receive the report to the Board concerning issuance of a Request For Proposal (RFP) for the commercial development of a Board-owned parking facility located at 1370 NE 2 Avenue, Miami, Florida; and,
- 2) authorize the Superintendent to facilitate the creation of a task force, with participants as noted above, to formulate recommendations to make the proposed public/private mixed-use project on the Board-owned parcel more feasible; and
- 3) direct the Superintendent to report back to the Board with proposed revisions to the RFP as soon as practicable.

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