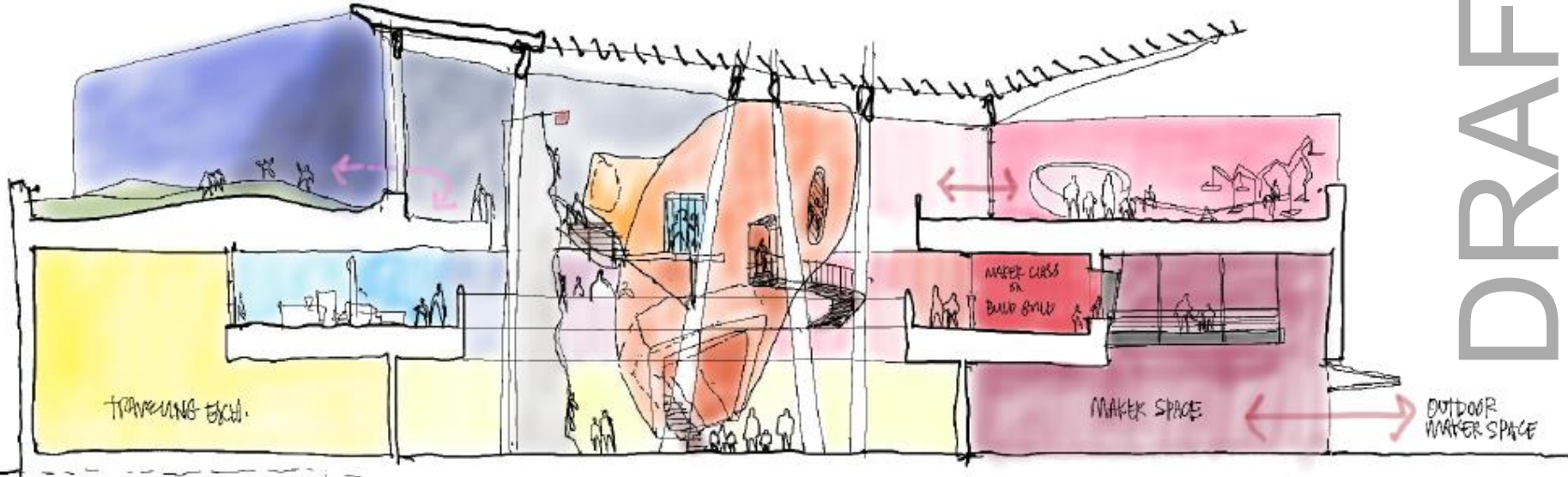




# Kidzu

Date: March 6, 2019



DRAFT



Mary Scroggs  
Elementary School

Southern  
Community  
Park

Southern Community  
Park Playground

Sumac Rd

Sumac Rd

U.S. Hwy 15/501 N

Hwy 15/501

501

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# SCHEME 1 PHASE 1

PARK & PLAYGROUND

SUMAC RD

PUBLIC PLAZA

GROUP ENTRY

KIDZU

MAIN ENTRY

KIDZU PARKING

OUTDOOR PLAY & EXHIBIT

SERVICE DRIVE

STORMWATER

PARKING EXPANSION OPTION

HWY 15/501

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# Key Interests

- Town retains ownership of land
  - Siting of Kidzu preserves future use/expansion opportunity
- Lease terms
  - Reasonable duration (e.g. 50 years)
  - Set milestone for revisiting if no activity takes place

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# Key Interests

- Value to the Town
  - Civic space, more parking
  - Support economic development of community
  - Continue scholarship and access for Town residents
  - Lease/land use could replace direct operating support

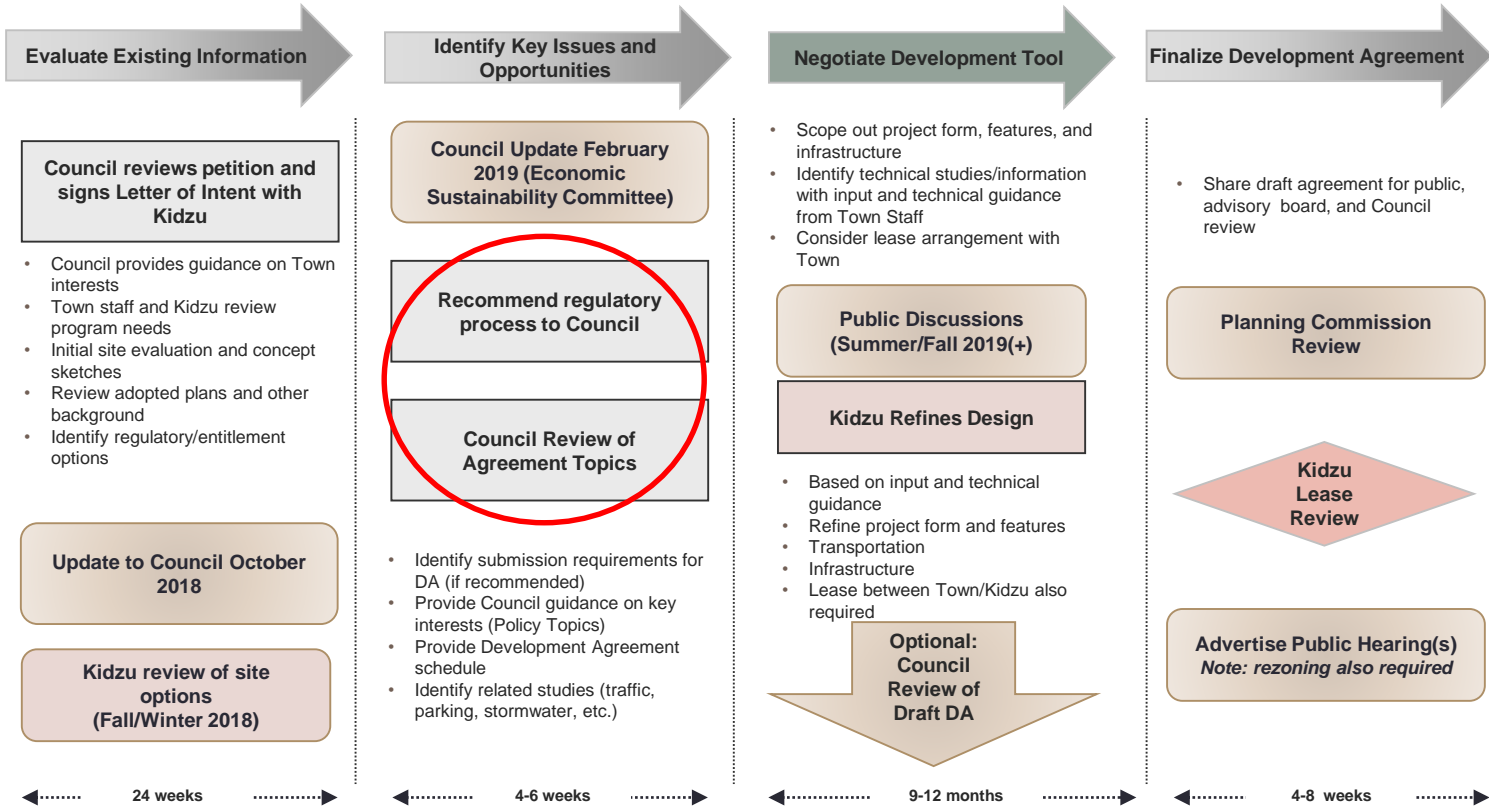
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# Decision Points

- Proceed with Development Agreement and Lease
- Follow guidelines from tonight to:
  - Establish a schedule for community and advisory board and commission engagement.
  - Engage with Kidzu to refine their concept for the site.
  - Include Key Interests in negotiations
  - Advertise and hold a public hearing for rezoning and Development Agreement consideration in June 2020.

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# The Development Agreement Process: KIDZU



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# Fiscal Impacts/Resources

- Negotiate Development Agreement application fee
- Appraisal for full 2.3 acre property is \$1.8M (November 2018)
- Investment of staff time/resources to support negotiations

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# Recommendation

Adopt Resolution R-#

Authorize the Town Manager and Town Attorney to proceed with negotiations as outlined in these materials.

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