

LEGISLATIVE REQUEST
DEPARTMENT OF COMMUNITY DEVELOPMENT

INTRODUCTION ONLY

PASSAGE UNDER SUSPENSION

ORD. # _____

RES. # _____

DATE: 11-20-20 INITIATOR: James Greene COUNCIL APPROVAL: _____

DIVISION: Neighborhood Dev PROJECT # Allen Estates Dev Agreement

PHONE: 216 664-4003

FUNDING SOURCE: CDBG YEAR: N/A OTHER _____

AMOUNT REQUESTED: \$0

FUND NUMBER: N/A SUB-FUND N/A RL N/A

THIS IS A REQUEST FROM THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT TO authorize the Director of Community Development to enter into one or more development agreements with Frontline Development Group, LLC for the sale and redevelopment of certain City-owned parcels in the Land Reutilization Program. The parcels requested are located in The Allen Estates Development site plan and attached to the Executive Summary..

ORIGINAL AMOUNT	\$0	ORD. #	PASSAGE DATE
1 ST AMENDMENT	_____	_____	_____
2 ND AMENDMENT	_____	_____	_____
3 RD AMENDMENT	_____	_____	_____
4 TH AMENDMENT	_____	_____	_____
TOTAL CONTRACT	<u>\$0</u>		

COMPREHENSIVE PROJECT SUMMARY: The Department of Community Development (CD) has received an application for land bank parcels from Frontline Development Group, LLC. to acquire parcels in the Land Bank for the purpose of developing 144 single and multi-family units, and retail space in The Allen Estates proposed development site area. A development agreement was requested by Frontline Development Group, LLC. to assist and enable the developer to secure funding needed for The Allen Estates proposed multi-phase project.

MANAGER _____ DATE _____
James C. Greene 11-20-20

COMMISSIONER _____ DATE _____
Matthew... 11.20.20

LEGISLATIVE COORDINATOR _____ DATE _____
Matthew... 11.20.20

FISCAL OFFICER _____ DATE _____
 Revised 8/8/05

[Signature] 11/20/2020
 DIRECTOR OF COMMUNITY DEVELOPMENT DATE

EEO OFFICER _____ DATE _____

ENVIRONMENTAL OFFICER _____ DATE _____

DIRECTOR OF _____ DATE _____

ORDINANCE NO.

Department of Community Development The Allen Estates Development Agreement Executive Summary

Legislative Request:

To authorize the Director of Community Development to enter into one or more development agreements with Frontline Development Group, LLC. for the sale and redevelopment of certain City-owned parcels in the Land Reutilization Program. The parcels requested are located in The Allen Estates Development site plan.

Purpose:

The Department of Community Development (CD) has received an application for land bank parcels from Frontline Development Group, LLC. to acquire parcels in the Land Bank for the purpose of developing 144 single family and multi-family units in The Allen Estates proposed development site area. The proposal is for a mixed-income development that would include 15 single-family residential units, 45 townhome units, 84 apartment units, and 12,410 sq. ft. of retail space.

A development agreement was requested by Frontline Development Group, LLC. to assist and enable the developer to secure funding needed for The Allen Estates proposed multi-phase project. The current parcels request is attached to the Executive Summary, however as the project evolves, there could be additional parcels added and/or removed from the development plan.

The Director of Community Development will negotiate the specific terms of a development agreement between the Developer and the City, which will include any applicable conditions necessary for the sale of City owned land.

Exhibit "A"
City-Owned Parcels to be Conveyed Pursuant to the Agreement

Part 1 – Mixed Use Mixed Income Housing and Retail		
	Parcel No.	Address
1	106-08-032	East 66th Street
1	106-08-033	East 66th Street

Part 2 – Single Family Housing		
	Parcel No.	Address
2	106-08-019	1453 East 65th Street
2	106-08-018	East 65th Street
2	106-08-017	East 65th Street
2	106-08-016	East 65th Street
2	106-08-015	East 65th Street
2	106-08-014	East 65th Street
2	106-08-013	East 65th Street
2	106-08-012	East 65th Street
2	106-08-011	1441 East 65th Street
2	106-08-010	1439 East 65th Street
2	106-08-009	1433 East 65th Street
2	106-08-008	East 65th Street

Part 3 – Mixed Use Mixed Income Housing and Retail		
	Parcel No.	Address
3	106-12-001	East 66th Street
3	106-12-043	East 66th Street
3	106-12-047	East 66th Street
3	106-12-003	East 66th Street
3	106-12-004	Linwood Street
3	106-12-044	Linwood Street
3	106-12-048	East 66 th Street

Part 4 – Single Family Housing & Townhomes		
	Parcel No.	Address
4	106-08-006	East 65th Street
4	106-08-005	East 65th Street
4	106-08-004	1415 East 65th Street
4	106-08-123	1411 East 65th Street
4	106-08-003	1409 East 65th Street
4	106-08-002	1407 East 65th Street
4	106-08-001	1403 East 65th Street
4	106-08-049	East 66th Street
4	106-08-050	East 66th Street
4	106-08-052	1428 East 66th Street
4	106-08-053	1424 East 66th Street
4	106-08-058	1404 East 66th Street
4	106-12-042	6616 Lawnview Avenue
4	106-12-040	6706 Lawnview Avenue
4	106-08-074	East 66th Street
4	106-08-075	6613 Lawnview Avenue
4	106-08-045	1454 East 66 th Street

