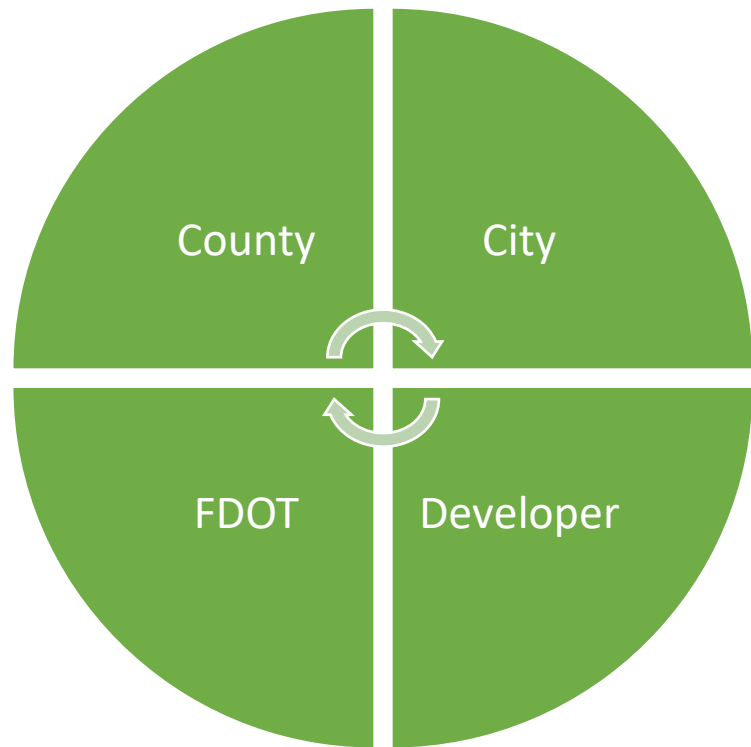


# County & City Plan for New Health Clinic & Library and Larger Park



# Public-Private Partnership



- Partnership among County, City, FDOT, and developer
- County: New Health Clinic & Library Building
- City: 30% Larger Park
- Zero Net Cost to County, City, or FDOT

# Larger Park

- Developer affiliate currently constructing 3-acre park
- Larger park will be just under 4 acres (30% larger)
- Larger park will be uninterrupted by retail building
- Expanded park will be lined by active uses along north edge

# Current Park



# Larger Park



# Existing Health Clinic

- Serves tens of thousands of our vulnerable neighbors
- Does not meet latest federal health standards
- Significant problems with foundation identified by City
- City declared unsafe structure



# New Health Clinic & Library

- Serves same population with more convenient location
- Brand new building
- Meets all new federal health standards
- Does not require patients to cross busy Alton Rd
- No blank wall of clinic facing park



# New Health Clinic & Library





# New Health Clinic & Library



# Proposed Building



# Proposed Building



# Proposed Building



# Public-Private Partnership Key Terms

- **No-Cost Health Clinic Land:** County swaps old health clinic site to Developer for new health clinic site.
- **No-Cost Health Clinic Space:** County re-allocates \$600k from repair to new construction of health clinic space. Balance of soft and hard costs paid by Developer. All hard costs of library space paid by County.
- **No-Cost Additional Park Land:** Developer foregoes retail building and donates land to city.
- **No-Cost Additional Park Improvements:** Soft and hard costs paid by Developer.
- **Conditions:**
  - City changes zoning of land between park and 8 St to “Gateway” zoning.
  - City allows FAR covenant including FDOT, and FDOT joins such covenant with full width of 5<sup>th</sup> Street and Alton Rd

# County & City Plan for New Health Clinic & Library and Larger Park

