

# MIXED USE DEVELOPMENT PROPOSAL

City of Tampa • West Tampa CRA

Due: Wednesday, March 20, 2019 by 4:00 PM

**SUBMITTED BY:**

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**SUBMITTED TO:**

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Development



BARCLAY  
GROUP



Planning and Architecture







## **an exceptional opportunity to address the priorities of the West Tampa community**

# INTRODUCTION

The West Tampa Mixed-Use Development RFP is an exceptional opportunity to address the priorities of the West Tampa community while at the same time confronting challenges brought on by Tampa's rapid pace of growth, specifically with respect to attainably-priced housing and smart urban development.

Residents of West Tampa clearly laid out a number of priorities in a series of public meetings summarized by the West Tampa CRA Strategic Action Plan (dated October 11, 2018). In our view, the priorities that are especially relevant to the subject RFP include:

- *“Provide renters and homeowners housing alternatives that include affordable, high-quality housing, and market priced options”;*
- *“Create deliberate connections between existing parks and available property to establish parks as public spaces that are fully integrated into the community”;*
- *“Create opportunities for placemaking through the installation of public art in the public realm, parks, and open spaces”;*
- *“Promote and foster infill development in existing residential areas where vacant or under-used lots are present”;*
- *“...reconnecting streets, connecting to the river, anchoring the main streets, and creating diverse neighborhoods.”*

In addition to delivering on initiatives specific to the West Tampa community, the subject RFP represents an opportunity to tackle challenges taking hold in the larger region today.

Our city's need for new attainably-priced housing inventory is acute and continues to escalate. In recent years, rents throughout Tampa have sustained growth rates surpassing 5% annually, a figure that far outpaces the national average of 2-3%. The issue is far more prevalent in well-located neighborhoods and in the downtown core where rents have simply become unreachable for most. Runaway rental rates come at a time when spiking construction and development costs leave developers with little room to address the issue. Construction labor and material costs routinely surpass growth rates of 10% per year, or undergo erratic pricing swings that are impossible to predict. Costs of land, architecture and engineering, permitting, and impact fees are increasing as the current development cycle continues to span an historically long period of time. Without effective partnerships between private developers and local government to leverage public land holdings and better control development costs, the challenges surrounding attainably-priced housing will not be properly addressed.

With the Tampa Bay region adding over 150 new residents per day, the charge facing our community to lead smart urban growth has never been more critical. Concerns over traffic, public safety, and infrastructure capacity are ever-present. Over-concentration of growth within established neighborhoods leads to skyrocketing housing costs and disproportionate burdens on infrastructure. Such growth also puts the benefits of a prosperous city, such as access to quality food, retail, and public assets like art and parks, out of reach for many of its residents. Here again is an opportunity afforded by the subject West Tampa RFP, to spark the creation of a new high-

quality district, well-located and effectively-linked to other existing districts, encouraging the efficient spread of growth by transforming neighborhoods and eliminating blight.

Enclosed you will find details of Weston, a mixed-use development poised to uniquely deliver on the needs of its community and larger region, anchored by a 29,000 SF grocery store and 8,900 SF of standalone retail, and featuring a mix of residential flats and townhouses totaling 544 units. Weston's site plan achieves an efficient connection to the area street grid, and is dotted with public open space and artwork, highlighted by a park that establishes public access to the Hillsborough River and eventually the Tampa Riverwalk. With a development program of outstanding fit and substantial scale, Weston is a true catalyst project that will serve to meet the needs of the West Tampa community and larger region, today and into the future.

Weston is proposed by BG Framework, LLC, a partnership comprising Framework Group, LLC and Barclay Group, two local leaders in real estate development.

Founded in 2010 and based in Tampa, Framework Group, LLC has since grown to become one of the most active multi-family developers in Florida. Framework aims to develop market-leading multi-family projects that exemplify outstanding urban infill development responsive to local needs and neighborhood context, and in pursuit of solutions that benefit community and the industry as a whole. Framework's portfolio includes 3 properties and 845 units completed in Tampa, plus an additional 3 projects and 700+ units under construction or planned locally. In total, Framework aims to deliver 800-1,000 units per year, and its pipeline spans metros such as Orlando, Sarasota, Lakeland, and Daytona Beach.

Founded in 1986 and based in Tampa Bay, the Barclay Group is a full-service commercial real estate company that has completed over 8 million square feet of development nationwide and across all product types. As part of that history, the group has succeeded in building a reputation as a premier retail shopping center developer. Barclay believes in developing meaningful relationships and committing to a standard of excellence through development, construction, marketing and property management. Barclay's current portfolio includes over a dozen properties in numerous states, totaling more than 2 million square feet. Barclay's current pipeline includes projects in metros such as Nashville, Tampa, Phoenix, and Boise.

As the following proposal will explain in detail, BG Framework proposes to take on Weston's development in partnership with the City of Tampa and the West Tampa CRA with a strategy aimed at addressing risks associated with large-scale development in transitioning districts, as well as controlling development costs with an eye towards attainability of the finished product. This will include a commitment by BG Framework to intentionally set rents at attainable rates for 10% of Weston's first phase of apartment units, ensuring that this primary goal of the project is met.

BG Framework appreciates the time and consideration of the City of Tampa and West Tampa CRA, and looks forward to your response.



Phillip A. Smith  
Manager, BG Framework, LLC  
President, Framework Group, LLC

WESTON









# APPLICANT

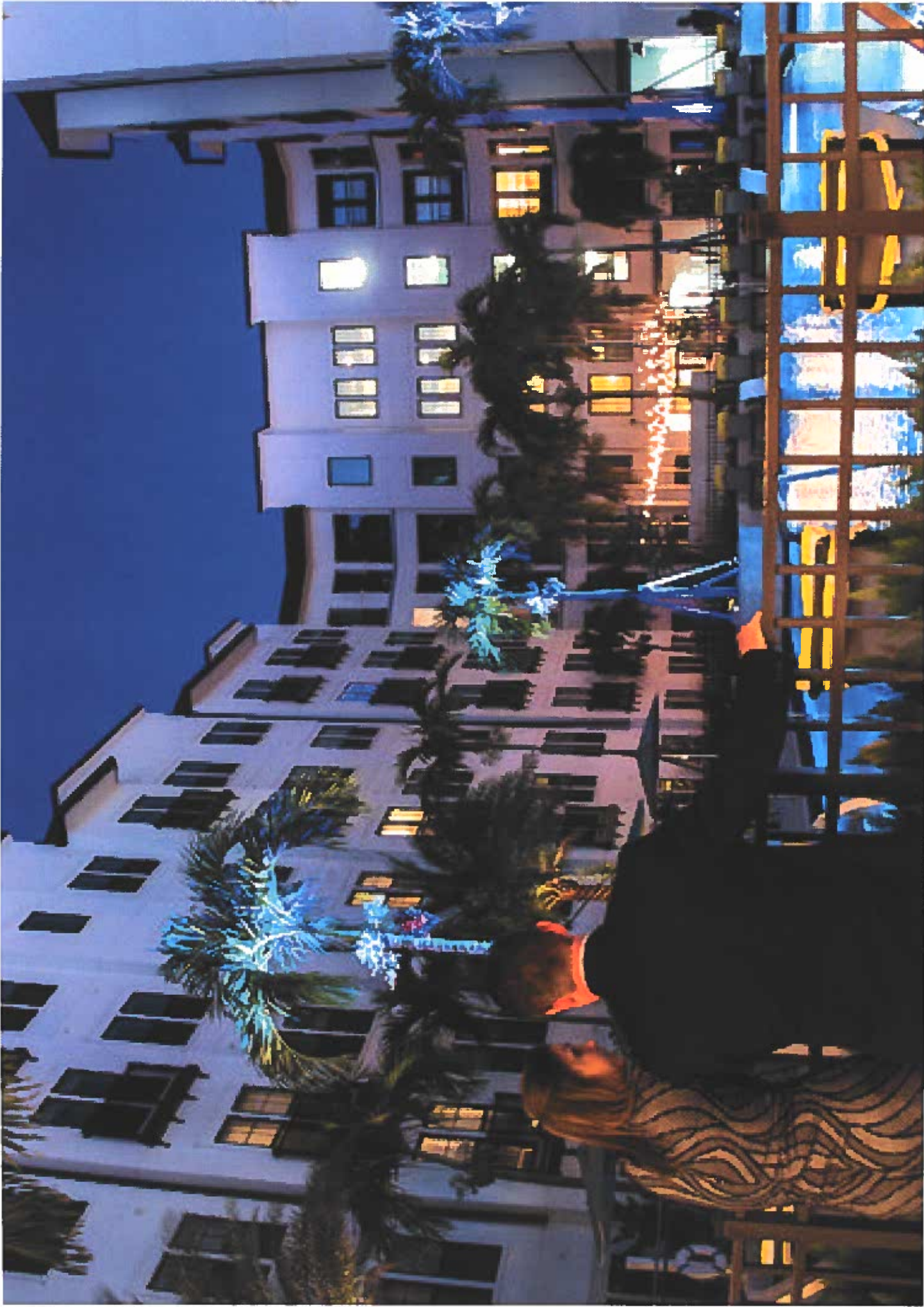
| Name  | Address  | Phone          | Email                         |
|---|--|----------------|-------------------------------|
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| <b>All parties authorized to represent the applicant:</b> |  |                |                               |
| Phillip A. Smith  | 1200 W Platt Street, Suite 201<br>Tampa, FL 33606    | (813) 777-6981 | psmith@frameworkgrouppllc.com |
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2. PRIOR EXPERIENCE





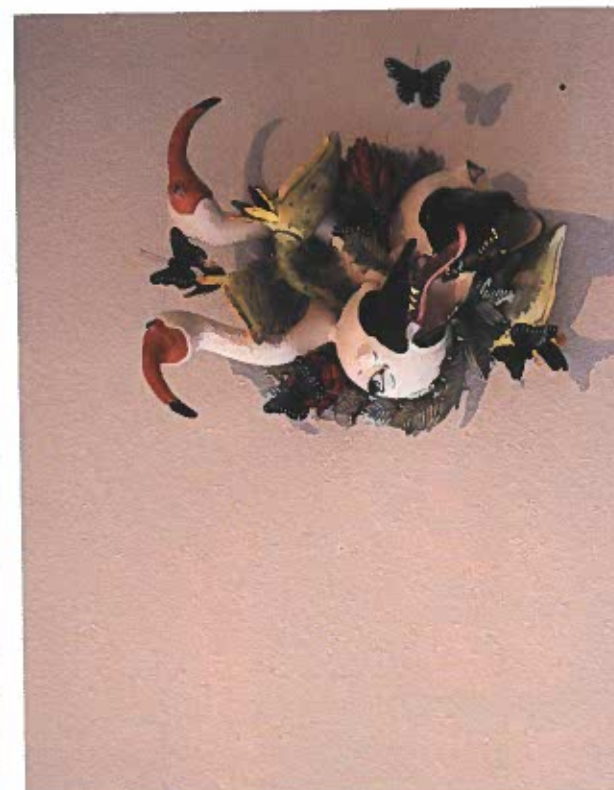


## **ARCOS** | Sarasota, Florida

Situated within the Rosemary District, an edgy urban neighborhood which represents the recent northward expansion of downtown Sarasota, Arcos includes 228 units and 8,500 square feet of commercial space in 5 stories with structured parking. Arcos invites its residents to “live artfully,” a theme that pays homage to Sarasota’s creative history and culture. Through the development process, Framework strived to deliver authentically on this theme by incorporating features such as an on-site public art gallery, the permanent installation of a custom contemporary sculpture, and custom or limited edition artwork throughout Arcos’ common spaces. Arcos is well-equipped with the qualities sought by today’s sophisticated renter: a pedestrian-oriented and pet-friendly lifestyle, a generous array of indoor and outdoor amenities, and a wide variety of bright and spacious floor plans complete with contemporary finishes. Arcos’ total development costs were approximately \$51 million. The property welcomed its first residents in Q3 2018 and lease-up is ongoing.



# WESTON







**ARCOS** | Sarasota, Florida





# WESTON







## SOLSTICE | Orlando, Florida

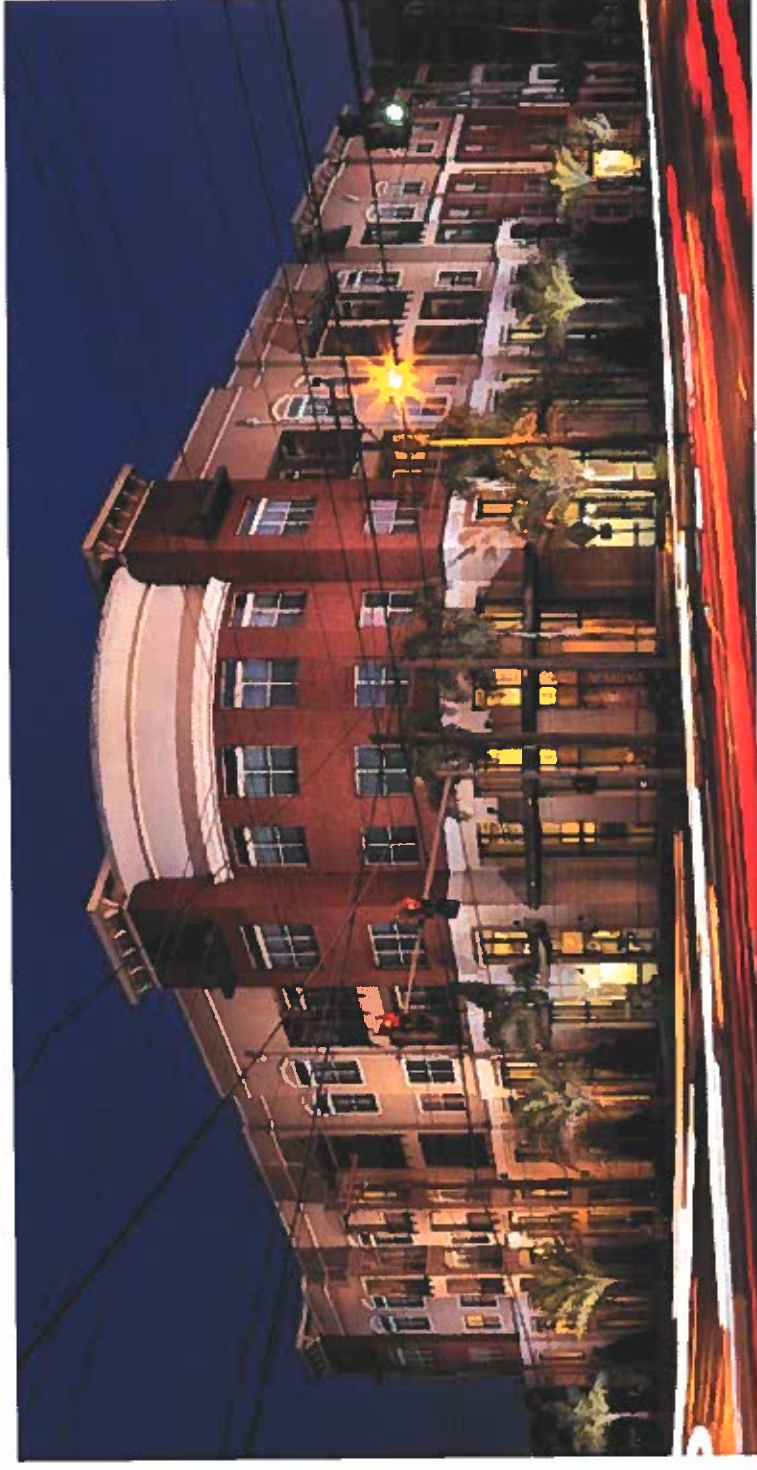
Solstice occupies a 13-acre site on the International Drive corridor, a district that offers exceptional access to downtown Orlando and prominent hospitality and tourism employers, a myriad of lifestyle amenities and daily-needs retail, and the promise of area growth fueled by improvements to local infrastructure. Solstice boasts 309 units packaged in an edgy and energetic design, breaking the mold of sleepy central Florida architecture. Solstice's apartment buildings are each 4 stories tall with elevators and air-conditioned corridors, further setting Solstice apart from the competition. Framework elected to take advantage of the site's generous acreage by devising an amenity package focused on the outdoor lifestyle, offering a combination leisure and lap pool, running trails, outdoor fitness equipment, picnic areas, BBQ grills, fire pits, sunbathing decks, gathering areas, and a bocce court. Total development costs for Solstice were approximately \$54 million and the Solstice was completed in Q1 2018. Solstice and is fully occupied and stabilized.





### **500 Harbour Island | Tampa, Florida**

Located on Harbour Island, Tampa's most exclusive residential enclave, this 235-unit high-rise completes the build-out of the island. With 360-degree views of Downtown and Tampa Bay, it has quickly become one of the City's most sought-after residential addresses. 500 Harbour Island was completed in Q4 2016 and is fully stabilized.



### **Varela | Tampa, Florida**

Located in the center of the Westshore business district, Varela is a 350-unit apartment project just minutes away from Tampa International Airport and Raymond James Stadium. Residents are able to walk to International Plaza, the region's premiere upscale shopping and dining destination. This infill site was one of the last and largest develop-able multifamily properties within the district, and boasts 12,000,000sf of office space within a 2-mile radius. The 5-story project has attached structured parking, salt water pool, summer kitchen, fitness center, sauna and social media room. Hardwood flooring, 10' foot ceilings, 2-story loft units, granite kitchen tops, contemporary fixtures and large walk-in closets are a few of the available upgrades. Varela was awarded Green Globes certification for sustainable design and construction practices upon its completion in 2015.





### Novus | Tampa, Florida

Also in the heart of Tampa's Westshore business district, Novus is boutique apartment living at its best. Located across the street from one of Florida's most sought after shopping and dining destinations, residents enjoy conveniences and luxury amenities not found anywhere else in Tampa. This 260-unit property was completed in Q4 2016 and is fully stabilized.



### Trailwinds Village | Wildwood, Florida

Trailwinds Village is a +/- 157-acre mixed-use land development, which includes retail, office, medical, and multifamily components. The Project is a joint-venture between the Barclay Group and the Word family. The result was an ideally located parcel able to be devoted to a mixed-use center in what is now the core of the Villages.

Barclay Group partnered with the land owner to oversee the development of the project. The land owner contributed the land to the partnership, while Barclay Group proceeded with designing, entitling, constructing, and ultimately marketing the project. In addition, Barclay Group contributed, through preferred equity and senior financing relationships, the additional capital required to complete the sitework and infrastructure for the project.



The site development was substantially completed in June of 2017. Following that, Lowe's Home Improvement, Aldi, and ABC Liquor have opened on the project. Circle K, VyStar Credit Union, and Legacy Lifestyles Senior Housing have all purchased parcels and are in development or under construction. Barclay Group, in partnership with the land owner have proceeded to go vertical on two of the parcels, one a ~12k square foot retail shops building and the other a 12-acre shopping center anchored by a large-box grocer.

Framework Group and Barclay Group are currently partnering to develop 425 market-rate apartment units for the planned for-rent residential portion of Trailwinds Village.





### City Gate Marketplace | Gilbert, Arizona

City Gate Marketplace is a Fry's Marketplace (Kroger's) anchored shopping center development located in Gilbert, Arizona. Barclay Group acquired the 19-acre parcel in March 2017, retained 6.78 acres for shops and pads, and secured Fry's Marketplace to occupy a 12.30-acre parcel for their 123,000 square foot grocery store and fuel station. Barclay Group is contributing land development services to Fry's build-out, and plans to construct the balance of the marketplace's shops and pads alongside Fry's vertical construction. The project also includes improvements to local infrastructure, including upgraded intersections and new signalization. City Gate Marketplace and Fry's are on track for opening in Q2 2020.





3. TEAM PRIOR EXPERIENCE







## MIRRORTON | Lakeland, Florida

Framework Group, Barclay Group, and Tori Gallas + Partners are currently partnering to develop Mirrorton, a catalyst project set to radically transform a 10-acre city-owned property on the fringe of downtown Lakeland, FL. The product of a thorough RFQ process and coordination effort with the City, the Downtown Community Redevelopment Agency and the citizens of Lakeland, Mirrorton re-engages a long-vacant and important multi-block area back into the downtown core. With its 305 units delivered in a mixture of townhouses and 3- and 4-story flats, Mirrorton will serve demand for new, high quality rental housing in Lakeland's vibrant downtown. A freestanding amenity building will house a fitness center, coffee bar, meeting and work areas, and a host of social gathering spaces including an attached outdoor terrace and pool. Mirrorton's site design is focused on establishing connectivity and a new urban feel, with orderly downtown blocks, on-street parking, minimal building setbacks, and pedestrian accommodations such as generous shade and sidewalks. The site plan also offers expansive public open space and proposes a future pedestrian connection to Lake Mirror, the centerpiece of downtown Lakeland's array of public parks.

Mirrorton represents a scenario much like that of the West Tampa RFP, where a city and CRA wished to take on community challenges and execute a strategic planning initiative by utilizing its land holdings in partnership with the private development community. The development team worked closely with the City and CRA to devise a development agreement that included an incentive package contributed by the City and CRA, in exchange for corresponding contributions on the developer's part, including fair market pricing for the development's land and calibrating a portion of project rents according to area income, to ensure attainability.

The result is an impactful, solution-minded development that represents effective public-private partnership. Mirrorton is scheduled to begin construction in mid-2019.







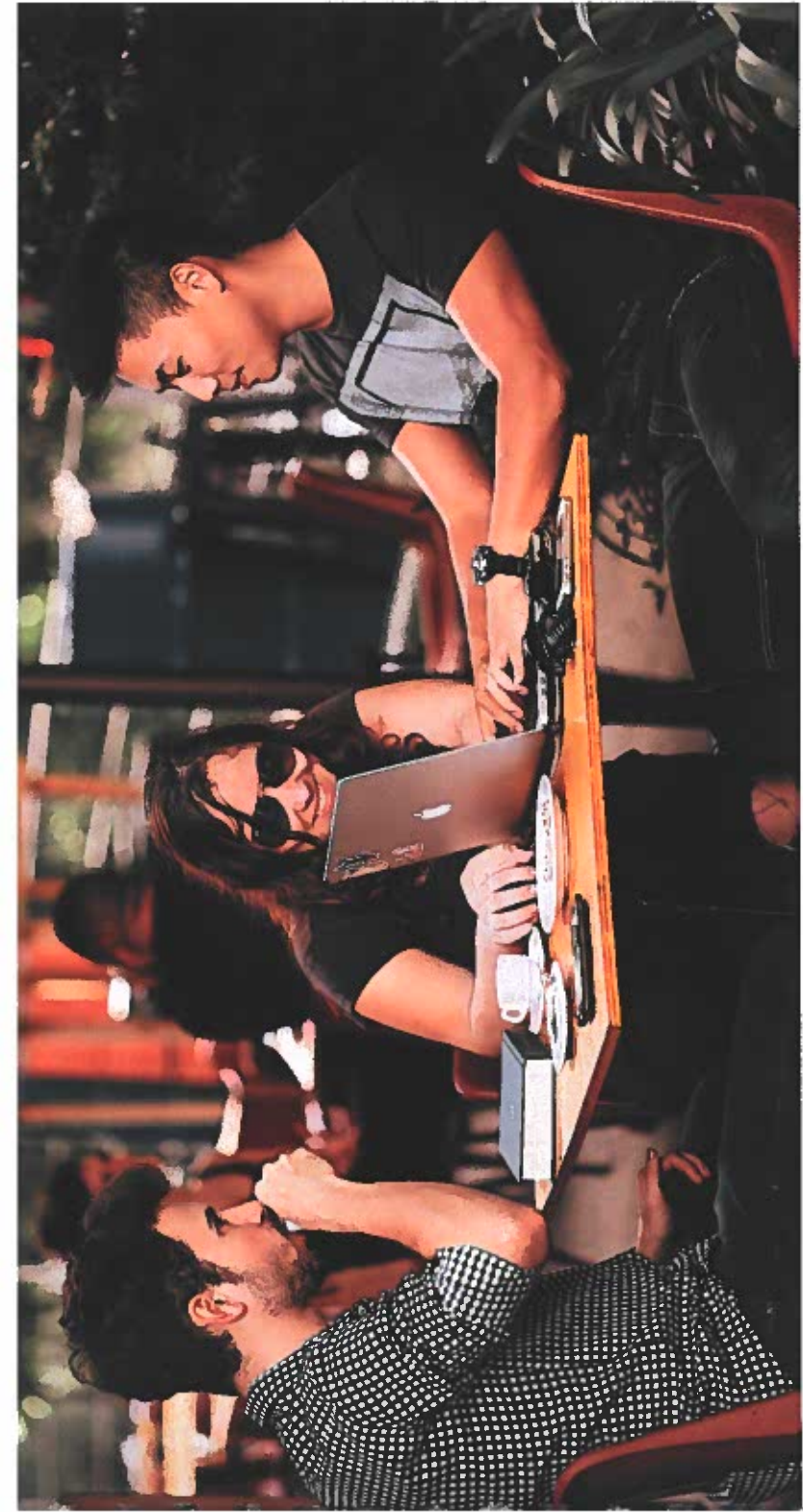


**MIRRORTON** | Lakeland, Florida









**Celebrating community by allowing areas of social engagement is the basis of placemaking and is a core principle of our design.**

## DEVELOPMENT INTENT

Our vision for Weston is one of connectivity and integration. Weston not only creates new value within the West Tampa community, but it also creates a vibrant neighborhood with a mix of grocery, retail, and residential uses. Focused on pedestrians, our walkable streets and park pathways are designed to celebrate art and connect the existing community to the future Tampa Riverwalk while offering new residents an array of housing opportunities in a new mixed-use urban enclave that is walkable and experiential. Careful steps have been taken to provide meaningful retail offerings to the greater neighborhood to lessen the burden on the existing surrounding roadway system and reduce vehicular trips on major arterial roadways.

A much-needed grocery store is the gem of the development program, and is complemented by separate standalone retail that will offer additional service retail tenants. The retail destination is ideally positioned at the north end of the property, a location identified by the CRA's Strategic Action Plan as the northern gateway to West Tampa. These retail components are connected via a pathway system that cuts through the site and acts as a promenade.

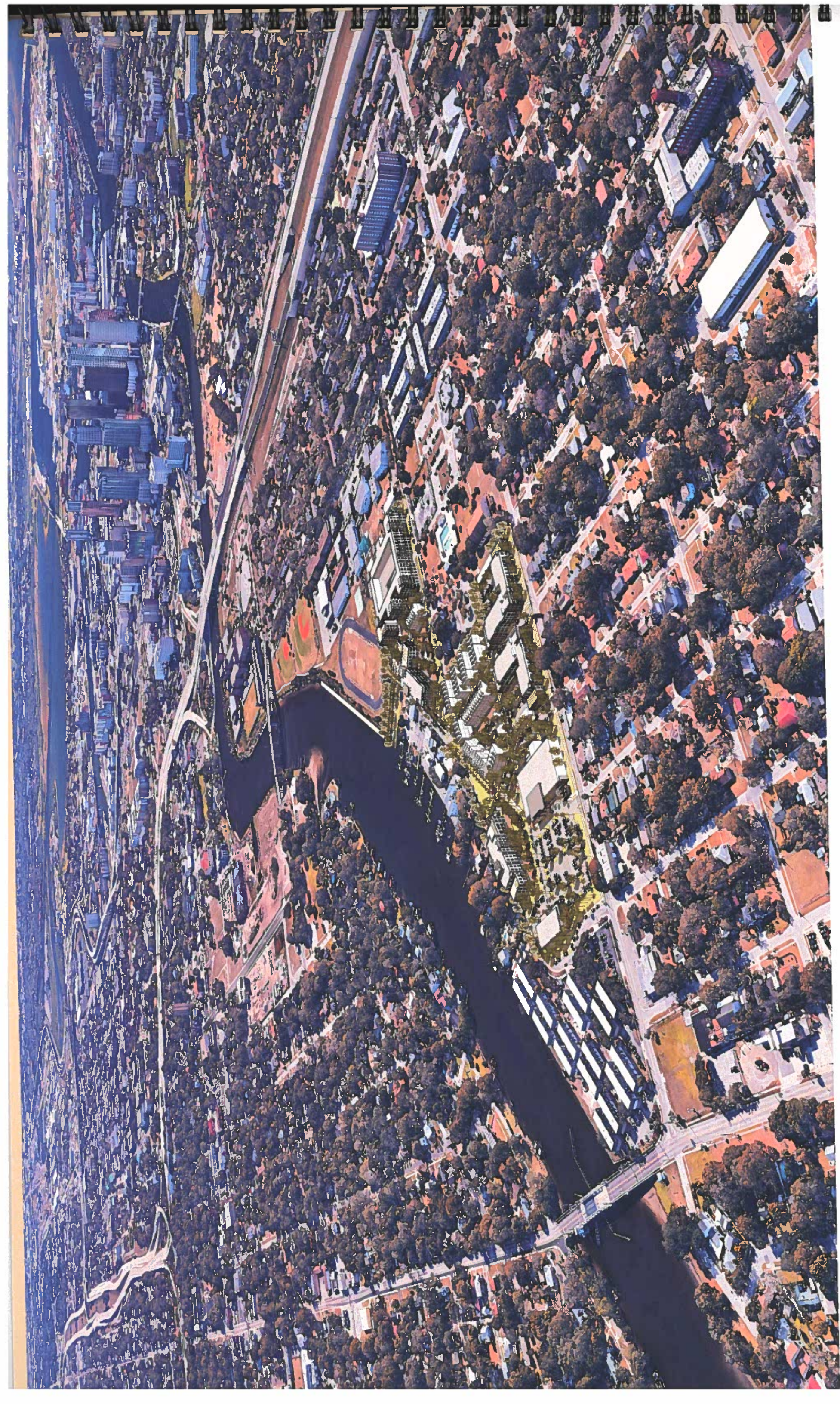
The promenade is edged with various housing products including 3-level townhomes and apartment buildings ranging from 3 to 5 levels in height. It is designed to be experiential – with various scale parks, art, and amenities along the pathway to offer something for everyone.

The promenade is punctuated by Weston Park, which at last will provide the neighborhood with public access to the Hillsborough River, and eventually connection to the much-celebrated Tampa Riverwalk. We anticipate this amenity not only connecting people to places, but also, more importantly, connecting people to people. Celebrating community by allowing areas of social engagement is the basis of placemaking and is a core principle of Weston's design.

Our vision is to intentionally grow urban density from west to east. This consideration respects the scale of the existing West Tampa neighborhood and makes the proposed development “fit” its context. Careful consideration has been given to avoid creating a barrier for our neighbors to the west, and to establish a comfortable segue to the riverfront. Our development plan allows for increased building height and density closer to the Hillsborough River with sought-after river and city views.

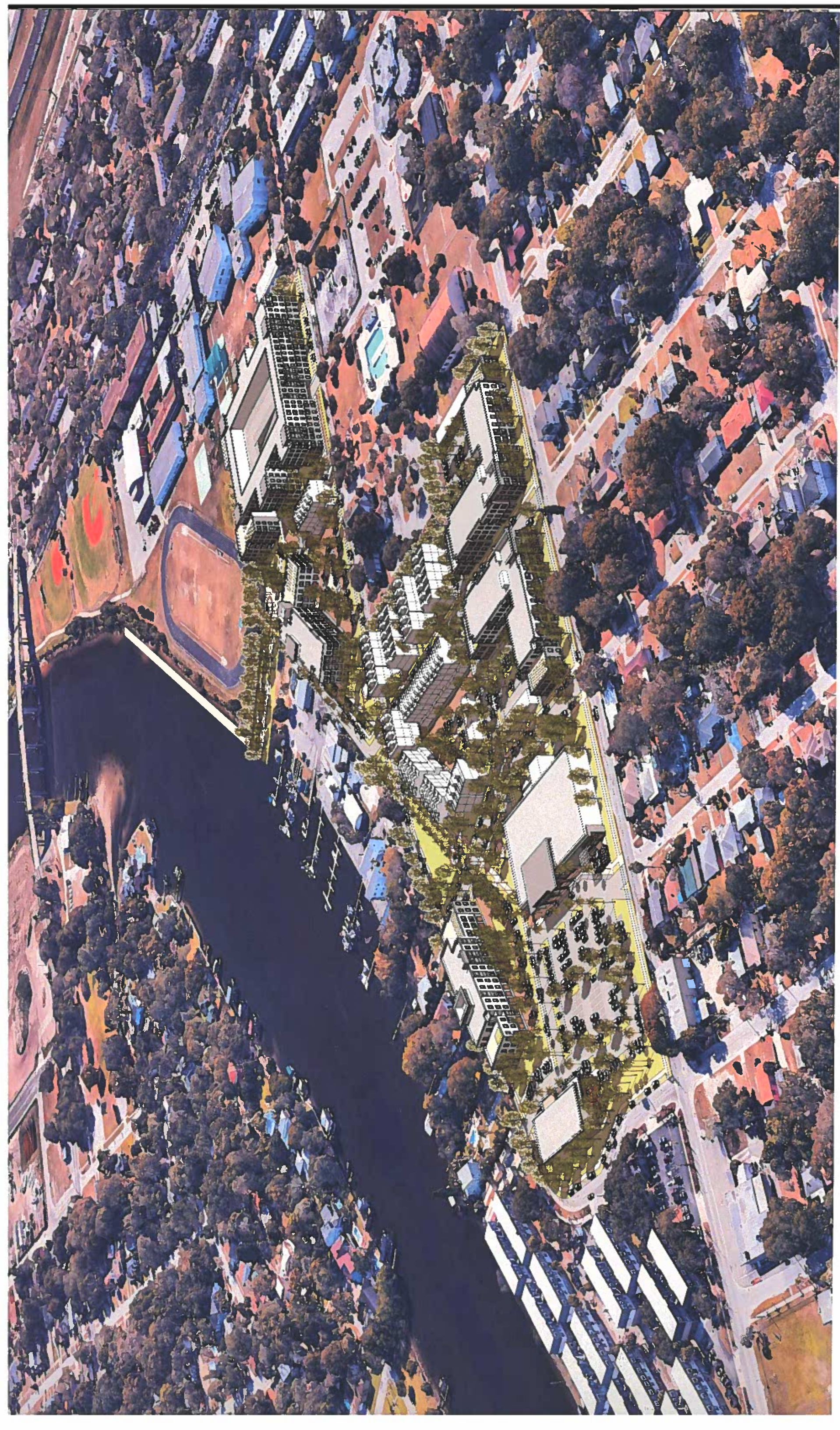
In summary, our team is confident that our proposed development solution “does the right thing” and respects existing neighbors, offers valuable services, and allows a new neighborhood to grow within the existing context. The walkable nature of our solution and integration to both West Tampa and the Hillsborough River and future Riverwalk extension makes this new community a friendly neighbor and a roadmap for future City successes.



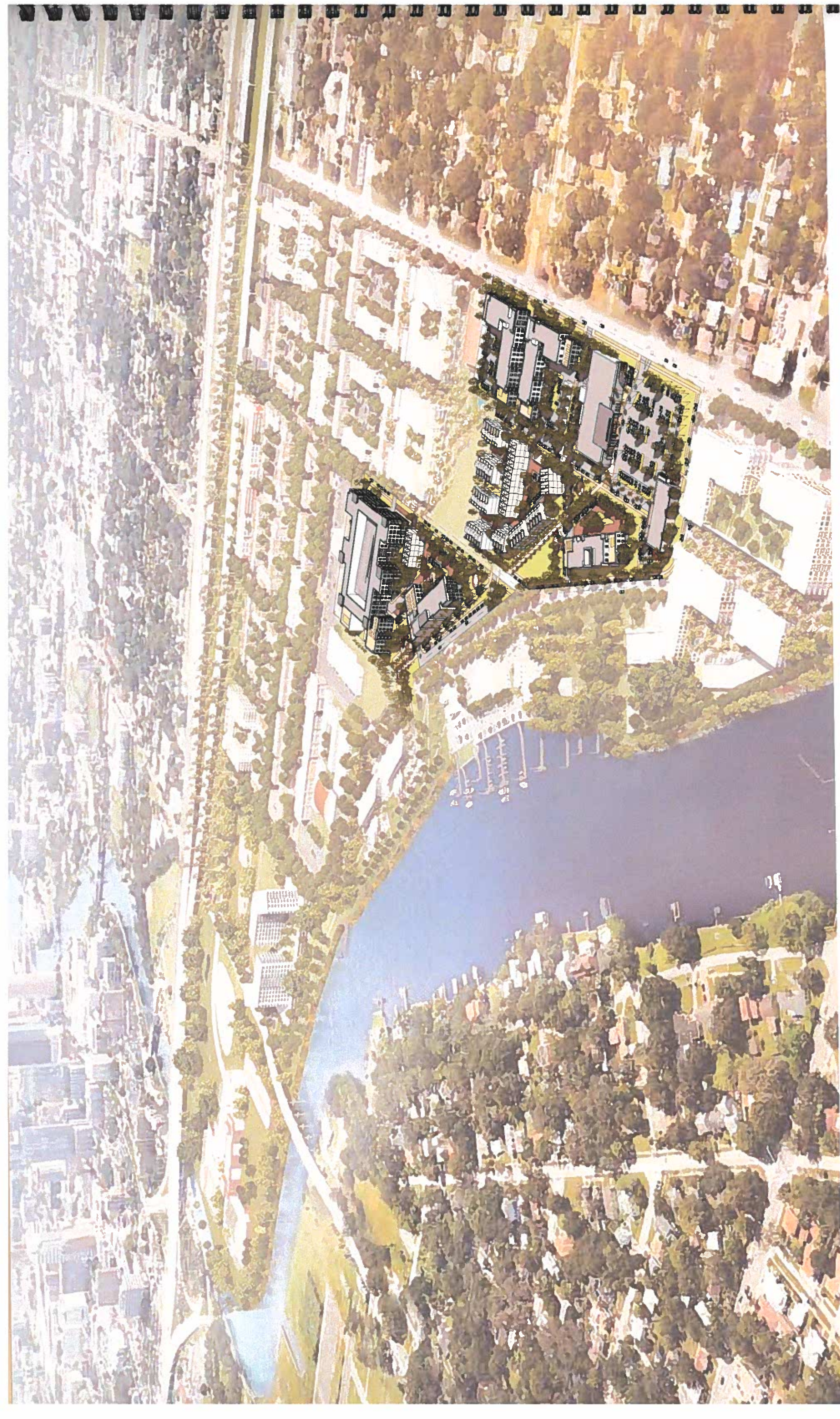


# WESTON









# WESTON







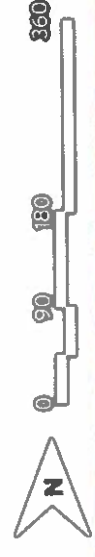


### DEVELOPMENT PROGRAM

| User                      | Total (sf)     | D.U.       | Parking      | Ratio       |
|---------------------------|----------------|------------|--------------|-------------|
| A1: Grocery Anchor        | 29,300         | n/a        | 191          | 5.0         |
| A2: Retail / Restaurant   | 8,900          |            |              |             |
| B: Tuck-Under (3 levels)  | 60,800         | 56         | 83           | 1.5         |
| C: Tuck-Under (3 levels)  | 60,800         | 56         | 83           | 1.5         |
| D: Tuck-Under (4 levels)  | 55,900         | 50         | 92           | 1.5         |
| E: Townhouses             | 63,000         | 30         | 60           | 2.0         |
| F: Townhouses             | 50,400         | 24         | 48           | 2.0         |
| G1: Tuck-Under (4 levels) | 74,600         | 71         | 106          | 1.5         |
| G2: Townhouses            | 12,600         | 6          | 12           | 2.0         |
| H: Garage Wrap (5 levels) | 252,900        | 251        | 377          | 1.5         |
| <b>TOTAL</b>              | <b>669,200</b> | <b>544</b> | <b>1,052</b> | <b>1.57</b> |

All townhouses are 15' wide with 1-car garage, 3 stories, and 2,100 sf.

370 Total structured spaces  
102 Total garage spaces



Proposed Site Plan and Program

# WESTON



**KEY FEATURES**

1. Rooftop amenities
2. Swimming pool
3. Community center, leasing, and offices in multifamily building increases massing where parking is limited
4. Weston Park walkways connect to Tampa Riverwalk
5. Formal plaza terminates Tampa Riverwalk and connects to neighborhood pathways
6. Trellis-shaded walk / linear public arts area
7. Playground and public art opportunity
8. Open lawn for activities and fitness
9. Fire pit and barbecue area / public arts area
10. Gazebo park / public arts area
11. Cafe terraces activate public spaces / public arts area
12. Tampa Riverwalk extension

**Notes:**

- 50% contribution provided toward public arts located in multiple high-visibility and pedestrian areas
- Strong diagonal pathway
  - Aligns primary facades
  - Opens views to Tampa skyline
- Provides a series of park events and activity spaces leading residents to grocery store corner
- Avoids affecting underground utilities
- Townhouses offer roof terraces with distant views







Existing Site

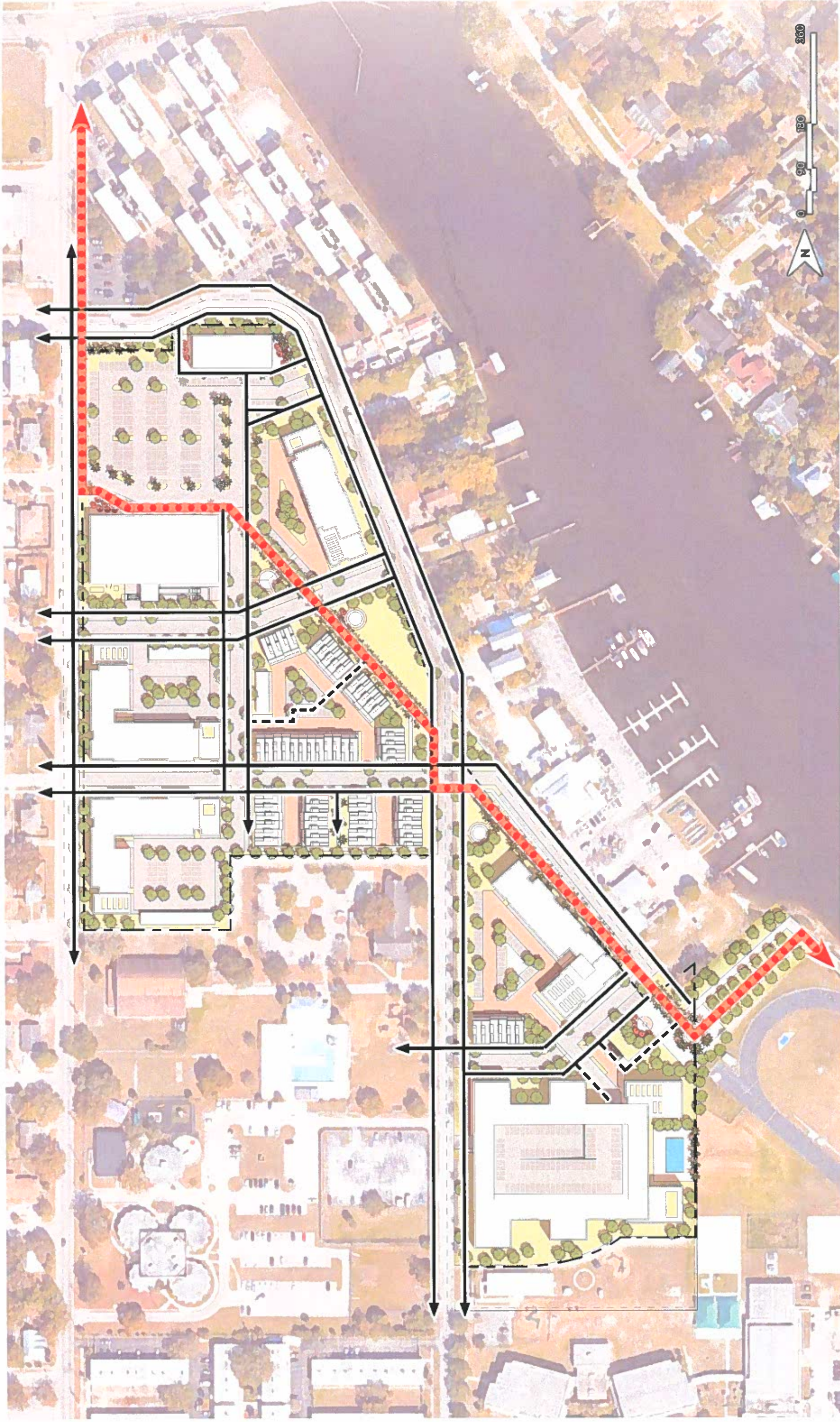
# WESTON





\* Outdoor features and amenities



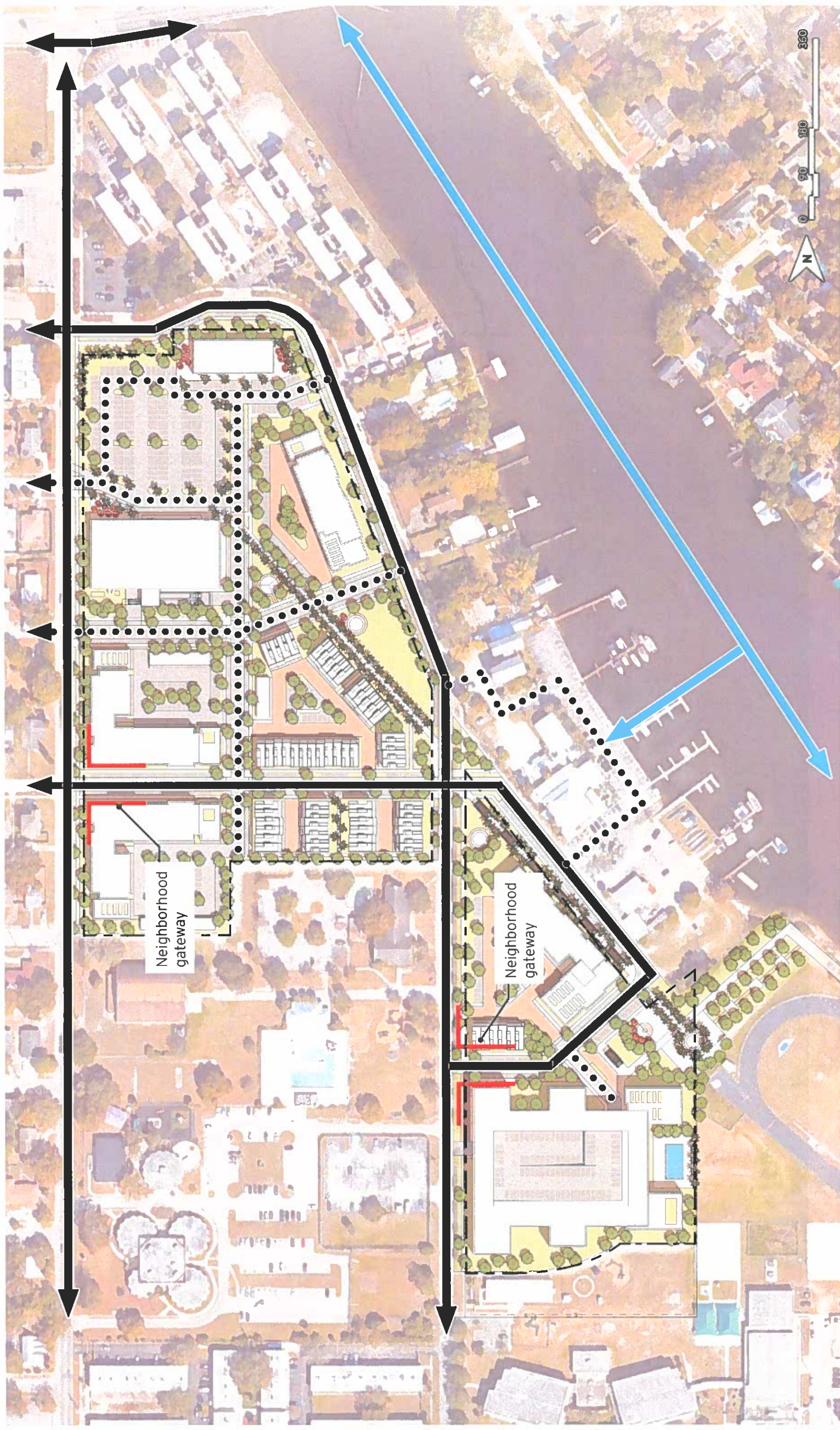


Pedestrian Circulation Diagram

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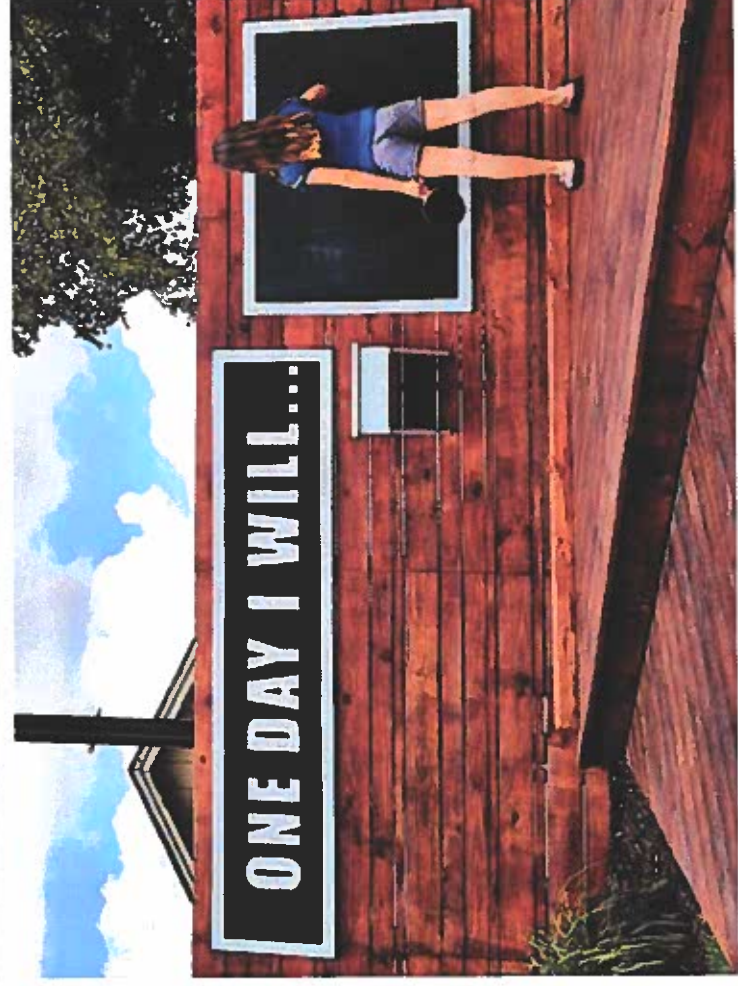
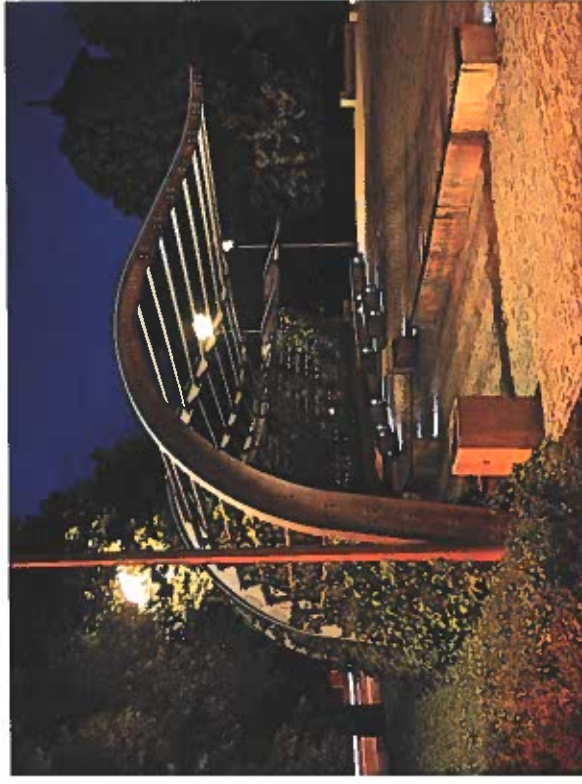
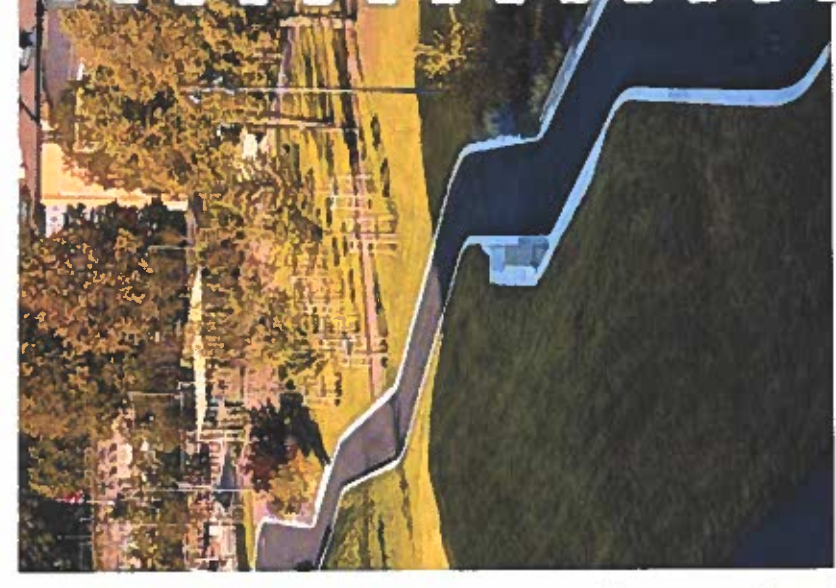
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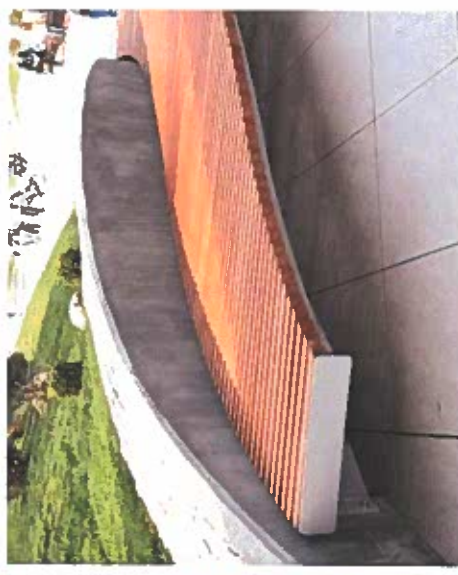
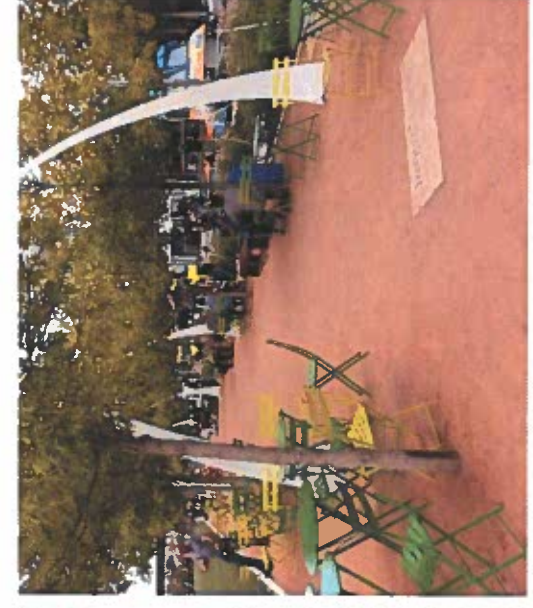
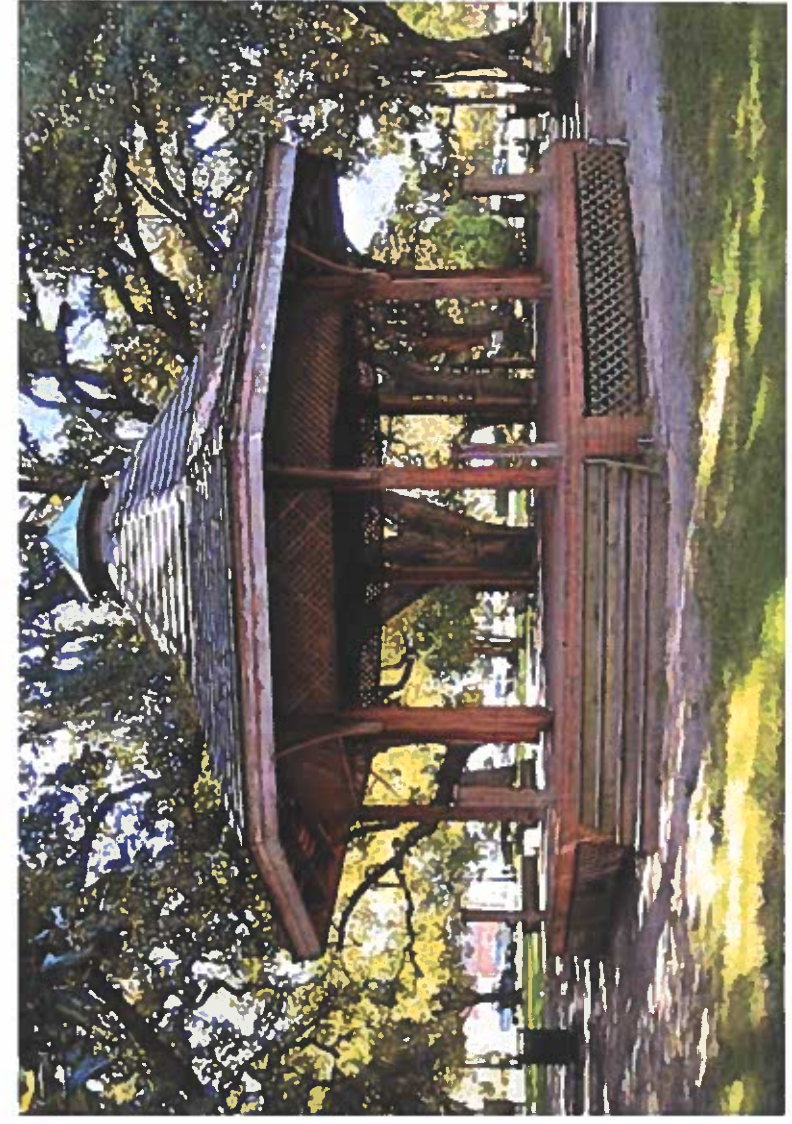
Vehicular Circulation Diagram



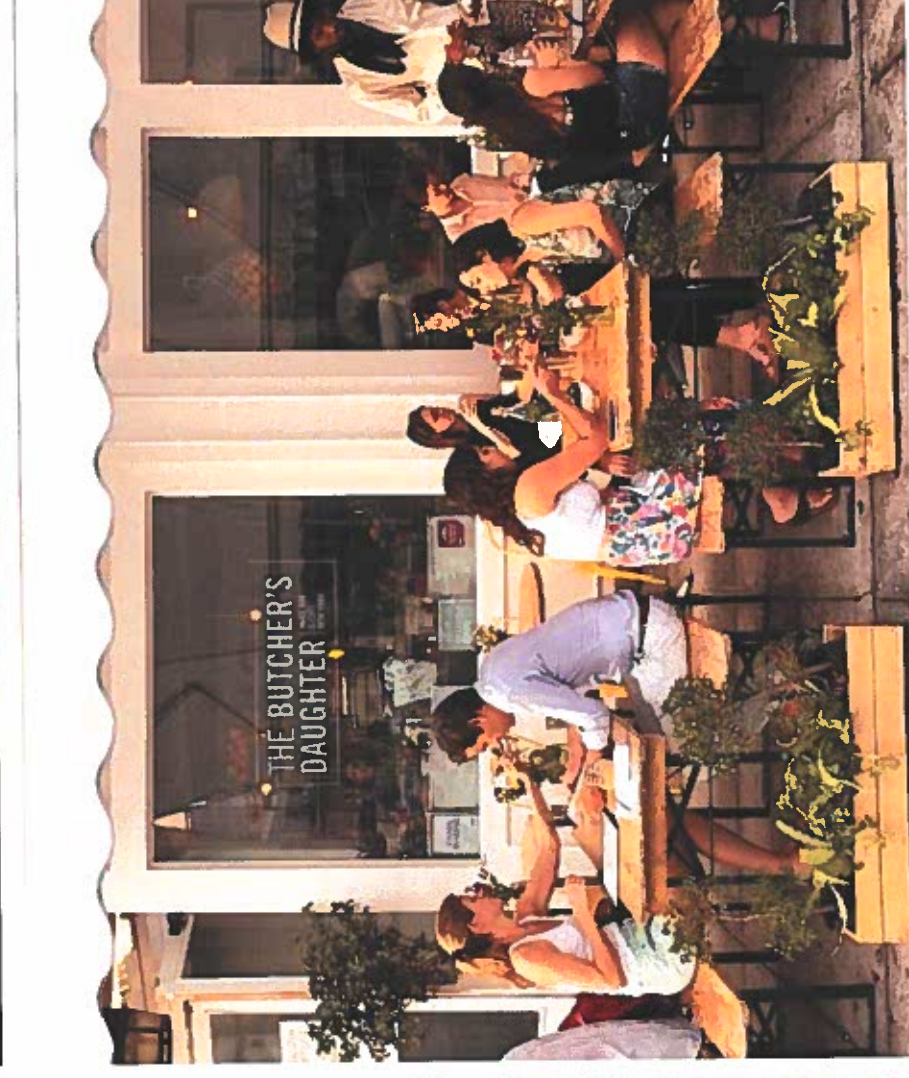
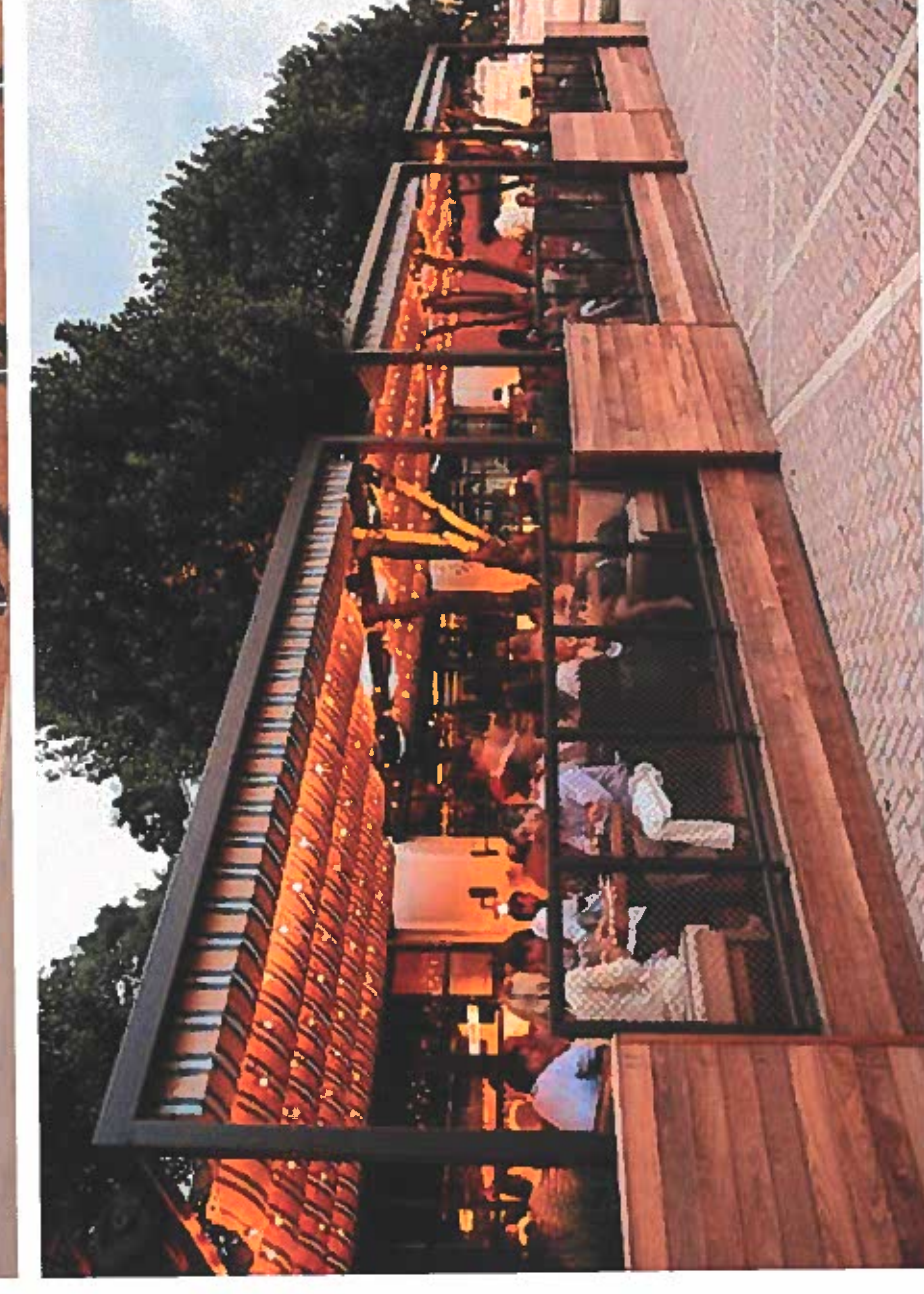
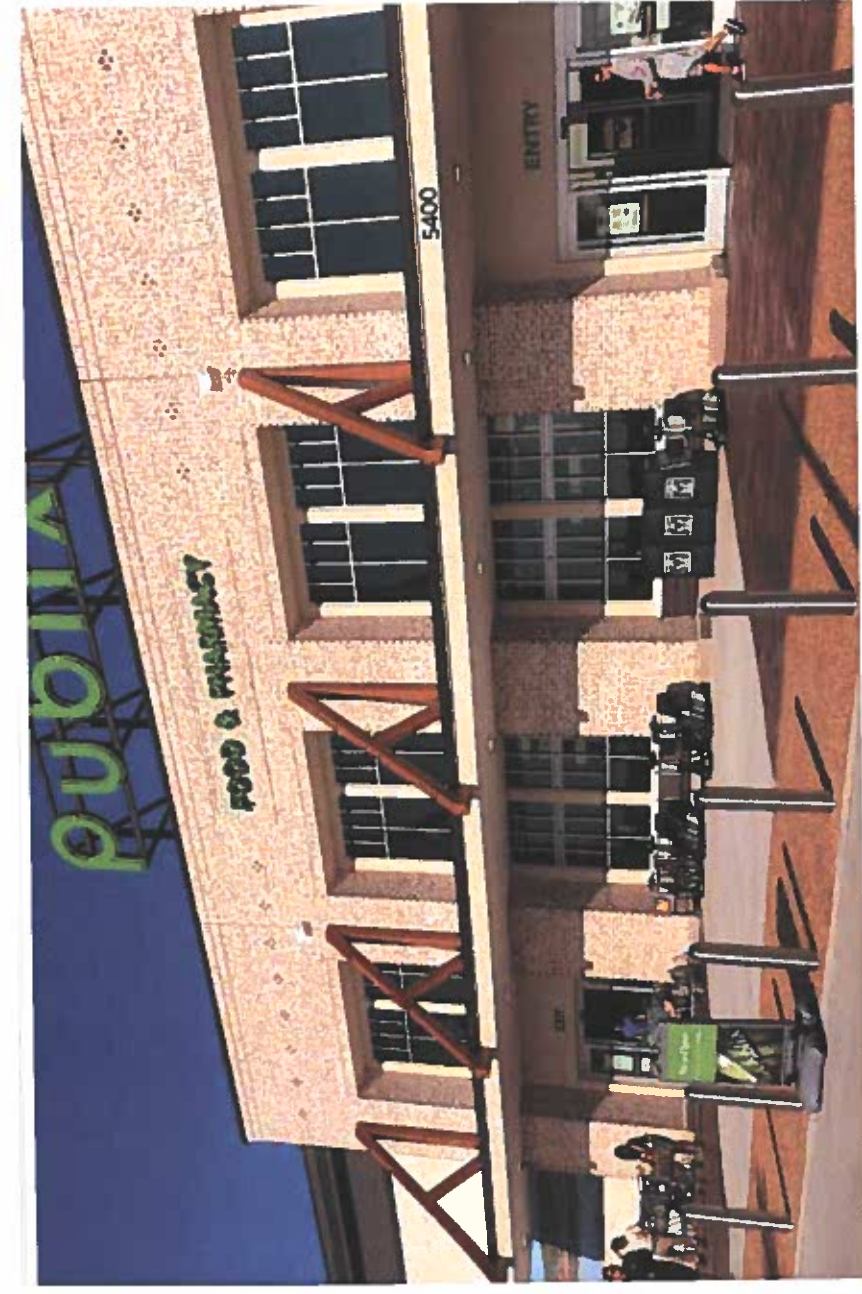


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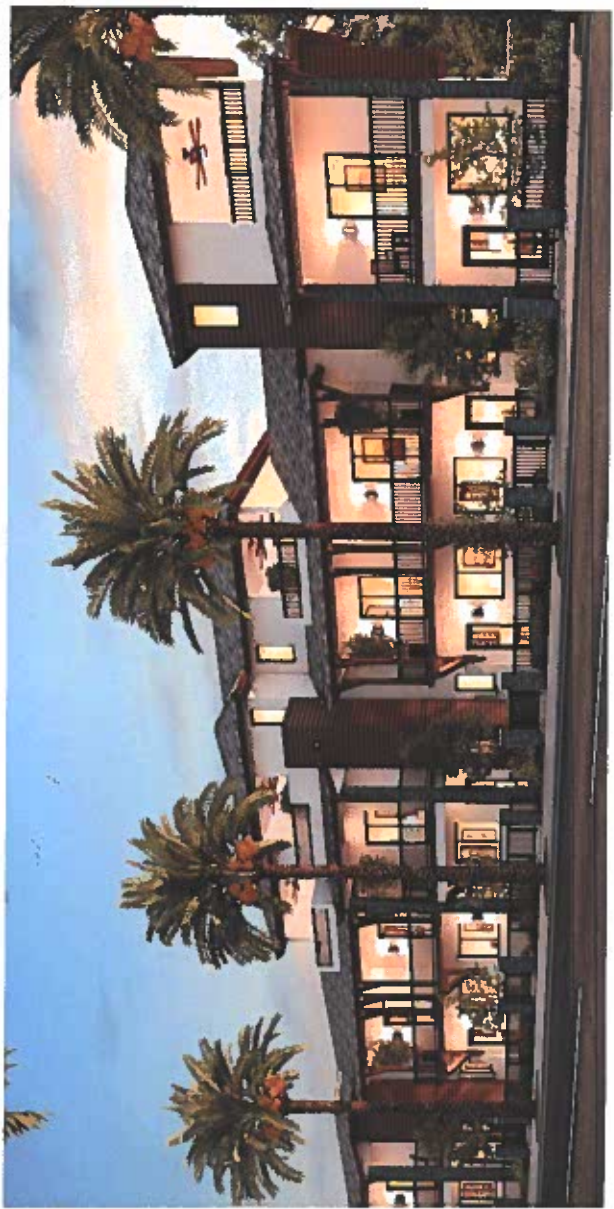
Retail Character

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18 March 2019

# WESTON





18 March 2019

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### Architectural Character







# DEVELOPMENT COST AND FINANCING

## USES

**LAND COST** **\$8,150,000**

### HARD COST

#### BREAKDOWN

| Bldg. | Type                        | Height | Qty.       | Unit          |
|-------|-----------------------------|--------|------------|---------------|
| A1    | Grocery Anchor              | 1      | 29300      | Square feet   |
| A2    | Retail / Restaurant         | 1      | 8900       | Square feet   |
| B     | Apartments (Tuck-Under)     | 3      | 56         | Dwelling Unit |
| C     | Apartments (Tuck-Under)     | 3      | 56         | Dwelling Unit |
| D     | Apartments (Tuck-Under)     | 4      | 50         | Dwelling Unit |
| E     | Townhouses                  | 3      | 30         | Dwelling Unit |
| F     | Townhouses                  | 3      | 24         | Dwelling Unit |
| G1    | Apartments (Tuck-Under)     | 4      | 71         | Dwelling Unit |
| G2    | Townhouses                  | 3      | 6          | Dwelling Unit |
| H     | Apartments (Struct. Garage) | 5      | 251        | Dwelling Unit |
|       |                             |        | <b>544</b> |               |

| PHASE 1    |           |                     |
|------------|-----------|---------------------|
| Qty.       | Cost per  | Total Cost          |
| --         | \$200     | \$5,860,000         |
| --         | \$200     | \$1,780,000         |
| 56         | \$160,000 | \$8,960,000         |
| 56         | \$160,000 | \$8,960,000         |
| 50         | \$160,000 | \$8,000,000         |
| 30         | \$160,000 | \$4,800,000         |
| 24         | \$160,000 | \$3,840,000         |
| 71         | \$160,000 | \$11,360,000        |
| 6          | \$160,000 | \$960,000           |
| --         | --        | --                  |
| <b>293</b> |           | <b>\$54,520,000</b> |

| PHASE 2    |           |                     |
|------------|-----------|---------------------|
| Qty.       | Cost per  | Total Cost          |
| --         | --        | --                  |
| --         | --        | --                  |
| --         | --        | --                  |
| --         | --        | --                  |
| --         | --        | --                  |
| --         | --        | --                  |
| --         | --        | --                  |
| 251        | \$200,000 | \$50,200,000        |
| <b>251</b> |           | <b>\$50,200,000</b> |

#### TOTAL HARD COST

**\$104,720,000**

### SOFT COSTS

**\$7,574,000**

### DEVELOPMENT FINANCING & OTHER COSTS

**\$17,910,000**

#### TOTAL USES

**\$138,354,000**

## SOURCES

EQUITY FINANCING

20%

**\$27,670,800**

DEBT FINANCING

80%

**\$110,683,200**

#### TOTAL SOURCES

**\$138,354,000**









**... spark interest and investment in the neighborhood beyond the West Tampa parcels.**

## LAND DISPOSITION AGREEMENT

BG Framework, LLC proposes to purchase and develop the West Tampa parcels in two phases as shown in the Phasing Diagram per Exhibit A, attached.

The two-phased strategy separates what would otherwise be a complex and longer-term development into two manageable phases that will deliver greater benefits to the West Tampa submarket sooner, while still resulting in an impactful and large-scale development upon full completion. The team will focus first on activating the development's largest block with a much-needed grocery store, stand-alone retail, a mixture of apartments and townhouses, and multiple public open spaces. Successful completion of Phase 1 will aid in driving success in Phase 2 by proving rental rates and the viability of retail in the West

Tampa submarket. Additionally, Phase 1's success will spark interest and investment in the neighborhood beyond the subject West Tampa parcels in the near term.

The financial performance precedent set from Phase 1 will allow a higher density (and more costly) development program for Phase 2. The parcel's view corridors, waterfront location, and eventual connection to the Riverwalk will be leveraged to the fullest.

With this phased approach in mind, the following are terms under which BG Framework, LLC, or one of its affiliates, would be willing to enter into an agreement to purchase the subject parcels:



## PHASE 1

### Phase 1 Purchase Price:

BG Framework, LLC or an affiliate will pay a cash purchase price of \$4,400,000 for the Phase 1 property acreage for construction of the Phase 1 development plan per the Phasing Diagram shown in Exhibit A, attached.

### Deposit:

\$25,000 within 5 business days of contract execution. The Deposit is refundable during the Inspection Period, and applicable to the Purchase Price. An additional \$25,000 deposit will be made within 5 days of the expiration of the Inspection Period. This additional deposit will be applicable to the Purchase Price and non-refundable.

### Phase 1 Inspection Period:

For a period of 120 days after a contract is executed, the Buyer will be granted access to the Property and verify all the issues of utilities, government approvals, environmental and soil conditions, access, and similar matters to determine their effect on the proposed development.

Of paramount importance to the overall vision of the project is the inclusion of a viable grocery tenant. During the Inspection Period, BG Framework will undertake the pursuit of a letter of commitment from a grocer, and reserves the opportunity to make modifications to the project program contingent upon the outcome of this pursuit.

### Phase 1 Closing Date:

Seller acknowledges that the Buyer will be seeking a construction loan under the Federal Housing Authority's 221(d)(4) program, a program offering loans secured by the Department of Housing and Urban Development (HUD).

Closing will occur no later than 30 days after full and final unappealable approvals are obtained for the proposed development and after the Buyer obtains approval of an FHA 221(d)(4) loan for the apartment portion of the Phase 1 development plan. In no event shall Closing occur later than 420 days from the end of the Phase 1 Inspection Period.

## PHASE 2

### Phase 2 Purchase Price:

BG Framework, LLC or an affiliate will pay a cash purchase price of \$3,750,000 for the Phase 2 property acreage for construction of the Phase 2 development per the Phasing Diagram shown in Exhibit A, attached.

### Deposit:

\$25,000 within 5 business days of contract execution. The Deposit is refundable during the Inspection Period, and applicable to the Purchase Price. An additional \$25,000 deposit will be made within 5 days of the expiration of the Inspection Period. This additional deposit will be applicable to the Purchase Price and non-refundable.

### Phase 2 Inspection Period:

For a period of 60 days after the Phase 1 Closing Date, the Buyer will be granted access to the Property and verify all the issues of utilities, government approvals, environmental and soil conditions, driveway access, and similar matters to determine their effect on the proposed development.

### Phase 2 Closing Date:

Closing will occur no later than 30 days after full and final unappealable approvals are obtained for the proposed Phase 2 development plan and after the Buyer obtains approval of an FHA 221(d)(4) loan for the apartment portion of the Phase 2 development plan. In no event shall Closing occur later than 420 days from the end of the Phase 2 Inspection Period.





## FINANCIAL PROFILE

BG Framework's financial strength is demonstrated by Framework Group, LLC and Barclay Group's proven track record of financing, developing, and constructing large-scale retail and residential projects in major markets throughout the United States. In total, BG Framework is currently developing a portfolio of projects totaling over \$250 million. Financial references are available upon request.





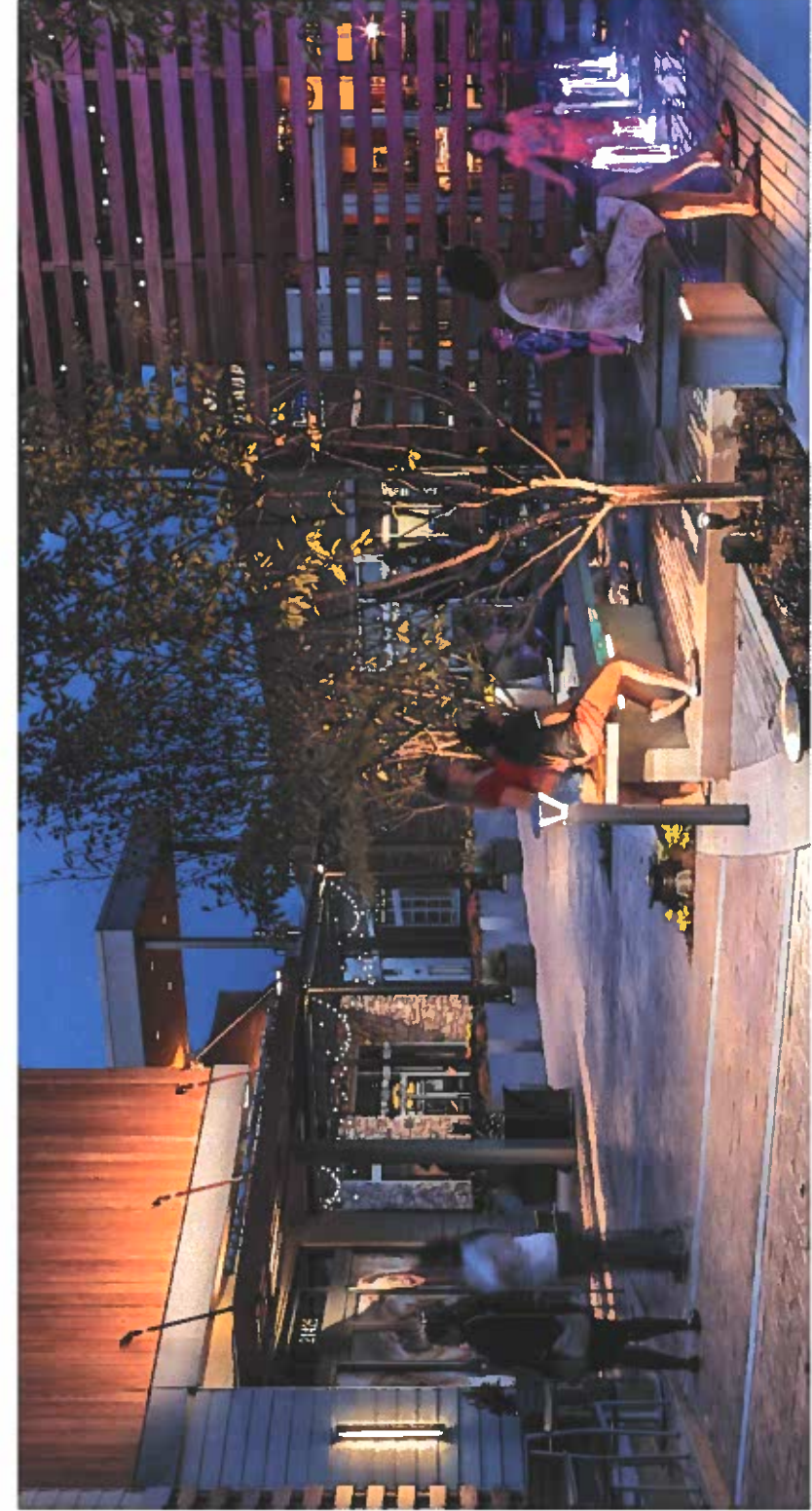












**...ensure the financial feasibility and success of Weston.**

## ADDITIONAL NEEDS

BG Framework, LLC has identified certain additional needs from the City of Tampa, required to ensure the financial feasibility and success of Weston. The additional needs that represent physical improvements to the site are detailed on Exhibit B, attached. All additional needs are summarized below.

### **Weston Park**

Weston's development plan contemplates the future extension of the Riverwalk along the western edge of the Hillsborough River, the northern entrance of which would be incorporated into a new, intimate public open space, called Weston Park. By offering Riverwalk access, along with public open space and waterfront programming, Weston Park will become a true asset to the neighborhood and the Riverwalk. As designed, it delivers on common goals belonging to the City of Tampa, existing West Tampa residents, and BG Framework--public access to the riverfront, the linking of public assets and urban districts, and continued expansion and success of the Riverwalk through thoughtful strategic planning.

*The applicant requests that the City and CRA undertake the construction and maintenance of this small (approx. 0.9 acre) public park at the terminus of the Riverwalk.*

### **Utility Removals and/or Relocations**

The development team paid special attention to the major existing water and wastewater underground utilities by devising a development plan that keeps the largest (24"-60" diameter) utility lines in place. Removal or relocation of all remaining underground and overhead utilities will be critical to successfully extending the street grid into the development, creating open space, and establishing a workable overall development plan.

*The applicant requests that the City and CRA undertake the removal of the smaller remaining underground utility lines on the property, as well as undergrounding the existing overhead utility lines that exist along and/or through the property.*

### **Patching or Repaving Existing Roads as Needed**

Many of the existing streets adjacent to the West Tampa parcels are in disrepair. Patching or repaving these streets as necessary will deliver the benefits of safe travel and an important sense of renewal both to existing neighborhood residents and new residents and shoppers at Weston.







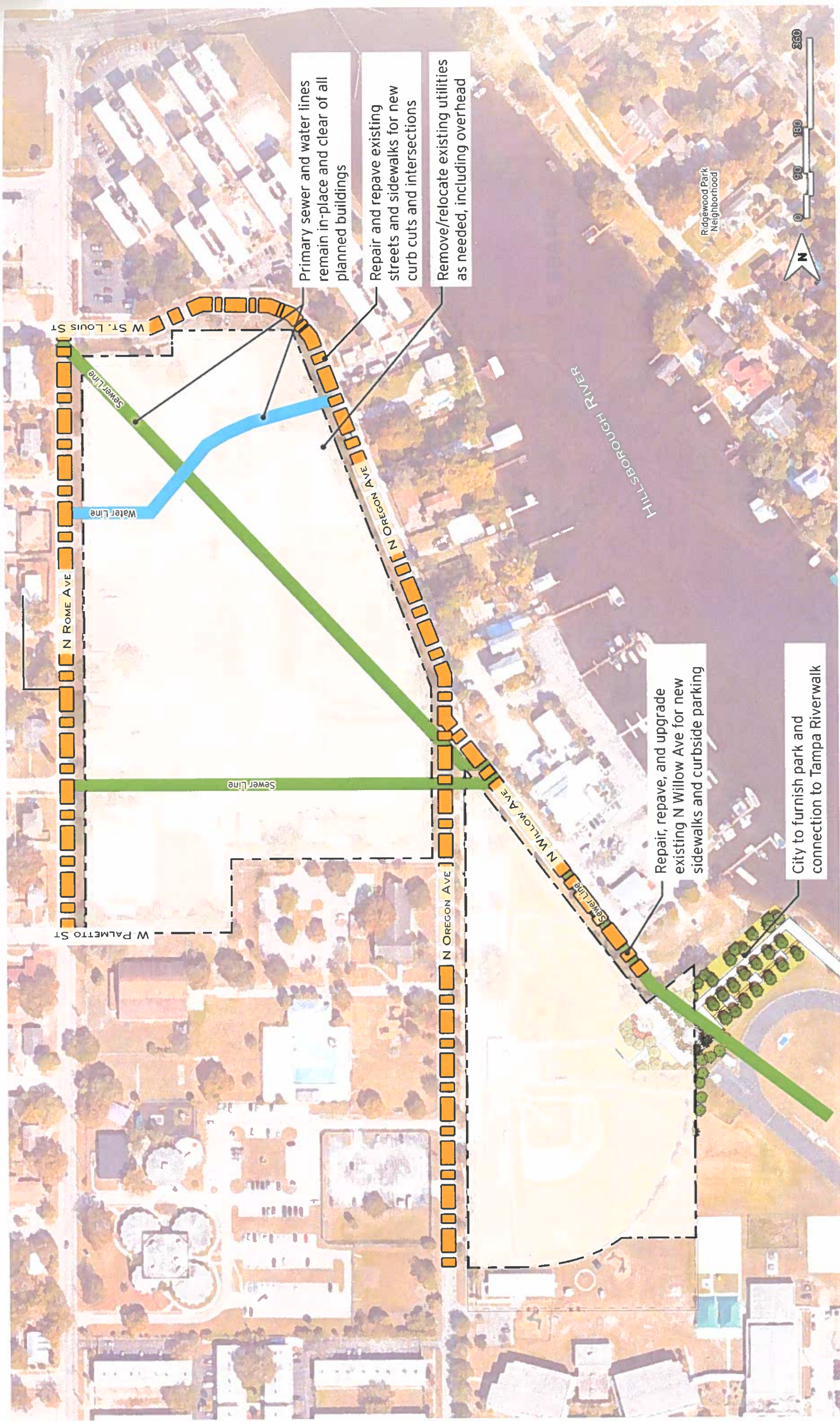


Exhibit B - Additional Needs