



ROME YARD DEVELOPMENT



in partnership with



Mayor Jane Castor

Transforming Tampa's Tomorrow



Bringing Tampa's City Hall to You

ROME YARD DEVELOPMENT PROJECT RELATED URBAN DEVELOPMENT GROUP in partnership with TAMPA HOUSING AUTHORITY

SEE Proposal: <https://vimeo.com/522622419/31cb41f11f>

Creating a sustainable, resilient, socio-economic hub that will support West Tampa and Tampa for generations to come.

HOUSING AFFORDABILITY

- 954 new dwelling units across a wide range of affordability, with market rate standard quality finishes for all units.
- More than 30,000 sf of amenity spaces throughout the development providing services such as fitness centers and libraries.

ECONOMIC DEVELOPMENT

- Incorporation of the West Tampa Neighborhood, CRA CAC Vision Plan & CRA Strategic plan needs and recommendations.
- At least \$4,700,000 of Qualified Opportunity Zone (QOZ) equity committed from the developer.
- More than \$140,000,000 of cash flow generated for the City of Tampa.
- This excludes real-estate taxes which are estimated at more than \$900,000,000 over the life span of the project.
- Community-based retail and commercial space, including micro-retail spaces to enable small start-ups to get an early footing in the marketplace.
- At least 10% of Rome Yard's retail space to be set aside for City of Tampa resident-owned small businesses.

WORKFORCE DEVELOPMENT

- Commitment to a diverse workforce including a minimum of 40% of the project budget (approximately \$75 million) designated for minority and woman-owned local businesses.
- Collaboration with the CDC of Tampa and West Tampa CDC to implement apprenticeship programs such as for MEP and other trades.
- Joint-ventured with African-American owned Ducon Construction. This partnership will help ensure the above WMBE/SLBE commitments are met and exceeded.
- A Workforce Training Center focused on providing community services, such as free resume building, budget management and interview training classes.

SUSTAINABILITY AND RESILIENCE

- Innovative Sustainability and Resiliency components.
- Energy Efficiency / Commitment to LEED Silver.
- Numerous sustainability components such as smart thermostats, locally sourced materials and more.
- Various green (vegetative) roofs throughout the development.

- Designing for health and wellness with WELL Building & Community Standards and Fitwel Certification
- Inclusion of numerous LEED for Neighborhoods standards, such as designs that prioritize bicyclist safety.

TRANSPORTATION

- Commitment to ensuring transportation options and multi-modal experiences.
- Commitment to secure additional HART Bus Stop(s).
- Coordinating with a national transportation firm to provide first mile / last mile electric shuttle connections to the proposed cross town tram system.
- Extensive bicycle, electric scooter options and parking.

NEIGHBORHOOD-CENTRIC ATTRIBUTES

- A West Tampa Cultural Center & Art Pavilion highlighting the rich history of West Tampa.
 - > *Partnership with local historian Fred Hearn.*
- A well-rounded site plan providing for wide open green spaces, incorporation of the future Riverwalk, and other amenities for residents and the entire community. Some features include:
 - > *Great lawn for movies in the park, yoga, dance, musical events, pop-ups for local businesses, farmers markets, BBQ areas and more.*
 - > *Sculpture gardens and various "pocket" parks.*
 - > *A resort-style pool*
 - > *Observation "cigar tower" allowing fantastic views of downtown Tampa, Hillsborough River, Raymond James Stadium, Busch Gardens, and more. This tower will be clad in traditional brick, reminiscent of the numerous historical cigar factories in the area.*
- Once the Riverwalk makes its way across the site, it turns North up Rome Avenue, creating an ideal connection point to the residential neighborhood to the West.
- A world class landscape architecture firm has been engaged for this project and completed numerous local projects including but not limited to: Armature Works, the Riverwalk Extension to North Boulevard, the Heights District Master Plan, St. Pete Pier, Gizella Kopsick Palm Arboretum, Water Works Park and more.
- One of the industry's top civil engineers has been engaged to ensure constructability of the site, while working around the existing utility lines.
- Strategic partnerships to incorporate numerous art installations throughout the development. Much of this artwork will highlight the area's rich history and will be coordinated with the City of Tampa's Arts & Cultural Affairs. Some of our art partners include:
 - > Tampa Museum of Art
 - > Tes One Studios
 - > Pep Rally Studios
 - > Perez Art Museum Miami (PAMM)

diversity
change
innovation

