



Pro-Active TIF Strategies CDFA 2011 Annual Summit

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Introduction – Alternative TIF Strategies

Reactive TIF

- Developer Initiated
- Response to Single Opportunity
- Timing Issues
- Policy/Public Education Issues

Pro-Active TIF

- Plan Implementation Tool
- Anticipatory/Development Strategy
- Area – wide
- Multiple Projects Including Infrastructure

Plan Implementation Tool

- Uptown Park Ridge, IL
- Sub-area Planning
 - Market
 - Physical Conditions
 - Traffic
 - Infrastructure
- Extensive Community Participation
- Multiple Target Areas
 - Goals
 - Strategies

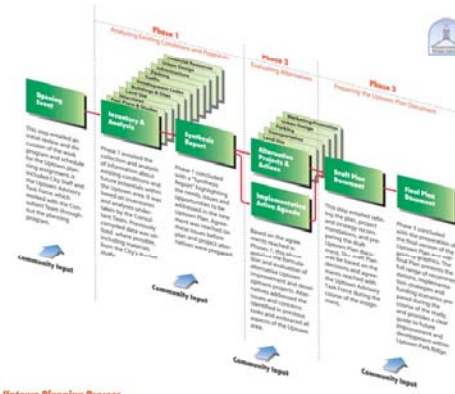


Figure 2: Uptown Planning Process
 Uptown Plan • City of Park Ridge, Illinois
PHS, Pritzker, Allen & Pappas • Land Design Collaborative • Parsons Transportation Group • Bala Bohak Ltd. © January 2002



Figure 3: Uptown Target Areas
 Uptown Plan • City of Park Ridge, Illinois
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Strategies for Each Target Area

- Uses
- Development Concept
- Design Framework
- Density and Height
- Critical Infrastructure
- Action Steps



Area 2 encompasses the blocks bounded by Touhy Avenue, Northwest Highway, Morris Avenue, and Busse Highway. It contains the City's underground water reservoir and pumping station, several auto-related uses, and Summit Square Retirement Housing. It occupies a highly visible location within Uptown Park Ridge.

Selected Existing Uses:
 1 - Reservoir block
 2 - Bredemann Buick
 3 - Bredemann Toyota
 4 - Napleton Cadillac
 5 - Summit Square housing
 6 - Library block
 7 - Hinkley Park



The illustrative plans on this page suggest how Area 2 might be redeveloped for a mix of commercial and residential uses, together with off-street parking.

Below Right. This example assumes area-wide redevelopment of Target Area 2. It shows: 1) a 70,000 square-foot retail center near six-corners, with offices on the second floor; 2) approximately 60,000 square feet of ground-floor "destination retail" development along Northwest Highway; 3) approximately 112 condominium units in two five-story buildings along Morris Avenue, facing Hinkley Park; 4) replacement of the existing retirement housing with a more compatible new structure, perhaps with commercial space on the ground floor; and 5) parking at mid-block, including limited surface parking, an above-ground structure, and some underground parking.

Top Right. This example assumes retention of the existing reservoir, pumping station, and Summit Square Retirement Housing. It shows more limited new commercial development along Northwest Highway and Touhy Avenue: a mix of condominiums and townhouses along Morris Avenue; and parking at mid-block.



▲ New Retail Center
 ■ New "Destination" Retail
 ■ New Condominiums
 ■ New Townhouses
 ■ New Retirement Housing
 ■ Gateway Design Feature
 ■ Surface Parking
 ■ Parking Structure
 ★ New Design Feature



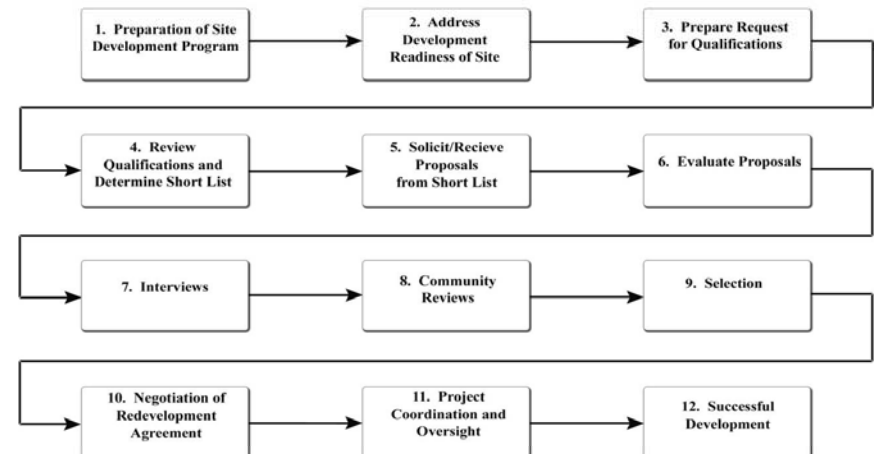
Figure 7: Target Area 2 Bredemann/Reservoir Area

Uptown Plan • City of Park Ridge, Illinois

Trkla, Pettigrow, Allen & Payne • Land Design Collaborative • Parsons Transportation Group • Dale Helmich Ltd. • January 2002

Implementation

- Site Assembly – General Fund
- Move Reservoir
 - Water Rates
 - GO Backed, Alt. Revenue Bonds
- Establish Area-wide TIF
- Developer Solicitation
 - Fine-tune Goals
 - Consensus of 14 Mbr City Council
 - Development Guidelines
 - Competitive RFQ/P Process



Results

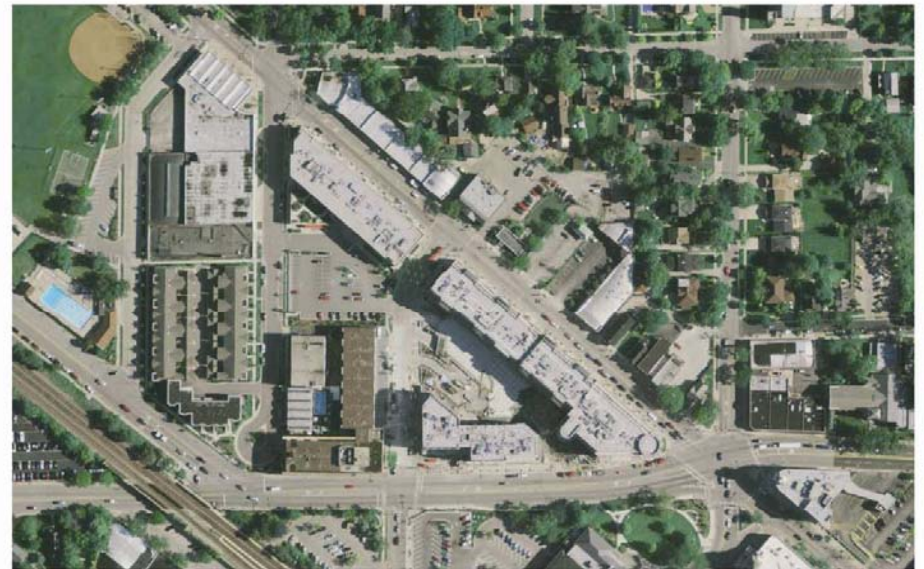
- Started 2002
- RFQ/P at Start of Boom
- 19 Teams
- 6 Short-listed
- TIF Used for Land Acquisition, Public Parking, Infrastructure
- Private Land Purchase Restored General Fund
- \$120 Million
 - 70,000 SF Retail
 - 190 Residential
 - 700 Parking
- Shared Upside



Before and After from the Air



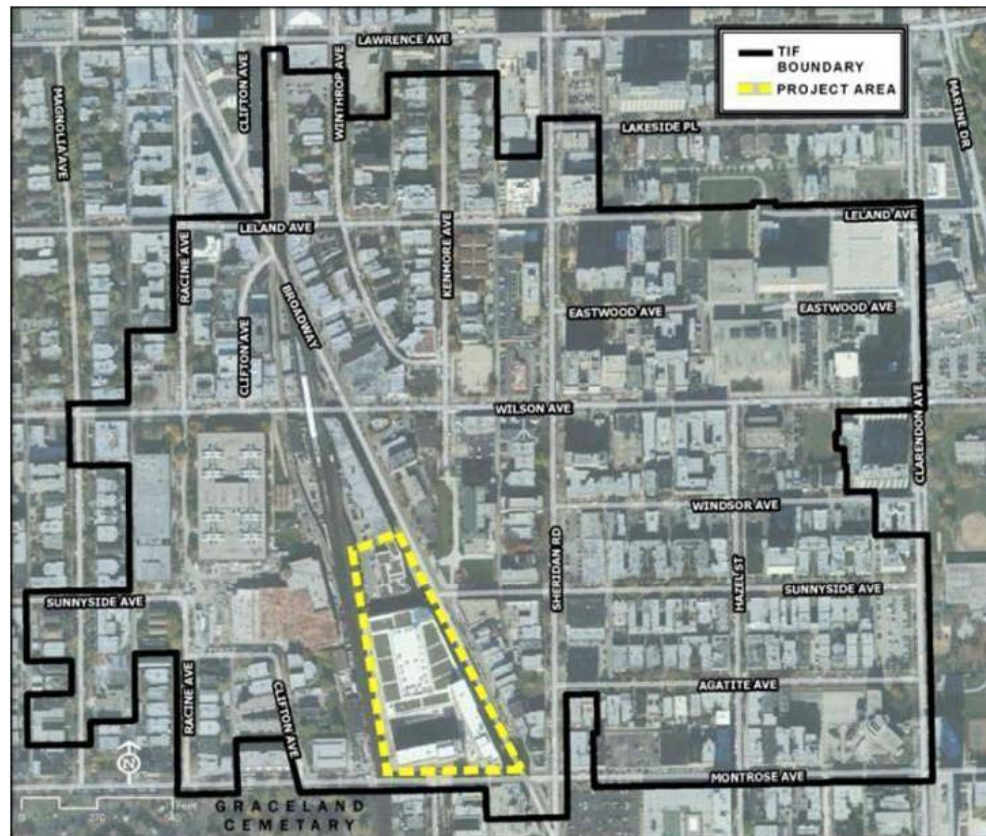
Uptown Park Ridge -- 1998



Uptown Park Ridge - 2008

Anticipatory Development Strategy

- Deteriorated CTA Yard
- Intergovernmental Land Sale
- Large Area TIF
- Timing Captured Unexpected Inflationary Gain
- Goals Tried to Satisfy Everyone
- City RFP Process for Developer



Results

- Aldi
- Target
- 80 Units of Family Affordable Housing
- 98 Units of Affordable Senior Housing
- In-Pin and Area-Wide Increment Used – \$52 Million (Originally to be \$30 Million)
- Parking Structure for Truman College
- Other Affordable Housing Rehabs
- Streetscape



Adjacent TIF – Porting from Mature to New

- Severely Blighted SROs in Deteriorating Business District
- Willing, Capable Developer
- High Acquisition Cost
- 12th Layer Needed
- New TIF Adjacent to Mature TIF
- Seasoned Increment Financeable



Result

- TIF Funded Financing Layer
 - Adjacent TIF First 12 Years
 - New TIF Thereafter
- Successful Renovated Hotels to Small Affordable Units
- Stabilized Street
- Revived Retail/Restaurants
- Enhanced Commercial District



Conclusions

- Pro-Active Strategies Create Climate to Seize Opportunity
- Create Political/Policy Support
- Timely Response to Opportunities
- Development Climate to Support Developer Dialog
- Ability to Pro-Actively Seek Developers
- Potential for Area-wide Increment
- Support for Priority, Low Tax/No Tax Projects
 - Infrastructure
 - Affordable Housing
 - Environmental Clean-up
 - Institutional Projects

Development Advisors to the Public and Private Sectors



- ▶ Public-Private Partnerships
- ▶ Real Estate Economics
- ▶ Developer Solicitation
- ▶ Development Impacts of Infrastructure
- ▶ Public Financing
- ▶ Area Plans & Implementation
- ▶ Fiscal & Economic Impact



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