

Eriksson Technologies, Inc.

11:50 a.m.

CITY OF TEMPLE TERRACE

Downtown Community Redevelopment Property Proposal

proposal due on or before June 20, 2016 at 5:00 PM



Eriksson
technologies

June 20, 2016

The City of Temple Terrace, Honorable Mayor and City Council Members
c/o Cheryl Mooney
Temple Terrace City Clerk
11250 North 56th Street, First Floor
Temple Terrace, FL 33617

Dear Ms. Mooney:

Re: Proposal for acquisition of approximately 1.5 acres of real property located at the southeast corner of 56th Street and Bullard Parkway in the City of Temple Terrace

In reference to your Notice of Disposal of Property of May 21, 2016, we are pleased to present our proposal to purchase the subject real property and to outline our plans to develop, occupy and operate a multi-story mixed-use project, which we believe will satisfy the requirements and further the goals and objectives of the City of Temple Terrace.

Eriksson Technologies is a full-service engineering and software development firm with roots in Temple Terrace and is deeply committed to enhancing the well-being and future of both the City and its residents. Beginning with a single employee and growing to our current full staff of engineers, programmers and CAD technicians, we have established a solid track record of growth and quality job creation. Our proposed development plan will permit us to consolidate our operations—currently spread over three separate office buildings within Temple Terrace—into a single, state-of-the-art, architecturally important building with room for future growth.

We believe our development plan will yield many benefits—both to us and to Temple Terrace. These include:

- Accommodates Eriksson's growth needs
- Serves as a high-quality cornerstone for the City of Temple Terrace's Community Redevelopment Plan
- Creates a mixed-use, multi-story project with substantial tax revenue generation potential
- Establishes a conduit between Eriksson and USF, area technical schools & area high schools
- Anchors in downtown Temple Terrace the numerous professional-level jobs Eriksson has created
- Substantially increases the value of adjoining land and the general quality of the downtown area
- Sets a new, high standard for urban development in Temple Terrace

Offer:

\$250,000, contingent upon the satisfactory negotiation of concessions and other project development incentives, and acceptable terms and conditions of the sale.

Proposal:

Our intent is to develop the subject property to maximize the benefits to both Eriksson and the City of Temple Terrace. The following pages provide details on the overall project description and features, the site plan, floor layouts, and renderings.

We are very excited about the prospects of developing this project and look forward to working with your team.

Sincerely,

Eriksson Technologies, Inc.



Roy L. Eriksson, P.E.
President

Project Overview

Background

This mixed-use development project has been initiated from the need to increase workspace for Eriksson Technologies, Inc. (ETI). To this end, the project will be a workplace and commercial setting of creativity and innovation. At the same time the project is a symbolic "home" for ETI representing their continued contribution to the Temple Terrace community.

Community Design

The essence of this mixed-use development is derived from Form Based Codes (FBC) defining the Temple Terrace Downtown Development District (TTDOD). The principles of these codes are developed from a commitment to make better places and are based in established design principles. As a result the TTDOD puts Temple Terrace ahead of other Tampa Bay communities in the effort to make community design responsive to the diverse and market needs of its inhabitants.

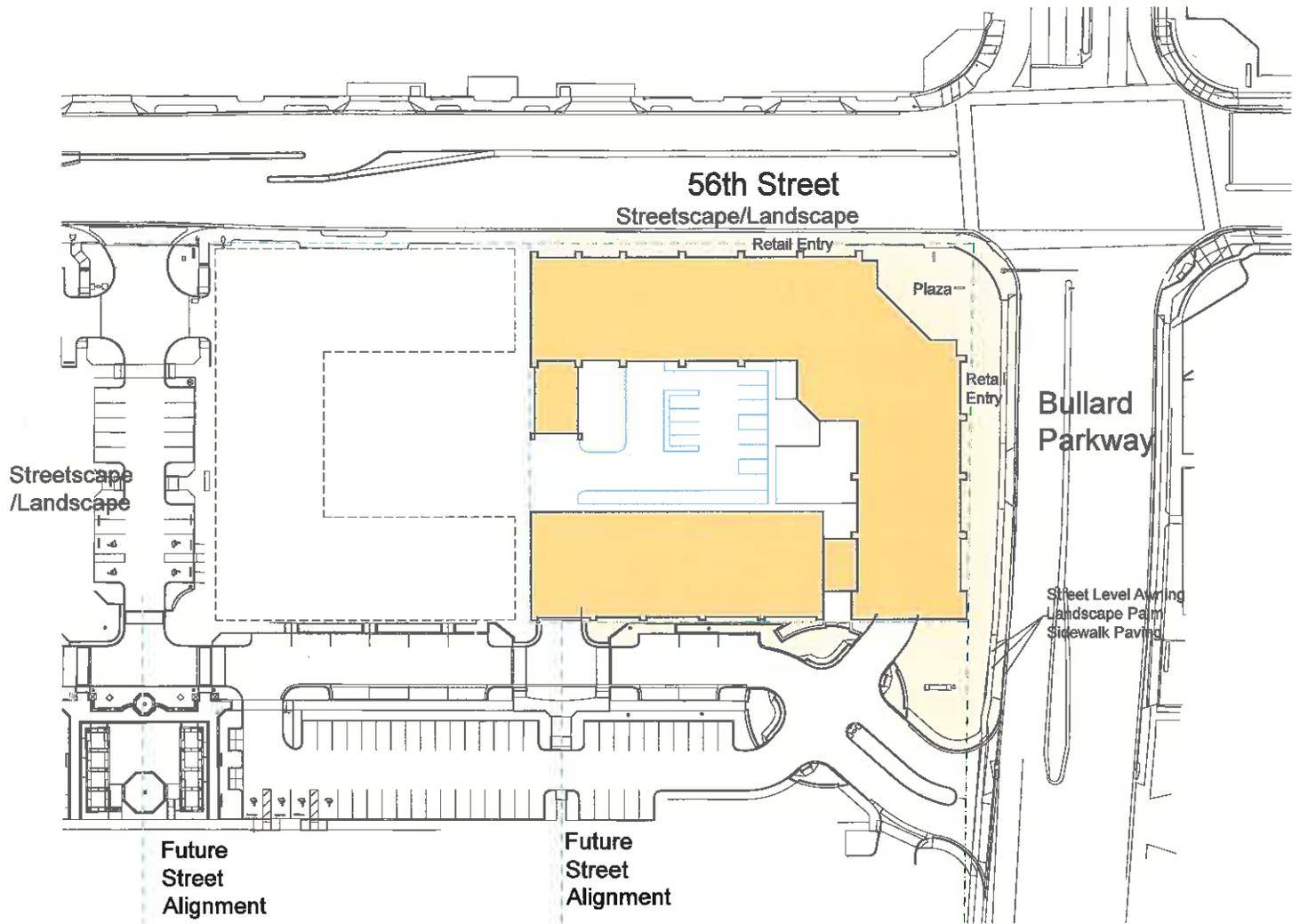
Project Features

The mixed-use project communicates a positive and energetic place to work and gather for the emerging high-technology Temple Terrace workforce. Some of the highlights featured in the building include: multiple retail venues such as food and coffee shops, meeting and conference spaces, an open pedestrian plaza, lush landscaping, state-of-the-art, low-consumption energy systems, 270+ parking spaces, bicycle racks, continuous pedestrian awnings, and large open light-filled office space.

Architectural Design Features

This program will be distributed over the proposed 1.5-acre site. Responding to the corner location at 56th Street and Bullard Parkway the project is organized around a core "hub" and a pedestrian plaza. This organizational plan then connects to an interior courtyard and vehicular arrival space. Office, retail, and parking wings then connect to this hub distributed over 6 floors. On Main Street a street-level retail wing continues and completes the outer boundary of the 1.5-acre site.

The architectural design is a merger of form and function between the utility and esthetics of architecture and the economy of engineering. To this end, a precast/prestressed concrete structure and skin define the material pallet. The presentation of precast skin will be warm-toned and differentiated with offsets, reveals, and textures as defined in the FBC. In contrast and required by the FBC the use of large expanses of high performance glass will bring light and views to all interior office spaces contributing to lower energy consumption. Where necessary exterior solar protection of the glass will be provided by sunscreens. Both glass and structure will be designed for the maximum hurricane wind loads. To contribute to LEED energy standards the project will also feature rooftop solar panels for building energy production.



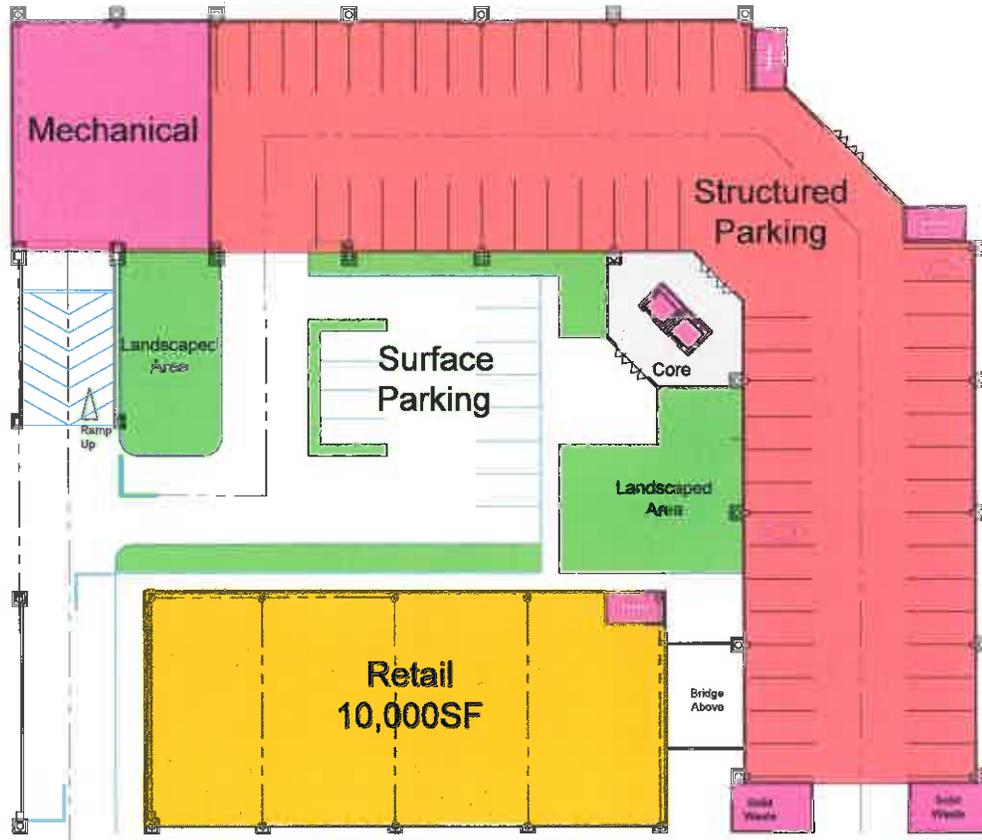
A Site Plan 

Site Area: = 1.5 Acres
 Level 1/Phase 1: 10,000 SF Retail - 69 Spaces- 272 Spaces Project Total
 Level 1/Phase 2: 8,250 SF Additional Retail - 41 Spaces - 244 Spaces Project Total
 Level 2: 100 Spaces
 Level 3: 103 Spaces
 Level 4, 5, & 6 Office Space: 25,000 SF Gross, 24,000 SF Net, 21,350 Useable
 Level 7: 3500 SF Gross

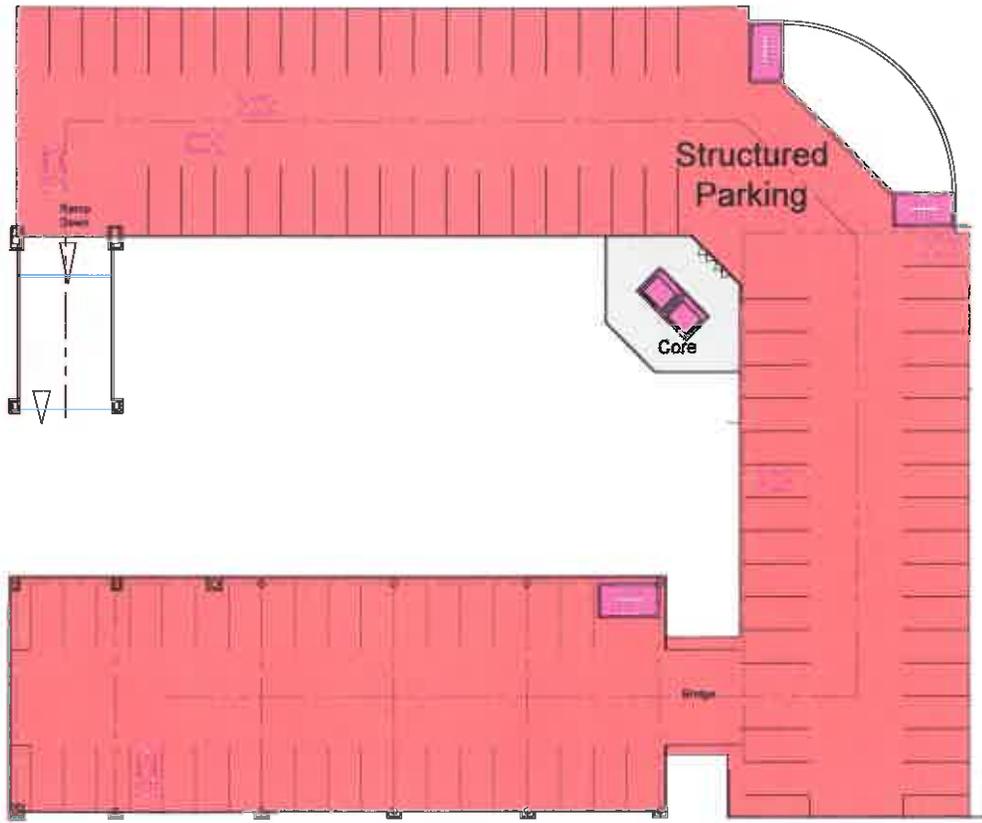
B Area / Parking Summary



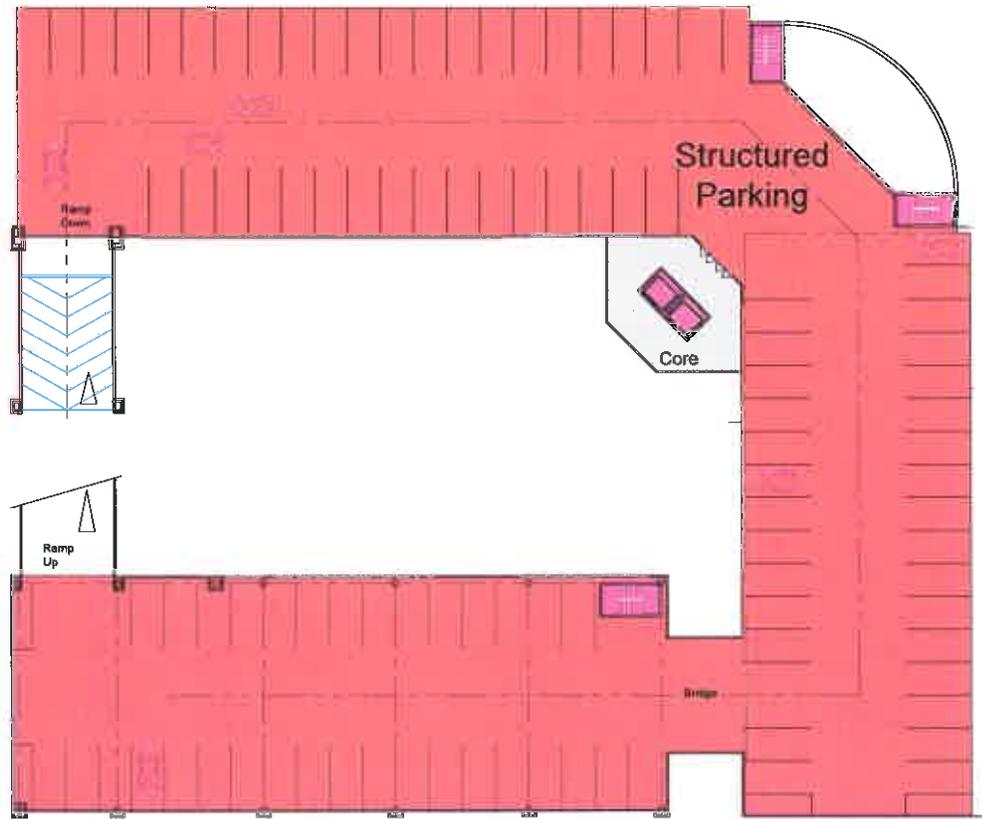
1.1 Phase 2 / Level 1
41 Spaces MOL- 272 Spaces MOL



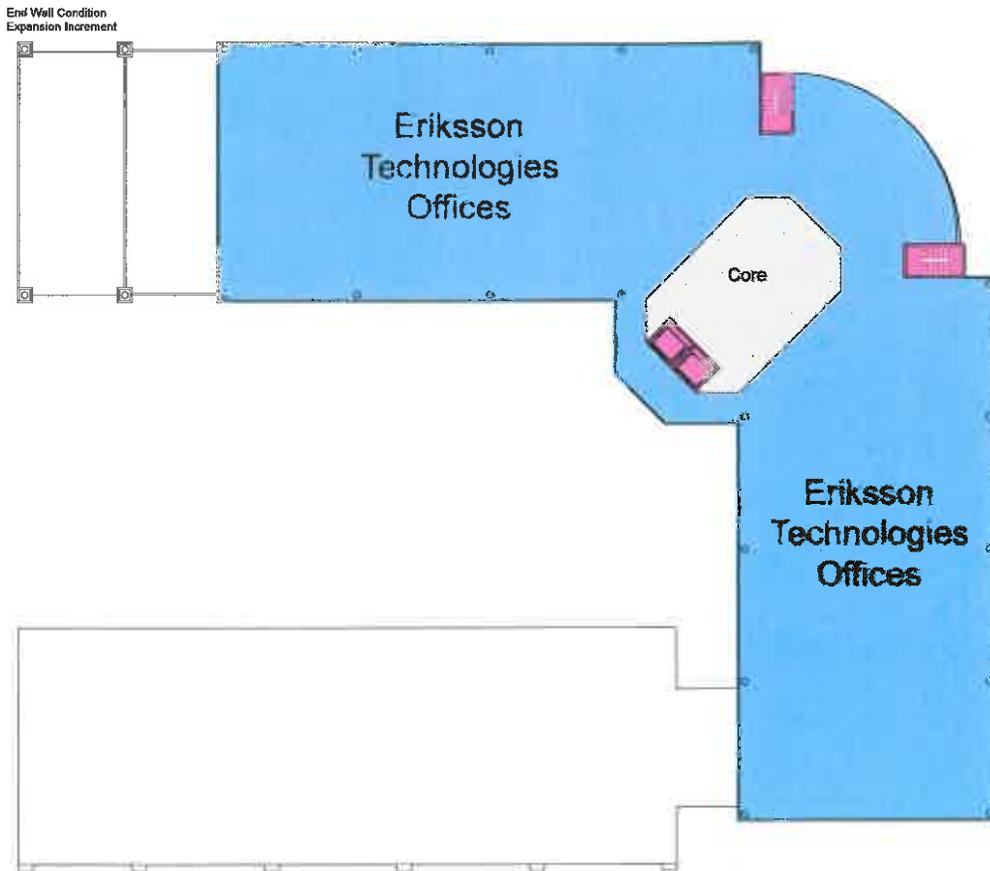
1 Phase 1 / Level 1
69 Spaces MOL-272 Spaces MOL



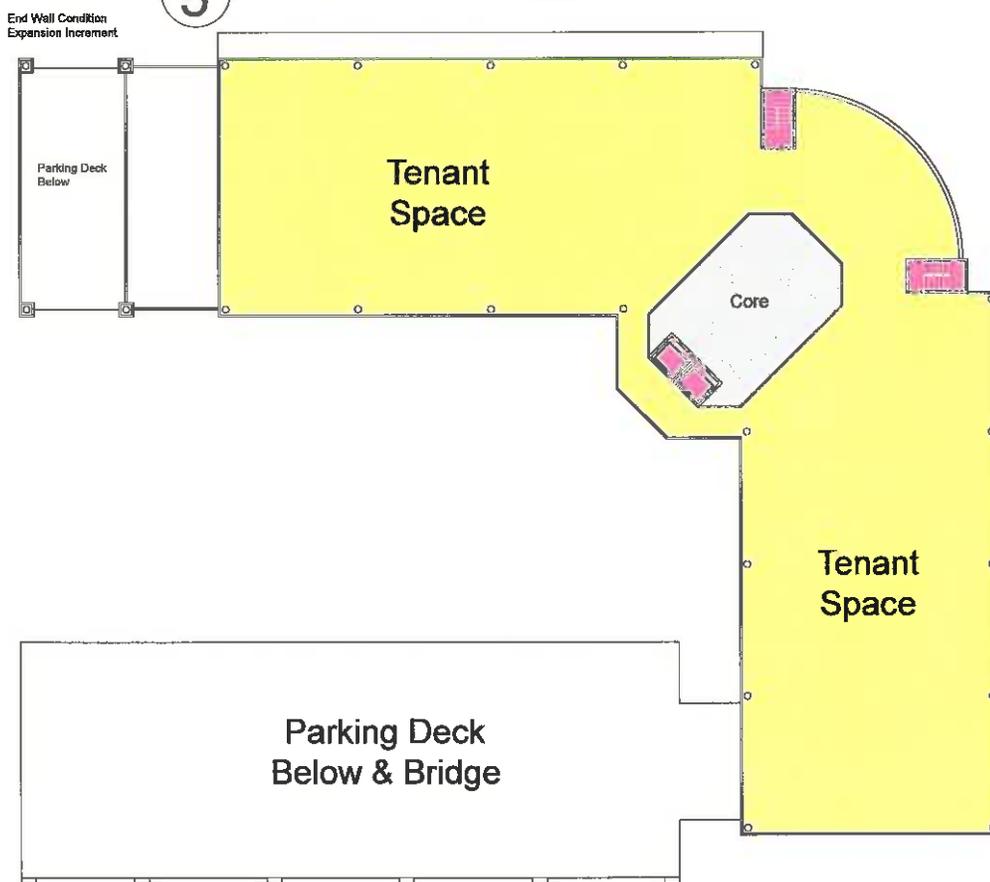
3 Parking / Level 3
103 Spaces MOL



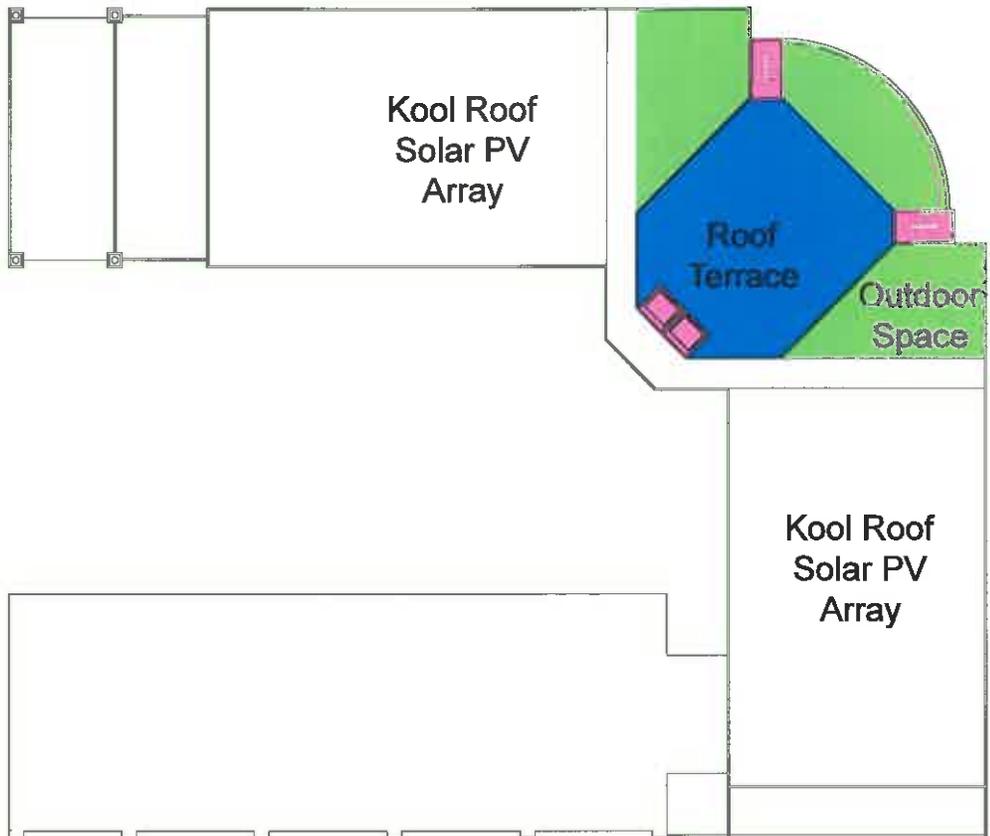
2 Parking / Level 2
100 Spaces MOL



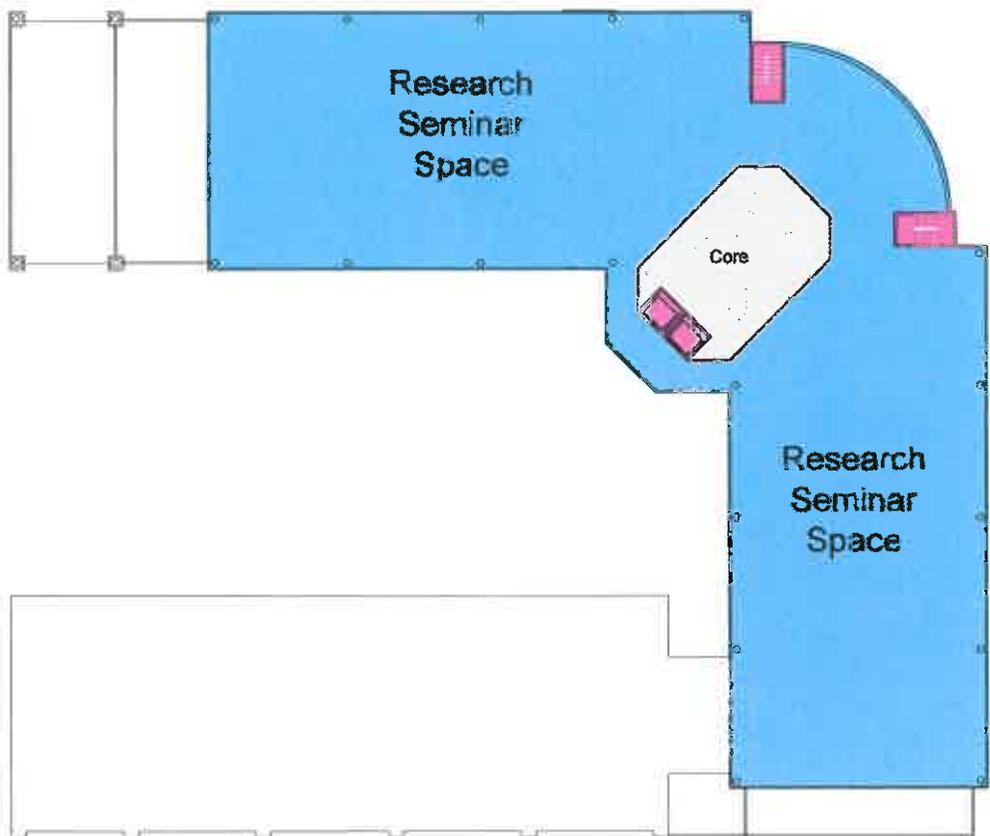
5 Eriksson Office / Level 5



4 Related Professional Office / Level 4



7 Roof / Level 7



6 Research Center / Level 6



