



# Community Redevelopment Agency

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## ***WESTSIDE INFRASTRUCTURE PROJECT***

# Concept

The Westside Infrastructure Project is key to the future redevelopment of the CRA's main redevelopment corridor, Davie Road. Due to small lot size and lack of drainage infrastructure, properties cannot be redeveloped because of onsite drainage requirements. Therefore, the CRA sought to create a master drainage system for these properties.



# Conceptual Plan

The Westside Infrastructure Project was conceived through the strategic planning efforts of the Davie CRA. The project provides a common water storage area to serve the entire west side of Davie Road, incorporates the construction of a drainage trunk line along several local roadways, the construction of control structures, along with the expansion of a retention pond and forming of a large dry retention area. The extension and upsizing of the water distribution system was implemented for improved water and fire service. An ADA fire-themed playground, parking lot and asphalt walking trail were also added to enhance the neighborhood's recreational facilities.





# Master Drainage Area

The illustration below depicts the CRA's commitment to our downtown and shows the initial step in encouraging businesses to invest in our redevelopment area a master drainage system. Previously, the corridor was comprised of small parcels of land under single ownership and the owners of these small parcels have been unable to develop their land due to the water retention requirements of the local drainage district (up to 20% of the site). Since the inception of the project, developers have purchased and assembled many of the small parcels of land which has encouraged development in our downtown.



# Redevelopment Projects

The innovation of the Westside Infrastructure Project has been a key part to the revitalization of our downtown area known as Davie Road.

Currently there are numerous proposed projects in the project area which are in development review.

The Westside Infrastructure Project resolves one issue while enacting redevelopment of property designated for commercial and office uses. In conjunction with the redevelopment outside the project area (\$150 million of new investment in mixed use projects), these parcels will help transform our downtown into a vibrant, pedestrian friendly destination which will provide an economic, social, and cultural experience for our community.





# Firefighter's Park

An ADA fire-themed playground, parking lot, expansion of a retention pond and forming of a large dry retention area and asphalt walking trail were also added to enhance the neighborhood's recreational facilities.



# Partnership

The Westside Infrastructure Project is an excellent example of the successful partnership between a municipality and its CRA as the Town provided the land for the project and the CRA provided the funding using Tax Incremental Funds. Other municipalities can learn and see benefit from the Davie's CRA success of creating a master drainage area that will result in larger buildouts and additional revenue for the CRA.





# Unique Solutions Creating Opportunities

The creation of the Westside Infrastructure Project took a heavily wooded blighted property and transformed it into a common water storage area to serve the west side of Davie Road. This project is a key part to the revitalization of our downtown and has spurred development and economic growth. The CRA is currently negotiating a P3 agreement to redevelop three (3) acres at the main entrance to the Downtown corridor. This project will not require on-site retention because it is connected to the Westside Infrastructure Project thereby increasing the building footprint.





# Westside Infrastructure Project

**SUBMITTING MEMBER ORGANIZATION:**

Town of Davie Community Redevelopment Agency

**CONTACT NAME AND TITLE:**

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**PROJECT COMPLETION DATE:**

June 15, 2018

**PARTNERSHIPS:**

The project was completed in partnership with the Town of Davie.