Board of Directors:
John Walsh (Chair), Elissa Harvey (Vice Chair), Xiomara Fraga, Lorna Brown-Burton, William Vasquez, Allan Koch, Andy Kasten

Contact
If you have any questions, concerns or comments in regards to the CRA, please contact CRA Coordinator, Danielle Cohen (954.344.1121 or dcohen@coralsprings.org).
CRA Board meetings are scheduled on the fourth Monday of the month and are open to the public.

CRA Mission:
To create a vibrant and sustainable downtown in which Coral Springs’ residents, businesses, and visitors can live, work, shop and entertain.

Business Plan Objectives:
❖ Engage board members in active participation in the decision making and implementation process of CRA priorities.
❖ Each month work with one CRA Board Member on one or more of the projects within their Priority Area and update the Board on the progress.
   ❖ Make significant progress in at least seven projects, one per Priority Area, by August 2017.

Priorities:
1. Attract Mixed-Use Redevelopment
2. Downtown Core Redevelopment
3. Transportation and Infrastructure
4. West Sample Road Improvement
5. Downtown Marketing and Events
6. Emphasize Cultural and Educational Opportunities
7. Incentives Programs
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Note: (*) New Projects
Executive Summary

This past year the Downtown Coral Springs vision started moving from rendering to reality. The Coral Springs Community Redevelopment Agency (CRA) is excited to report that construction of the ArtWalk and water distribution system improvements at University Drive and NW 31ST Court in the Downtown Core were completed in October 2015.

The Downtown ArtWalk provides the community with a connection from the new Municipal Complex in the designated downtown to the very vibrant commercial property two blocks south - “The Walk”, and provides an artistic park and entertainment space for the Downtown. In addition, the ArtWalk ties into the recently completed Downtown Pathways project providing pedestrian and bicycling connections from the downtown area to Broward Health Coral Springs, The Center for the Arts, and various civic and cultural organizations.

Construction of the Municipal Complex and the 600 space parking garage is estimated to be completed in October 2017. The placement of the Municipal Complex in the Southwest Quadrant is expected to be a catalyst and to accelerate the much needed private mixed-use residential and commercial development in our designated downtown area. The parking garage, negotiated under a tri-party agreement between the CRA, City, and Amera, will accommodate parking requirements for the Municipal Complex and Phase II commercial development.

The City will construct a right-turn lane at NW 94th Avenue and Sample Road in conjunction with the development of the Municipal Complex, which will improve and enhance the transportation requirements of the new downtown area.

Additionally, the CRA will continue to work diligently in FY 2017 to implement the phases of the Master Plan. Some of the major projects will include planning for the redevelopment of the current City Hall North property. Also, the CRA will negotiate further agreements with Amera on the development of the Municipal Complex Commercial Development (Phase II and Phase III Parcels). The Phase II project will include uses that generate pedestrian traffic and high quality design that will enhance Downtown. Furthermore, the City’s plans to revise zoning regulations for Downtown will also provide the necessary landscape to accelerate the desired redevelopment and business growth.

The CRA’s projects for the FY 2017 focus not only on infrastructure, but also on economic development initiatives such as the partnership with the Economic Development Office and the Chamber of Commerce on marketing efforts and business retention and expansion initiatives. The continued partnership with the Broward College Coral Springs Academic Center will further address the City’s and CRA’s current and future business and industry workforce talent needs. Working through the newly created Downtown Merchants Meetings Pilot Program, will increase collaboration between the CRA and small businesses in Downtown.

The following pages provide a snapshot of the ongoing, new, completed and deferred projects undertaken by the CRA. The CRA’s primary focus remains to make Downtown “Developer ready” to aggressively compete in attracting new redevelopment investment in our City’s Downtown so that our “Coral Springs’ residents, businesses, and visitors can live, work, shop and entertain”.
CRA Boundary Map
Introduction

This Business Plan acts as a foundation on which the CRA's vision can materialize. The initiatives outlined within the Plan provide a snapshot of where the CRA has been as well as how it will continue to develop Downtown in the heart of Coral Springs.

The FY 2017 Business Plan is divided into seven priorities that were taken directly from the CRA Master Plan providing a framework to categorize our major areas of effort. These Priority Areas largely represent the challenges and opportunities necessary to accomplish successful redevelopment and to promote the creation of a vibrant urban downtown.

Furthermore, the projects which support the Priority Areas have action steps to ensure we are making steady progress. It is important to note that not all projects listed in the plan will be realized in FY 2017, but having a variety of projects gives the CRA options and more flexibility. The CRA’s goal is to make significant progress in at least seven projects - one project per priority in the upcoming fiscal year.

The new projects are marked with an asterisk (*) and they provide a look into the future of the CRA. All others are ongoing projects that the CRA worked to achieve during FY 2016 and will continue to strive to make progress during FY 2017. The table at the end of the Business Plan includes: Deferred projects which are past projects that the CRA is unlikely to pursue in the upcoming year, but may still be required for the CRA's downtown vision to be realized in the near future. Finally, the completed projects were undertaken in the past and were completed during FY 2016.

In order to ensure the enhancement and success of each Priority Area, each Board Member has been assigned as an advisor and they will utilize their expertise to forward the success of the projects within their Priority Area. Prior to each CRA Board meeting, the CRA Coordinator will work closely with one Board Member to prepare a presentation on the status of one or more projects within their assigned priority area.

A Summary of Priority Areas with its respective Master Plan page number and CRA Advisor are as follow:

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<th>Master Plan Page #</th>
<th>CRA Advisor</th>
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<td>2. Downtown Core Redevelopment</td>
<td>107-110 and 115</td>
<td>John Walsh, Chairman</td>
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<td>106</td>
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<td>Xiomara Fraga</td>
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<td>5. Downtown Marketing and Events</td>
<td>134</td>
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<tr>
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<td>78-79</td>
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<td>7. Incentives Programs</td>
<td>125-128</td>
<td>Allan Koch</td>
</tr>
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This document is amendable and the CRA may choose to take on currently unforeseen additional projects included in the CRA Master Plan.
## Priority 1. Attract Mixed-Use Redevelopment – CRA Advisor: Andy Kasten

<table>
<thead>
<tr>
<th>Project</th>
<th>Overview</th>
<th>Action Steps</th>
<th>Departments Responsible</th>
<th>Timeline/Cost</th>
<th>Status</th>
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<tr>
<td><strong>1.1. <em>Downtown Zoning District</em></strong></td>
<td>The downtown zoning has to be updated to reflect the land use documents (DDRI and LAC). If we adopt a form-based code it will be easier to create a more urban feel in our Downtown with a lively mix that includes both commercial and residential developments. The Shared Parking ratios will be incorporated as part of the proposed Downtown Zoning District.</td>
<td>✦ Finish the draft language for new Downtown Zoning District based on Form-Based Code. &lt;br&gt; ✦ Send it to CMO and CRA Master Developer for review and input. &lt;br&gt; ✦ Make any necessary modifications based on input. &lt;br&gt; ✦ Start outreach with property owners of the Downtown core area. &lt;br&gt; ✦ Expand outreach to entire CRA/Downtown business and property owners. &lt;br&gt; ✦ City Commission will adopt the re-zoning.</td>
<td>CRA&lt;br&gt;-DS</td>
<td>Timeline: Outreach should start by Aug. 2017. &lt;br&gt; Cost: Outreach cost TBD</td>
<td>Shared Parking Study was completed and recommendation on new parking requirements was finalized. &lt;br&gt; Consultants completed draft Downtown Zoning District document (Jan. 2016) and CRA and DS are completing the review process.</td>
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<tr>
<td><strong>1.2. Promote Mixed-use Redevelopment</strong></td>
<td>Each of the CRA private properties in the Downtown Core has a set of challenges. The hope is that a new zoning and new Municipal Complex will stimulate redevelopment.</td>
<td>✦ Once the regulatory framework has been established the next step is to recruit and support private investment. &lt;br&gt; ✦ Continue conversations with the CRA Master Developer and property owners of Financial Plaza, Publix, Post Office, and Village Square regarding mixed-use redevelopment.</td>
<td>CRA&lt;br&gt;-CMO&lt;br&gt;-EDO&lt;br&gt;-CAO</td>
<td>Timeline: Ongoing &lt;br&gt; Cost: N/A</td>
<td>Discussions have been ongoing.</td>
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### Priority 2. Downtown Core Redevelopment – CRA Advisor: John Walsh

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| 2.1. "Municipal Complex Commercial Development (Phase II and Phase III Parcels)" | Phase II and Phase III are located directly southeast of the new Municipal Complex. The City intends to convey the parcels to the CRA and the CRA will convey them to Amera. The project will include mixed uses, businesses that generate pedestrian traffic and high quality design that will enhance Downtown. | ♦ Continue researching and discussing entertainment ideas for Phase II Parcel.  
♦ Work closely with Amera on executing the tri-party agreement timeline.  
♦ Draft and Negotiate a Purchase and Sale Agreement with Amera for conveyance of Phase II and Phase III Parcel.  
♦ Move forward with the renewal of the Master Developer Agreement with Amera Urban Developers, Inc. (Original Development Agreement - June 21, 2005). | -CRA  
-CMO  
-CAO  
-DS  
Other parties involved: Amera Urban Developers. | Timeline: Amera to submit final site plan by 10/1/16. Negotiations of agreement should start in Jan. 2017. Construction to start by 8/117. | The parking garage tri-party agreement between the CRA, Amera, and the City was negotiated and executed in FY 15/16. The CRA accepted the Phase II proposal from Amera Urban Developers (Resolution 2016-001) authorizing the CRA Chairman and staff to negotiate further agreements with Amera. |
| 2.2. Complete the Municipal Complex, Parking Garage and Right Turn Lane on NW 94th Projects | The construction of a new 74,000 square-foot Municipal Complex and 607-space parking garage at the corner of NW 94th Avenue and Sample Road will serve as a catalyst for redevelopment in the Downtown area. | ♦ When requested by City, provide input and assistance on the projects.  
♦ Look for opportunities to talk to people; especially, developers and realtors, about these projects.  
♦ When CRA has a booth at any community event, feature and update people on the progress of the project.  
♦ Stay informed on the construction progress and make sure website has current information. | -CRA  
-CMO  
-Construction Project Manager  
-Communications and Marketing | Timeline: Construction is expected to be completed in late 2017.  
Cost: Incorporated in the Marketing costs (see priority #5) | The ground breaking of the Municipal Complex was in May 2016 and construction started immediately after. The CRA has been promoting and supporting this project from the beginning. |
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| **2.3. *ArtWalk Enhancements*** | In October 2015, the CRA, the City, and Coral Springs residents celebrated the ArtWalk grand opening. This pedestrian-friendly area in Downtown is a new place for the community to gather and it has already hosted many community events. Since its opening, residents have been suggesting minor additions to the ArtWalk. The most recent addition was four bike racks. | ♦ Research the cost and feasibility of having free Wi-Fi zone at the ArtWalk.  
♦ Research feasibility of having a pet waste system that can be added during events.  
♦ Research cost and feasibility of adding tables and chairs on strategic sections of the ArtWalk.  
♦ If other enhancements are suggested by residents and Board Members, research cost and feasibility. | -CRA  
-Construction Project Manager  
-Communications and Marketing  
-Public Works  
-IT (Wi-Fi only) | Timeline: By Aug. 2017 determine cost and feasibility of enhancements and if any of the enhancements are feasible start implementation  
Cost:  
-Pet Waste System ($300 - $600 each)  
-Wi-Fi and chairs and tables (TBD) | Had meetings with IT about free Wi-Fi zone and received a quote in the amount of $9,826.00 to do the assessment, design and project management (it doesn’t include implementation). Currently looking for alternate options.  
CRA Board agreed that pet waste should not be permanent, but agreed to look at removable option for events. |
| **2.4. Prepare for City Hall Redevelopment*** | Once the Municipal Complex is completed, the City will sell or lease the current City Hall site for redevelopment to increase the City’s and CRA’s private capital investments in the designated downtown. | ♦ The City will make all final decisions regarding the lease or sale of the City Hall property and the CRA will provide input and assistance to the City when needed.  
♦ Evaluate highest and best use for property and if mix-use is going to be required.  
♦ Discuss the ultimate vision.  
♦ If requested by City, the CRA will work with purchasing division on drafting the RFP. | -CRA  
-CMO  
-Construction Project Manager  
-Purchasing | Timeline: RFP ready to be advertised by Aug. 2017  
Cost: N/A | N/A |
### Priority 3. Transportation and Infrastructure – CRA Advisor: Lorna Brown-Burton

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<tr>
<td>**3.1. **Mitigate the Impact of Businesses within the CRA during the Water Main Improvements on Sample Road</td>
<td>This infrastructure improvement is Phase I out of 3 in the CRA area and is necessary to accommodate new development in downtown and prevent water line breaks.</td>
<td>♦ Pre-project meeting with select business stakeholders. ♦ Pre-project meeting with Downtown Merchants Group. ♦ Assist Communications and Marketing and outreach company in disseminating information to CRA businesses via press release(s), website, social media, articles, video, and flyers for local businesses, 24 hour hotline, and more. ♦ Work with Downtown Merchants Group on strategy to help promote their businesses while construction is happening (ex. pay for promotional ads on newspaper, utilize CRA website to spotlight businesses, include businesses on directional signage, and coordinator a possible event after construction).</td>
<td>-CRA  -CMO  -Construction Project Manager  -Communications and Marketing -Public Works</td>
<td>Timeline: TBD  Cost: Sunset on Sample (see priority # 5) and Ads for Merchants (see priority # 4). Actual Infrastructure Improvements will be funded by Public Works.</td>
<td>Had meetings with all departments involved. Worked with Communications and Marketing Department and specialized outreach company in researching and drafting an outreach plan.</td>
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<td><strong>3.2. Gateway Hub /Neighborhood Transit Center</strong></td>
<td>The City and CRA can pursue location of the transit center. The MPO has designated funds to contribute to this facility and other transit related infrastructure projects as long as they meet the federal criteria for promoting redevelopment and supporting economic development. The transit center would initially serve local and regional buses including premium limited service (Breeze services).</td>
<td>♦ The City and CRA will continue to work with Broward County Transit and the Broward Metropolitan Planning Organization to identify and evaluate the transit needs of Downtown. ♦ The City and CRA will continue to work on plans to identify multi-modal projects within the Downtown that are appropriate and adequate for a Gateway Hub. ♦ Coordinate with the MPO to understand their requirements and funding sources. ♦ Initiate a planning study with MPO funds.</td>
<td>-CRA  -DS (Transportation Planner) Other entities: /Transportation/Engineering/Broward County Transit/Broward MPO/ Amera</td>
<td>Timeline: TBD  Cost: MPO committed $800,000 for planning &amp; design</td>
<td>The Broward MPO has designated the CRA as a Gateway Hub and the City has committed to creating a Neighborhood transit hub as per the Development Order. Previously, $6 million was identified in the MPO’s Long Range Planning Transportation Plan (LRTP) to fund projects within the Gateway Hub.</td>
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### Project Overview

The Broward MPO has completed a study to improve access to the educational facilities amongst four municipalities: Pompano Beach, Margate, Coconut Creek, and Coral Springs. The MPO consultant analyzed the various transit services in the area including Broward County Transit (BCT), local community buses and Tri-Rail Shuttles. They also examined how school schedules (primary, secondary and post-secondary) interact with the current transit service to assess the feasibility of transit circulator options to provide greater mobility for area residents to access local jobs and educational opportunities.

### Action Steps

- The CRA will collaborate with the City in promoting the cooperation of cities along the Sample Road corridor to bring attention to the much needed east-west connection, specifically between the proposed gateway hub at State Road 7 and the proposed gateway hub at University Drive. This coalition aims to improve the transit and transportation corridor that connects the Tri-Rail station in Pompano Beach to Downtown Coral Springs.
- Attend MPO meetings with City’s Transportation Planner to get updates on status.
- If anything comes out of recommendations, the Coalition will have to work together to identify how the service would be administered and managed.
- If issues with proposing a new transit service along the Education Corridor could be worked out, next step would be to bring it to the various Commissions and CRA’s for discussion; at that point, funding from the local jurisdictions will be part of that discussion.

### Departments Involved

- CRA
- DS (Transportation Planner)

### Timeline/Cost

- Timeline: TBD
- Cost: TBD

### Status

In December, 2014, the Broward MPO contracted with HNTB Corporation to perform the Education Corridor Transit Study. The study was completed with recommendations going to the MPO Board on December 10, 2015. Nothing has occurred since that date. Whether we are able to achieve consensus on a course of action and a commitment for funding in 2017 remains to be seen.
### Priority 4. West Sample Road Improvement – CRA Advisor: Xiomara Fraga

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| **4.1. Downtown Coral Springs Merchants Meetings Pilot Program** | This is an alliance between the CRA and business and property owners located on a section of Downtown Coral Springs (Sample Road between Coral Hills and NW 99th Way). This informal organization has no fees and no board of directors and is dedicated to exchanging ideas, creating marketing alliances, and unifying the owners to communicate with the City under one banner. | ✦ Set date and time for the quarterly meetings.  
✦ Create and distribute invitations.  
✦ Draft agenda and run the meetings.  
✦ Contact speakers on topics of interest.  
✦ Concentrate in topics related to cooperative marketing alliances (newspaper ads, page on CRA website, Facebook page, and events) and physical improvements to the area (see next project). | -CRA  
-EDO  
-Other Departments will participate depending on the meeting topic  
Other entities: Chamber of Commerce | Timeline: Have four meetings per year (tentative months are September, December, March, and June)  
Cost: approximately $4,400 (Marketing alliance and meetings) | Had the first Merchants Meeting in June 2015. The meeting was well attended and the Merchants were on board with the format that was proposed.  
Currently, the CRA Coordinator is the convener and coordinator for this group. Future leadership to be determined. |
| **4.2. *Physical Improvements to West Sample Road and Alleyway Safety*** | West Sample Road is a County roadway and one of the main retail corridors in the City for small, local businesses; however, it lacks visual interest and it is not ideal for walking. Even though the City doesn’t have control over the roadway, they own the master parking area along the front of the commercial center and the alleyway in the back. | ✦ Approach Broward County again about Complete Streets.  
✦ Discuss with Merchants Group regarding other improvement options to increase walkability and improve appearance of the area.  
✦ Work with the City’s Traffic Management Team and the Merchants Group to address safety concerns in the alleyway.  
✦ Depending on property/business owners input, hire consultants and professional/design services for the West Sample plan. | -CRA  
-CMO  
-DS  
--Construction Project Manager  
--Traffic Management Team (Fire, PD, DS, PW, Transportation Planner) | Timeline: N/A  
Cost: N/A | City has approached County in the past to discuss complete streets but County was not interested.  
Started the conversation with Merchants group and they brought up improvement ideas, such as parking garages in the back and better utilizing the master parking for sidewalks. Met with the Traffic Management Team to start discussions about alleyway security concerns. |
### Priority 5. Downtown Marketing and Events – CRA Advisor: Elissa Harvey

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</table>
| **5.1. *Interactive Sign***                                              | The ArtWalk is a great place for the public to view public art. In addition to viewing public art, it would be great to have an interactive sign in the CRA that enables people to physically engage with a fun and positive icon. The interactive sign will be used as a branding tool for Downtown Coral Springs and will attract more people to downtown. | ♦ Research the feasibility and cost of different types of interactive signs for the Downtown.  
♦ Determine where the sign should be located within the CRA (movable or none movable); type of material, design, and size.  
♦ Discuss with board different options.  
♦ Research cost of maintenance.  
♦ Decide if CRA will develop the exact idea for the RFP or leave it open for people to submit a variety of ideas.  
♦ Draft an RFP. | -CRA  
-CM  
-DS                                                                 | Timeline: TBD  
Cost: Approximately $50,000 - $70,000 will be available from FY 2016 remaining funds that will be allocated to this project. | Started researching interactive signage options such as the 3D Toronto Sign and had meetings to brainstorm ideas.                                                                                       |
| **5.2. *Downtown Identity & Environmental Communications Program***       | In December 2002, Selbert Perkins Design prepared a communications master plan outlining a branded identity and communications program encompassing environmental, print, electronic, merchandise communications, furniture, and amenities that are distinctive and evocative of the unique character of Downtown Coral Springs. | ♦ Look at the current cost and feasibility of implementing one of the items listed on the Phase I of the program under the environment category.  
♦ First item to research is the banner program for the entire CRA - Start by working with Communications and Marketing to add downtown logo banners (within their existing banners budget) to existing green poles. | -CRA  
-DS  
-Construction Project Manager  
-PW  
-Communications and Marketing | Timeline: TBD  
Cost: For FY 2017, work with Communications and Marketing to add simple banners to existing poles. Will further research feasibility and cost of adding banners to entire CRA area. | The logo and brand proposed in the study are being utilized in the CRA website, business cards, letterhead, event banners, printed material, and giveaways. However, none of the environment components of the plan (street identity, trailblazer, banner program) have been implemented (with the exception of banners at the ArtWalk). |
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<tr>
<td><strong>5.3. Promote the CRA at Community Events and Research New Event Options</strong></td>
<td>Since 2011, the CRA has been sponsoring the Coral Springs Festival of the Arts event, one of the most well attended events in Coral Springs. In addition, the CRA assists with producing the six Downtown Coral Springs events and has a booth in select events to educate, inform and promote the CRA/Downtown redevelopment efforts to the Community’s residents and businesses. Furthermore, the CRA would like to have an innovative and unique event in downtown to connect artists, entrepreneurs, and innovators with the resources they need.</td>
<td>♦ Sponsor and populate the CRA booth at the Festival of the Arts. &lt;br&gt;♦ Sponsor, help plan, and man the booth at a Downtown event (Sunset on Sample and/or Savor the Notes). &lt;br&gt;♦ In addition to sponsored events, assist City in promoting other Downtown events. &lt;br&gt;♦ Create informational material, banners, and giveaways to promote CRA/Downtown projects at the events. &lt;br&gt;♦ Coordinate with Downtown businesses to obtain parking authorization for events. &lt;br&gt;♦ Continue researching the cost and feasibility of having a crowdfunding event similar to “One Spark” in Coral Springs (possible event name “Spring Board”) where innovative ideas would be displayed in venues, such as restaurants, stores, and public facilities, along Downtown.</td>
<td>-CRA -EDO -CM -Parks and Recreation -PD</td>
<td>Timeline: Ongoing&lt;br&gt;Cost: Festival of the Arts: $2,500&lt;br&gt;Downtown Event: $4,500&lt;br&gt;New Event: Cost of an event similar to One Spark will be determined after completion of Feasibility Assessment, which costs $7,500 (possibly to be completed prior to end of FY 2016).</td>
<td>Planning for FY 2017 events start in October. New Event: Had many conference calls with one of the founders of One Spark, Elton Rivas. Mr. Rivas left One Spark but still owns Crowdly, a technology that is needed for crowdfunding events. He is interested in working with the CRA and the City in developing a plan for a crowdfunding festival in Coral Springs. Rivas proposed a feasibility assessment that will include a research summary, management plan, timeline &amp; roadmap, and budget recommendation.</td>
</tr>
<tr>
<td><strong>5.4. Partnership with Economic Development Office and Chamber of Commerce</strong></td>
<td>Over the last year the strength between the CRA, EDO and Chamber partnership grew. We’ve been communicating and sharing ideas on a regular basis and working closely in efforts to attract and retain businesses in the City.</td>
<td>♦ Work with Chamber of Commerce and the EDO in a Business Retention program – members of all three Boards will visit businesses that need resources and information. &lt;br&gt;♦ Assist Chamber in promoting the NEXT - a group of young professionals that meet in Downtown Coral Springs and surrounding area to network and learn about a variety of topics. &lt;br&gt;♦ Work closely with EDO in attracting new businesses to the CRA by promoting Downtown Coral Springs at Conferences and Summits, attending meetings, and creating promotional materials.</td>
<td>-CRA -EDO -CM</td>
<td>Other entities: Chamber of Commerce</td>
<td>Timeline: Ongoing&lt;br&gt;Cost: TBD</td>
</tr>
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**Priority 6. Emphasize Cultural and Educational Opportunities – CRA Advisor: William Vasquez**

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<tr>
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| **6.1. *Develop a Cultural Resource Plan*** | Cultural uses complement downtowns and add life and character to places. There are many examples of downtowns that have invested in arts and culture as a catalyst for redevelopment. The Master Plan recommends that the CRA supports additional cultural uses in the downtown and, perhaps, in partnership with the Northwest Regional Library and the City. | ♦ Further research feasibility of having a project similar to Brooklyn Brainery in Coral Springs – this program hosts casual inexpensive classes that last between one and two weeks for curious adults about all sorts of things: from physics to Australian desserts, from HTML to shorthand and just about everything.  
♦ Meet with the library to discuss possible partnership in a cultural program similar to Brooklyn Brainery or discuss other ideas. | -CRA  
-EDO  
Other entities: Library | Timeline: TBD  
Cost: TBD | Conducted preliminary research of Brooklyn Brainery program. |
| **6.2. Partnership with Broward College Coral Springs Academic Center*** | The Broward College Coral Springs Academic Center is located in the Village Square shopping center in Downtown. The CRA and City entered into an ILA with Broward College which resulted in the first term of classes taking place in October of 2012. | ♦ Develop strategy to recruit a University to partner with Broward College to expand into a permanent location in one of the new developments in Downtown.  
♦ Work with Broward College to create and generate curriculums tied to the local workforce talent and development needs as well training for targeted Industries for business attraction and retention.  
♦ Continue assisting Broward College with promoting Open Houses to attract more students to the Coral Springs location. | -CRA  
-EDO | Timeline: TBD  
Cost: TBD | Started discussions with Broward college regarding partnership with another University. |
| **6.3. Reduce Vacant Office Space*** | Despite the strong concentration of professional related employers in the CRA area, demand for new office and new users is weak because the data shows a surplus of vacant space. This is directly attributed to high vacancy rates in the Financial Plaza building and the medical office buildings. | ♦ Contact owners of vacant office spaces in the CRA area to see if CRA can work with them in using the empty space to meet the needs of younger demographic.  
♦ Work with owners to create an affordable rent program for young professionals and CRA would help market the program.  
♦ If property owners are interested in program, develop a strategy to target young entrepreneurs and college graduates who grew up in Coral Springs to fill available space. | -CRA  
-EDO | Timeline: TBD  
Cost: TBD | N/A |
## Priority 7. Incentives Programs – CRA Advisor: Allan Koch

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| 7.1. Secure Alternate Funding Sources for Projects | Working with City’s Grant Writer to locate and acquire alternate funding sources, including grant opportunities can aid in the implementation of projects and programs. Examples of funding sources include: CDBG, Transit Grants, EDA, HUD, Brownfield Remediation, Cultural Grants, and more.  | ♦ Identify an existing or potential shortfall.  
♦ Focus grants research on finding sources of funding for programs or projects in the Master Plan.  
♦ Work with City Grant Writer on research and to complete application process.  
♦ Be open to undertaking new programs or projects if come across a good source of funds. | CRA Community Development Grant Writer (Budget Department) | Timeline: TBD  
Cost: N/A | N/A                                                                                     |
| 7.2. Façade Grant Program (CDBG Funding)          | This program focuses on assisting small businesses along Sample and Wiles Roads to provide matching federal funds to specifically update the businesses frontage including updates to exterior lighting and signage. | ♦ Setup presentation for next Merchants Meeting on requirements to obtain Façade Grant funds.  
♦ Prepare RFP and have business owners submit for projects to receive the funding.  
♦ Assist Downtown Merchants Group with application process. (remaining funds $110,970) | CRA Community Development Grant Writer (Budget Department) Communications and Marketing | Timeline: Discuss program at September meeting and open RFP soon after  
Cost: $110,970 (remaining Federal Funds from FY 14/15 projects will be allotted to 2017 projects) | Briefly discussed program with Downtown Merchants Group and they wanted to learn more about program. |
### Priority 7. Incentives Programs – CRA Advisor: Allan Koch

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| 7.3. *Develop a CRA Matching Grant to Assist Businesses* | There are many types of incentives or loan programs that the CRA can create to assist businesses and improve the CRA area at the same time. Some examples include incentives for job creation, façade improvements, relocation for new business, infrastructure improvement, new development or building expansion, interior building, and other incentive approved by CRA. | ♦ Research different options and best practices for a CRA Grant Program that logically extends to the implementation of projects or programs that have been addressed in the CRA Master Plan.  
♦ Talk to Downtown Merchants Group and other CRA Businesses to identify and establish priorities – one idea would be an Alleyway Lighting Matching Grant to assist with the security concerns in the Alleyway.  
♦ Another option is to revisit the Pedestrian Front Walkway Matching Grant Improvements idea and talk to property owners (Corner Stone Project, La Quinta, Belle Terre Office Condominiums) about their interest in applying for the grant.  
♦ Based on research and input, establish criteria for creating incentives consistent with master plan and community goals. | CRA Community Development Grant Writer (Budget Department) Communications and Marketing | Timeline: TBD  
Cost: Approx. $30,000 - $50,000 | N/A |
Deferred/Completed Initiatives

Deferred Initiatives

- NW 94th Avenue - Hardscapes/Streetscapes/Landscapes
- "Main Street" (NW 32nd Street) - Hardscapes/Streetscapes/Landscapes
- Sample Road Median Landscape Improvements – Brokenwoods Dr. through NW 99th Way
- Create Small Business Incubator
- Public Art Project at Sample Road & University Drive Intersection
- Alley Access Improvement - Streetscape

Completed/Closed Initiatives

- Implementation of the Rescoped Downtown Core Infrastructure Projects (FY 2016)
- Downtown Water Distribution System Improvements (FY 2016)
- Downtown Pathway (FY 2016)
- Demolition of City Hall South within CRA area (City initiative) (FY 2014)
- Demolition of Bank Drive-thru (FY 2014)
- Community Redevelopment Master Plan Update Adopted (FY 2014)
- Art Walk Construction Manager at Risk Contracts Approved I & II (FY 2014)
- Redevelopment Management Associates LLC (RMA) Contracted for Master Plan Redevelopment Update (FY 2014)
- CRA Owned Land Transfer for Municipal Complex Development (FY 2014)
- Florida Redevelopment Association – Florida Trend Community Redevelopment Agency Article (2014 April Issue - 8,000 distribution)
- Implementation of the Green Market in partnership with the City (2013/2014)
- Urban Land Institute, Technical Assistance Panel (City Partnership, 2013/2014)
- Walkability Audit (FY 2013)
- Conversion of Florida Power & Light Utility Downtown Planning (rescoped FY 2013)
- County Incentive Grant Program - Alternate Funding Sources for Projects – Infrastructure (rescoped in FY 2013)
- Implementation of the Infrastructure Master Plan (rescoped FY 2013)
- Parking Reduction Pilot Program (completed FY 2013)
Coral Springs Community Development Agency
9551 West Sample Road, Coral Springs, Florida 33065
www.CoralSpringsCRA.org

For additional details please contact
Danielle Cohen, CRA Coordinator at 954-344-1121 / dcohen@coralsprings.org