

**REDEVELOPMENT AGENCY STAFF MEMO**

**DATE:** November 10, 2015 **ITEM #: 6.A.**

**PREPARED BY:** Justin Belliveau

**RE:** Presentation about the 111 Main Tower Project by Matt Baldwin.

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**REQUIRED ACTION:** No action required.

**POLICY ITEM:** Not applicable.

**BUDGET IMPACTS:** Not applicable.

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**EXECUTIVE SUMMARY/ANALYSIS:** With construction of the office tower at 111 Main is progressing on a similar timeframe as the Eccles Theater, we would like to provide the Board of Directors an opportunity to learn more about this particular development. Matt Baldwin, Director of Development for the 111 Main Tower project will present a brief overview of the project, which is comprised of 440,000 square feet of leasable space over 24 stories.

Delivery of the 111 Main Tower is scheduled for the summer of 2016, at approximately the same time as the Eccles Theater and Regent Street projects will be complete. In addition to the vitality that its presence will bring to Regent, Main, and 100 South Streets, the 111 Main Tower incorporates many unique architectural features that will promote the long-term success of the Eccles Theater. The most notable of these is the structural system, called a "hat truss," that will support all four sides of the building from above and eliminate the need for columns at the building's perimeter. The significance of this feature is that it enables both the office tower and theater projects to be built on a constrained site, without interference to the circulation space that is required for the performing arts center that sits beneath the southernmost 43' of the tower. The inclusion of the hat truss as an accommodation of the theater's physical requirements has entailed significant logistical and engineering challenges, and it may be informative to the Board to learn more about this particular aspect of the project.