
Community Redevelopment Agency Meeting

NW 5th Ave CRA Office Building
November 17, 2008



Outline

- Background
- Location Analysis
- November 6th Public Meeting
- Preliminary Financial Analysis
- Recommendation



Background – CRA Office Relocation

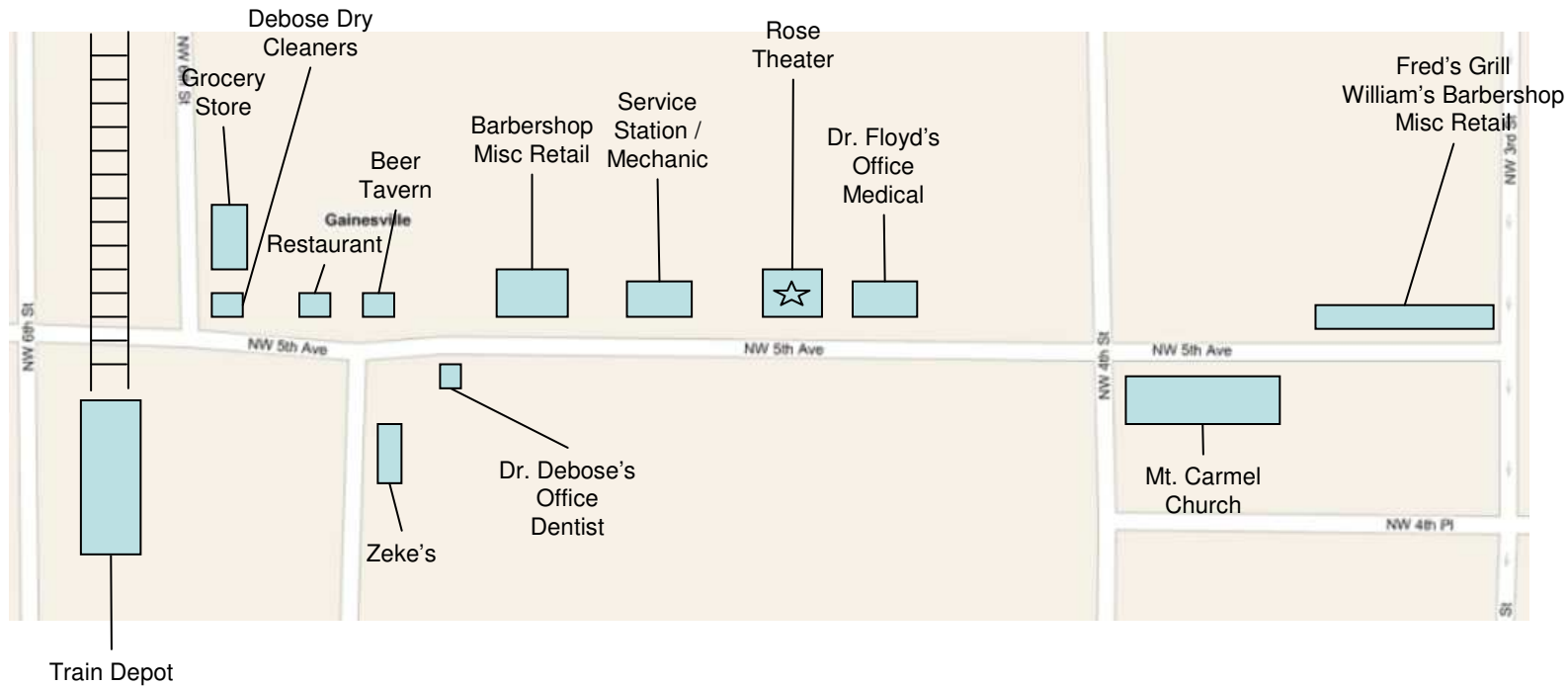
- The CRA’s offices are currently located at 300 E University Ave, Suite 240 in the Commerce Building. The current lease expires Feb 2010
- The CRA Executive Director and City Commission asked staff to consider alternative locations
 - Four options were considered:
 - Remain in Commerce Building
 - Relocate to Thomas Center
 - Relocate Depot Building (post renovation)
 - Construct a new Office Building at 414 or 802 NW 5th Ave
- Each Advisory Board reviewed pros and cons and ranked the options as follows:

	Option	FAPS	CPUH	DRAB	ERAB	Avg
1	Commerce	3	2	3	5	3.25
2	Thomas Ctr	5	5	5	4	4.75
3	Depot Bldg	4	4	4	3	3.75
4a	414 5 th Ave	2	1	1	1	1.25
4b	802 5 th Ave	1	3	2	2	2

- On October 9, 2008, the CRA Board approved the final rankings and asked staff to perform a detailed analysis of the two 5th Ave lots and present recommendation at November 17, 2008 meeting



Background - Historic NW 5th Ave (3rd Street to 6th Street)

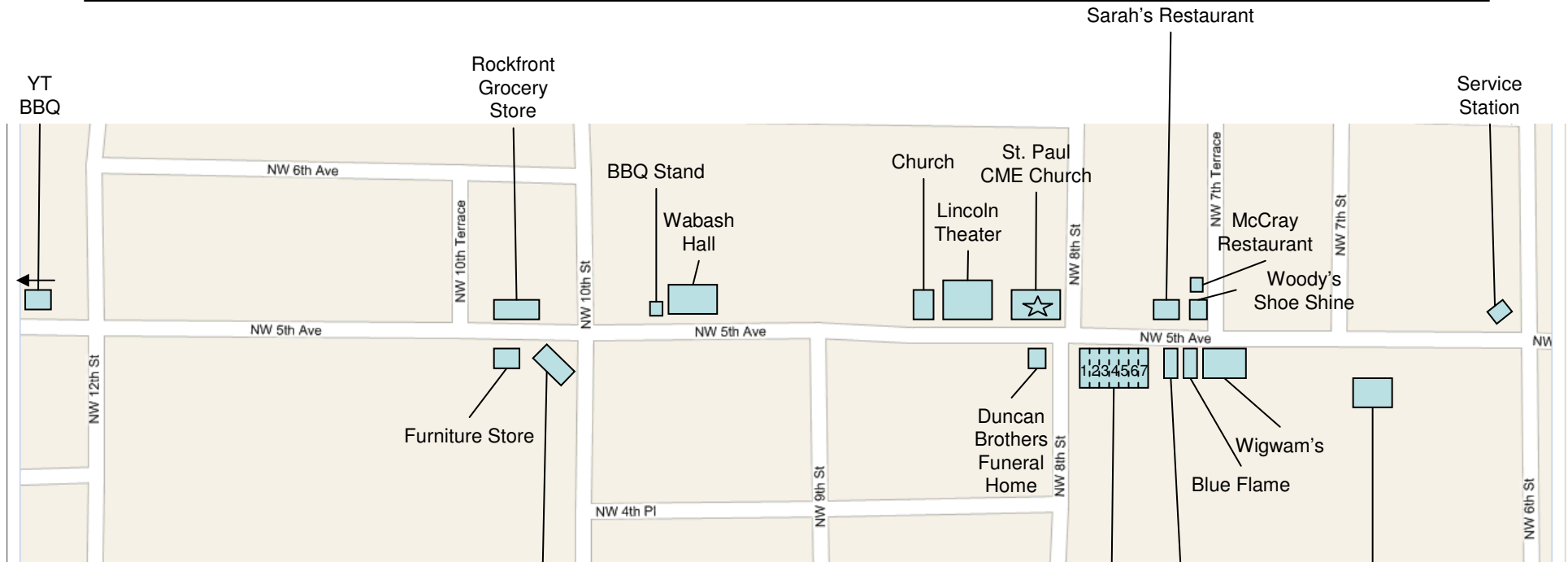


Commercial Development

☆ Proposed CRA Mixed-Use Building – 414 NW 5th Ave (Location A)



Background - Historic NW 5th Ave (6th Street to 12th Street)



- Commercial Development
- ★ Proposed CRA Mixed-Use Building – 802 NW 5th Ave (Location B)

- 7 Gilbert's Shoe Shop
- 6 Cato's Sundry
- 5 Maggie's Restaurant
- 4 Crip's Place
- 3 Plumber's Barbershop
- 2 Fisher's Meat Market
- 1 Hayne's Grocery Store



Location Analysis



Location A – 414 NW 5th Ave



414 NW 5th Ave – Aerial View



414 NW 5th Ave Lot – South View



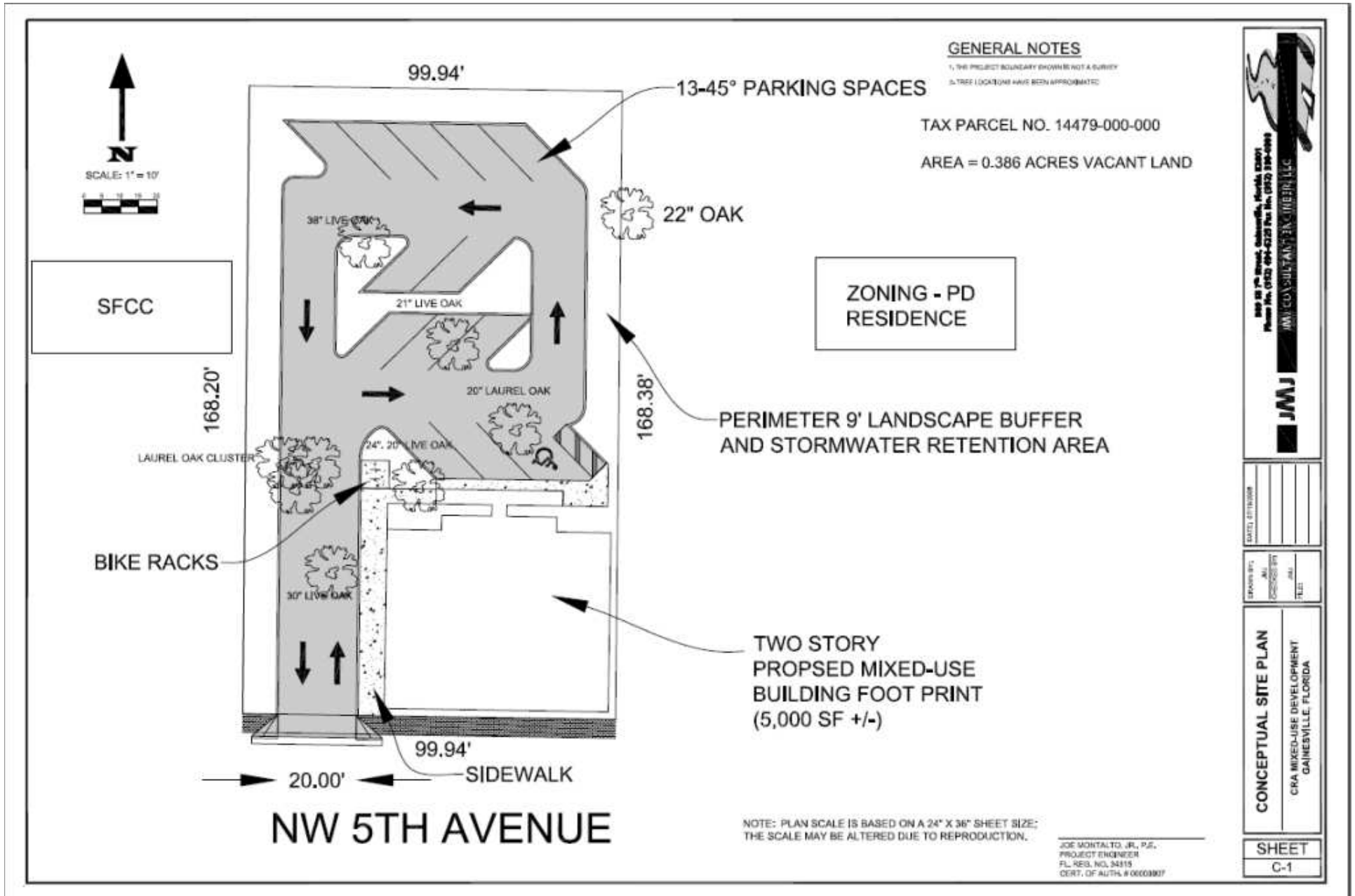
414 NW 5th Ave Lot – West View



414 NW 5th Ave Lot – East View

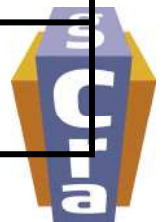


414 NW 5th Ave - Conceptual Site Plan



Information – Location A (414 NW 5th Ave)

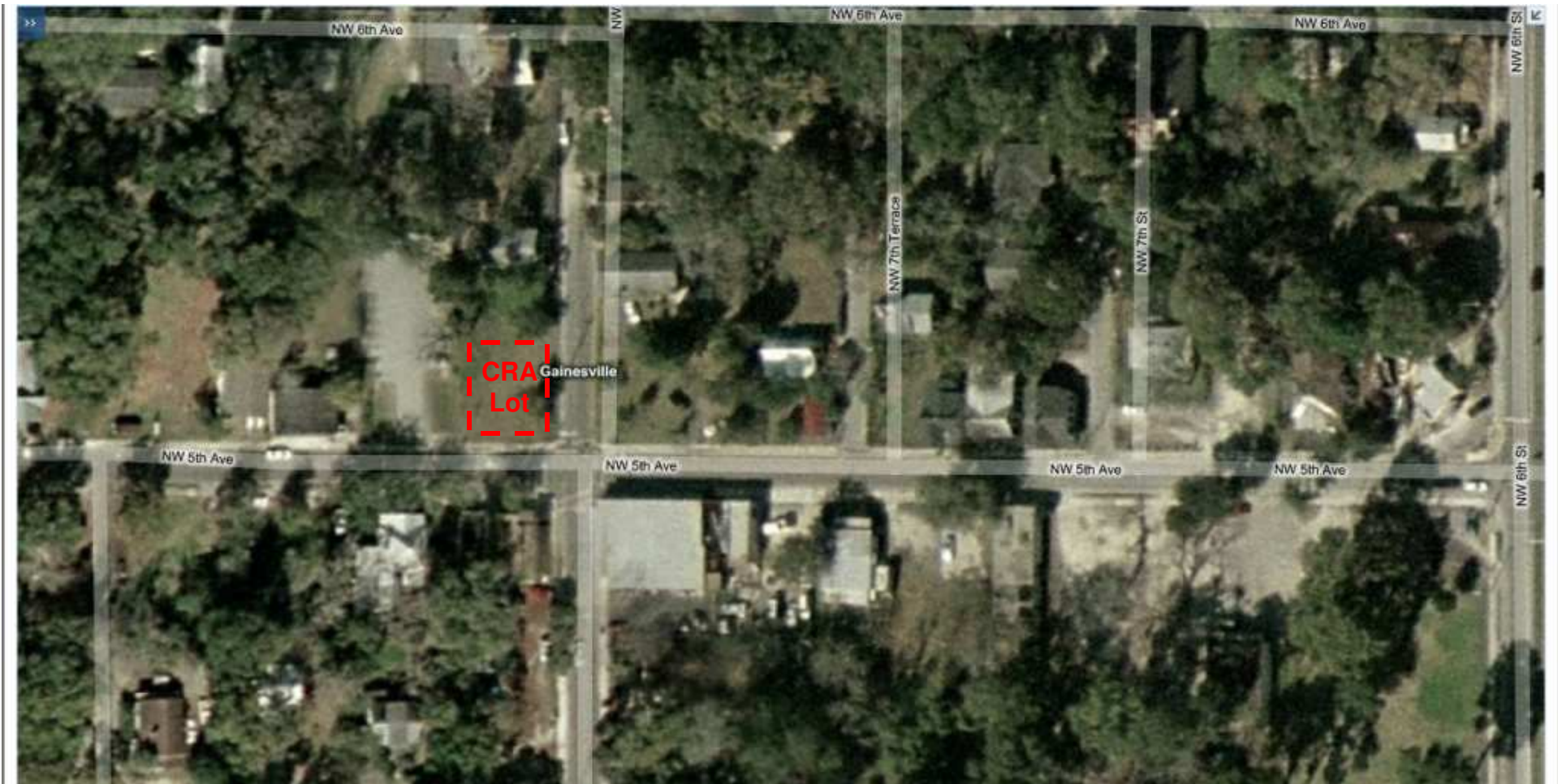
Lot Size		~100 ft X ~168 ft (~.41 Acres)
Historical Significance		Former site of Rose Theater – approximately ½ of lot is in the Pleasant Street Historic District
Current Zoning		MU-1 Mixed use low intensity (See Handout for List of Uses)
Planning & Engineering Considerations	Parking	Limited on-street parking Requires additional parking to be included in site plan
	Utilities / Streetscape	Streetscape recently completed – including underground utilities, new lighting, and brick pavers
	Storm water	Need to determine a solution for storm water/retention. Initial thought is to use the perimeter of the lot
	Other	Removal of “Heritage” Live Oak trees; Mitigation costs, permits
	Permitting	Requires SJRWMD Environmental Resource Permit (ERP) for stormwater →will add to construction timeline and costs
Other Considerations		Relatively easy to access for construction Room for staging of construction materials



Location B – 802 NW 5th Ave



Location B - 802 NW 5th Ave Lot – Aerial View



Location B - 802 NW 5th Ave Lot – South View



Location B - 802 NW 5th Ave Lot – East View



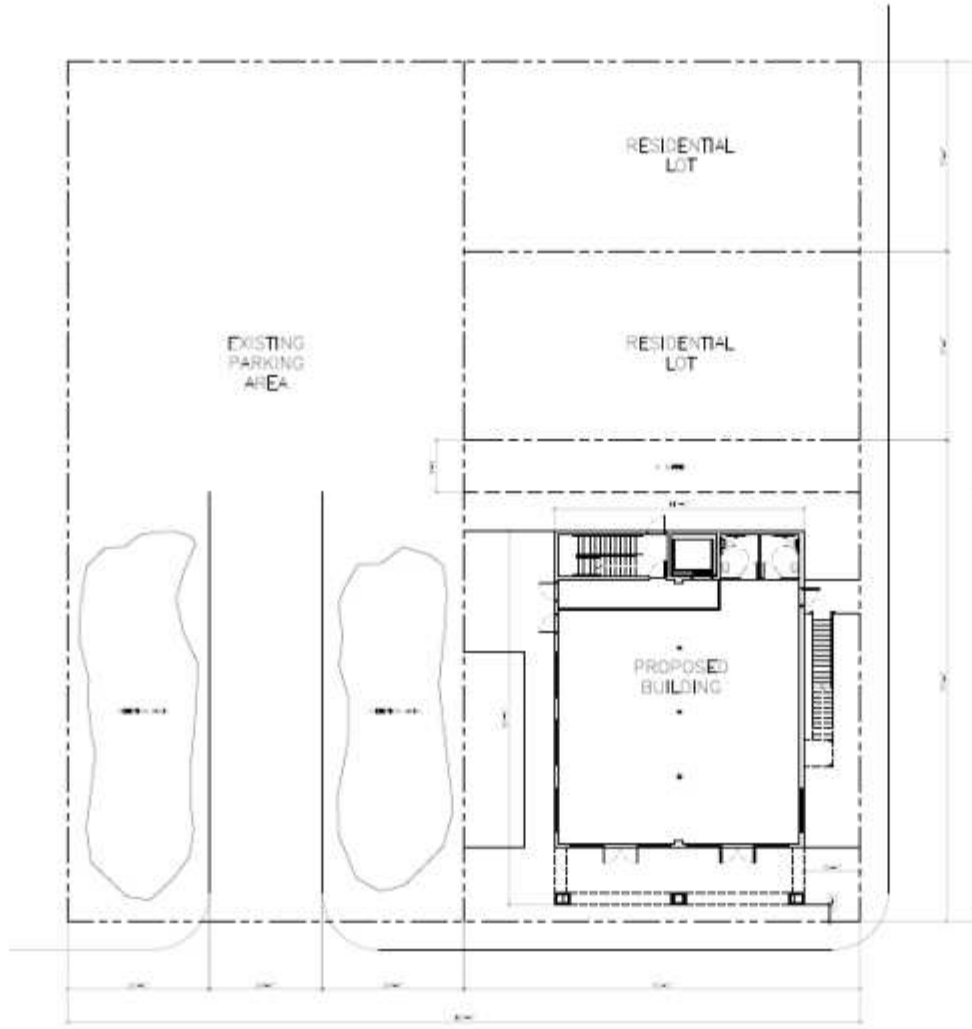
Location B - 802 NW 5th Ave Lot – East View



Location B - 802 NW 5th Ave Lot – South View



802 NW 5th Ave - Conceptual Site Plan



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ARCHITECT, DESIGNERS & PLANNERS
100 NW 14 STREET
DADE COUNTY, FL 33102
TEL: 305 551 1800
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J. REEVES

PROJECT: 2008-08
DATE: 11-17-08

CRA MIXED USE
802 NW 5th AVENUE
MIAMI, FL 33136

SHEET
AC-01

NOT FOR CONSTRUCTION

Information – Location B (802 NW 5th Ave)

Lot Size		~.14 Acres
Historical Significance		Former site St. Paul CME Church
Current Zoning		MU-1 Mixed use low intensity (See Handout for List of Uses)
Planning & Engineering (Design) Considerations	Parking	No dedicated parking spaces available May use adjacent city parking lot
	Utilities / Streetscape	New 5 th Ave streetscape (6 th Street to 10 th Street) is currently in engineering planning phase - not expected to be completed until 2010 Once completed, will include new lighting, brick pavers, and underground utilities Because New Development, may be require underground utilities on-site per Land Development code
	Storm water	May not need stormwater retention
	Permitting	Building Permit only
	Other	No tree removal
Construction Considerations		Easy access from 3 sides – can stage in parking lot Opportunity for innovative construction with pre-manufactured items. → will save time and money



Public Meeting



November 6 – Public Meeting

- Provided background information about proposed CRA office building
- Discussed goals for the CRA Office Building project on NW 5th Ave
 - Provide new investment dollars in Fifth Ave / Pleasant Street Redevelopment Area
 - **Serve as a catalyst for more commercial development on 5th Ave corridor**
 - Bring a mix of uses
 - Class A Office space and another use via first-floor of building
 - **Respect and honor the past while helping to shape the future**
- Gathered feedback on proposed locations:
 - Types of Uses
 - Issues & Concerns
 - Other Feedback



Feedback - November 6 Public Meeting

- Attendees
 - Dorothy Franklin, Mamie McClellan-Williams, Roberta Parks, Reatha Ellis, Winston Bradley, Marcia Wimberly, Jay Reeves, Earl Young, Kali Blount, Valerie (Caribbean Queen Restaurant owner), CRA staff : TBD
- Feedback
 - Want “more stuff” on 5th Ave side (west of 6th Street) – believe that east of 6th Street has seen most of investment to date
 - Want expansion of new jobs and new businesses
 - Small businesses, especially ones historically on corridor, should get preference over other businesses to locate on 1st floor of building
 - Don’t want to see fast food as a use
 - Would like to save trees at 414 location
 - Would like to see minority contractors involved in construction of building
- Conclusion
 - Permitting, logistics, space, and trees make 414 a less desirable location
 - Unanimously agreed that 802 NW 5th Ave was preferred site



Financial Analysis



The CRA 5th Ave Building

- Two-story mixed-use
 - 1st Floor Retail or Other Business Use
 - 2nd Floor CRA Offices
 - 5,000 – 6,500 sqft
- Architectural style and final design is TBD - A Request for Qualifications (RFQ) is in progress to select Architects
 - If 414 NW 5th Ave is selected, building will have some historic inspiration
 - If 802 NW 5th Ave is selected, building will have a more modern style
- Regardless of final site, building will:
 - Be designed and constructed to adhere to “Green” building standards (does not mean LEED certified)
 - Energy efficiency
 - Water savings
 - Indoor environmental quality
 - Sustainable materials
 - Be a signature structure for the neighborhood and Gainesville
 - Provide Class A office space
- Building design and renderings will be shared with public for input and feedback prior to finalizing design



Preliminary Financial Analysis – 414 NW 5th Ave

<u>Estimated Project Costs</u>		<u>Sources of Funding</u>	
Land Value (allocated to CRA Office space)	\$53k	Equity – Land (allocated to 1 st Floor Space)	\$35k
Construction – Soft Costs	\$188k	FY09 Approved Budget	
		Eastside	\$45k
		FAPS	\$46k
Construction – Hard Costs	\$600k	Add'l Funding	
		Eastside	\$16k
		Downtown	\$146k
		CPUH	\$309k
Contingency	\$60k	Debt Financing (FAPS Only)	\$304k
Total Project Costs	\$901k	Total Sources of Funding	\$901k

*Estimates will be refined once Architect and Construction Management firms are hired

Assumptions		Comment
Total Building Square Footage	5,500 sqft	Based on revised estimates from Architect to build Union Academy-inspired building
Sitework & Parking	\$125,000	Included in soft cost estimate. To cover additional costs of on-site parking, stormwater, tree removal, and other engineering
Avg Cost per Sq Ft	\$100/sqft	Construction – Hard Costs only. Does not include soft costs.
Contingency	10%	10% of Construction Hard Costs



Preliminary Financial Analysis – 802 NW 5th Ave

<u>Estimated Project Costs</u>		<u>Sources of Funding</u>	
Land Value (allocated to CRA Office space)	\$53k	Equity – Land (allocated to 1 st Floor Space)	\$35k
Construction – Soft Costs	\$85k	FY09 Approved Budget Eastside FAPS	\$45k \$46k
Construction – Hard Costs	\$617k	Add'l Funding Eastside Downtown CPUH	\$6k \$133k \$281k
Contingency	\$61k	Debt Financing (FAPS Only)	\$270k
Total Project Costs	\$816k	Total Sources of Funding	\$816k

Assumptions		Comment
Total Building Square Footage	5,900 sqft	Based on draft interior floorplan from an architect.
Sitework	\$15,000	Minimal sitework if existing parking and stormwater can be utilized
Avg Cost per Sq Ft	\$100/sqft	Construction – Hard Costs only. Does not include soft costs.
Contingency	10%	10% of Construction Hard Costs

*Estimates will be refined once Architect and Construction Management firms are hired



Summary Site Comparison

		414 NW 5 th Ave	802 NW 5 th Ave
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	Storm water	Need to determine a solution for storm water/retention. Initial thought is to use the perimeter of the lot	May not need stormwater retention
	Permitting	Removal of “Heritage” Live Oak trees; Mitigation costs, permits	Building Permit only
	Other	Requires SJRWMD Environmental Resource Permit (ERP) for stormwater →will add to construction timeline and costs	No tree removal
Construction Considerations		Relatively easy to access for construction Room for staging of construction materials	Easy access from 3 sides – can stage in parking lot Opportunity for innovative construction with pre-manufactured items. → will save time and money
Neighborhood Input			Preferred Site
Estimated Project Costs		\$901,000	\$816,000



Recommendation

- Approve 802 NW Ave as site of new CRA mixed-used office building, contingent on the resolution of parking availability at the adjacent City-owned lot

