

190411C



# Power District City Commission

10.3.2019



POWER  
DISTRICT



**Gainesville.**  
Citizen centered  
People empowered



aerial  
Innovations

# PROJECT BACKGROUND

## □ July 15 CRA Presentation Summary

### 1. Development Solicitation Lessons Learned

- Project Boundary Definition Key Prior To Solicitation Re-Advertisement

### 2. Critical Next Steps Prior To Re-Advertisement

## □ July 15 CRA Board Motion

### 1. Bring Item To First Commission In October

### 2. Provide Pros V. Cons Of Expanded Boundary Properties, Including RTS Downtown Station

### 3. Provide Cost Analysis To Relocate Downtown GRU Admin. To E.O.C.

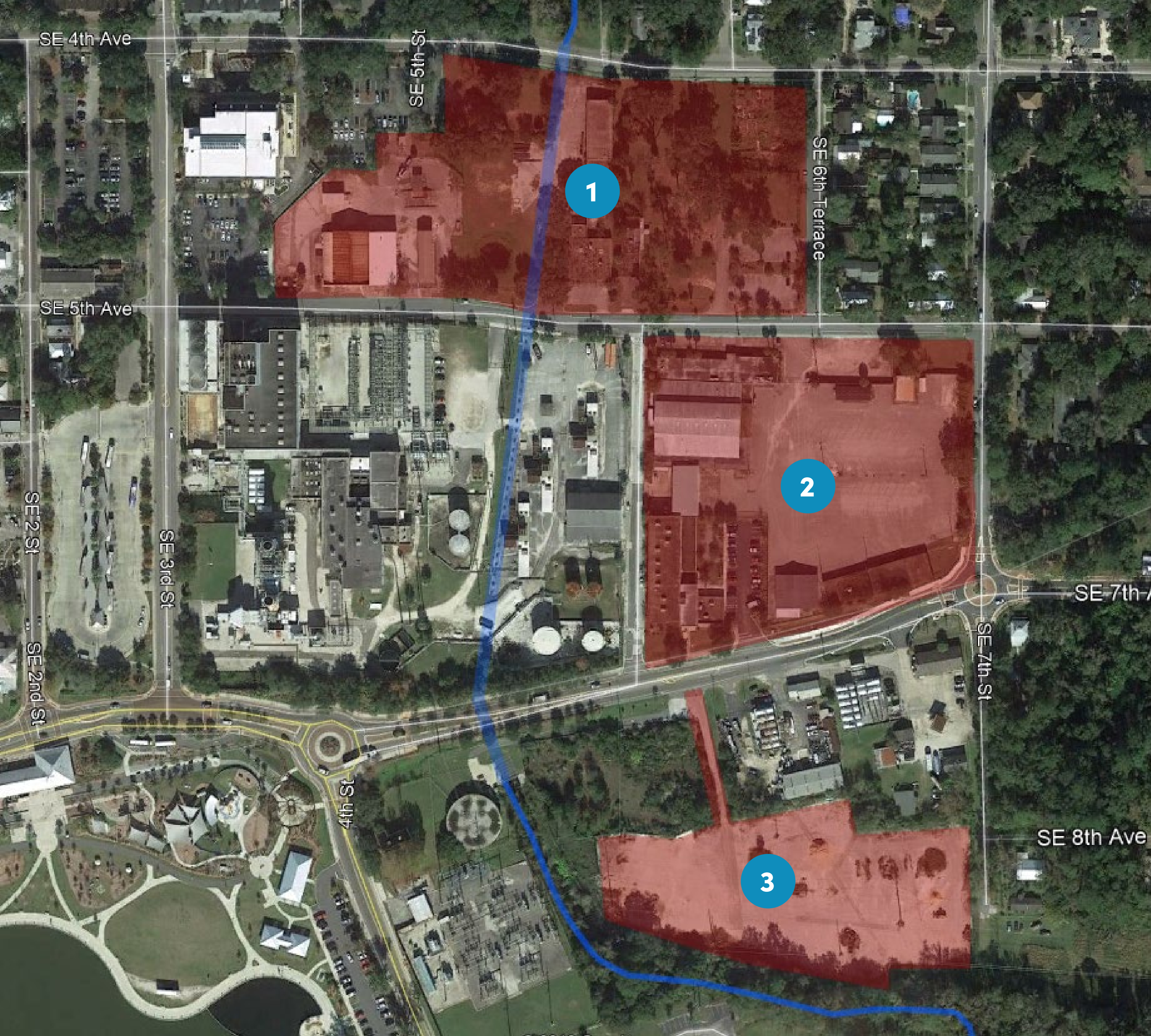
# PROPOSED MASTER PLAN

- 1 WAREHOUSE ADAPTIVE REUSE
- 2 EXISTING CATALYST BUILDING
- 3 KIOSK (TYPICAL)
- 4 PLAZA + PUBLIC PARKING
- 5 FLEET BUILDING ADAPTIVE REUSE
- 6 NEIGHBORHOOD SERVING LOTS
- 7 PLAZA
- 8 MCRORIE COMMUNITY GARDEN
- 9 SWEETWATER BRANCH CREEK (OPENED TO DAYLIGHT)
- 10 OVERFLOW PARKING



# 2013 POWER DISTRICT MASTER PLAN

- ±17 Acres
- Combination Of GRU + City Land
- Includes Catalyst Building
- Combo Of Adaptive Re-Use + New Buildings
- Sweetwater Daylighting
- McRorie Preservation
- Decentralized Parking
- “Density Done Differently”
- Reconnected Street Grid
- Non-prescriptive Land Uses



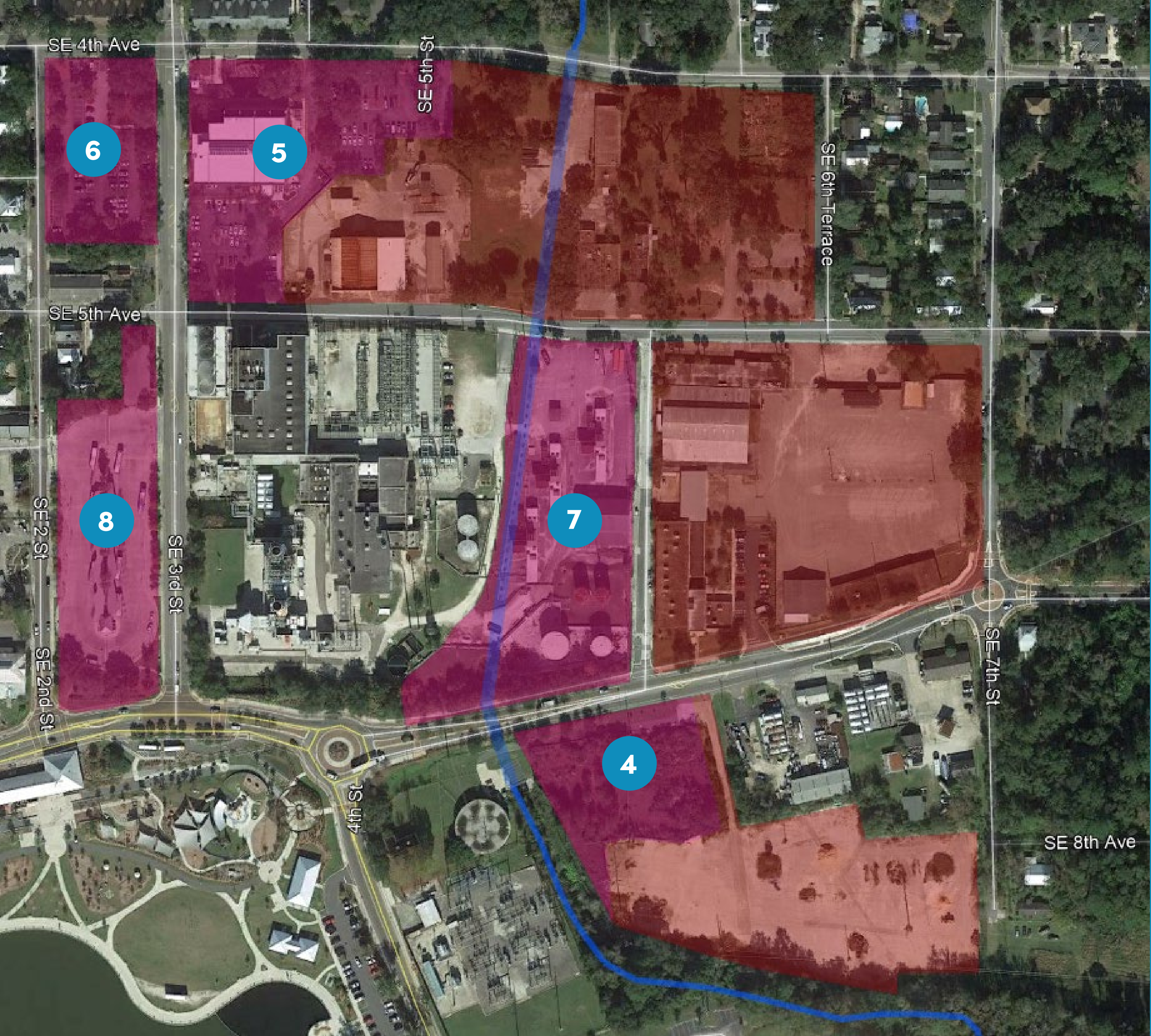
# ORIGINAL 2013 POWER DISTRICT BOUNDARY

- ☐ ±17 Acres
- ☐ Combination Of GRU + City Land
- ☐ Includes Catalyst Building

1. Northern Parcel = 7.25 Acres  
(Available For Purchase)

2. Central Parcel = 6.5 Acres  
(Available For Purchase)

3. South Parcel = 3.5 Acres  
(Due To Extensive Overhead Electric Utilities, Not Available For Purchase, But Available For Public Use Such As Surface Parking)



# EXPANDED POWER DISTRICT BOUNDARY

Additional 13.75 Acres = ± **27.25 Total Acres**

4. Depot Ave. Land = 3.5 Acres  
(Would Be Available For Purchase)
5. GRU Admin. Bldg = 2.75 Acres  
(Would Be Available For Purchase)
6. GRU Admin. Parking = 1.5 Acres  
(Would Be Available For Purchase)
7. Kelly Plant  
(Not Available For Purchase, But Some Portion May Available For Public Use Such As Greenway + Open Space)
8. RTS Downtown Station = 2.25 Acres  
(Not Available For Purchase, But Available For Public Use Such As Transit/Parking)

# PROS V. CONS EXPANDED BOUNDARY THEMES

## 1. CAPITAL + VALUE

- ❑ Provides Negotiating Capital + Asset For City
- ❑ Adds Taxable Property By Going From Public To Private

## 2. COMPLEXITY + RISK

- ❑ Consolidates Decision Making Into A Single Solicitation
- ❑ Explores Concepts (i.e. Sweetwater + RTS) To Determine Feasibility + Reduce Uncertainty

## 3. CONNECTIVITY

- ❑ Provides Links To Other Existing Assets Such as Downtown, Depot Park, Neighborhoods, Transit

## 4. DEVELOPMENT APPEAL

- ❑ Properties With High Redevelopment Value Can Attract Additional Private Investment Interest
- ❑ Offsets Loss Of Developable Land Created By Sweetwater Greenway + McRorie Preservation

## 5. FLEXIBILITY

- ❑ Offers Development Opportunity While Not Obligating City To Sell Or Repurpose Properties
- ❑ Provides Additional Space For Diverse Land-Uses + Buffers



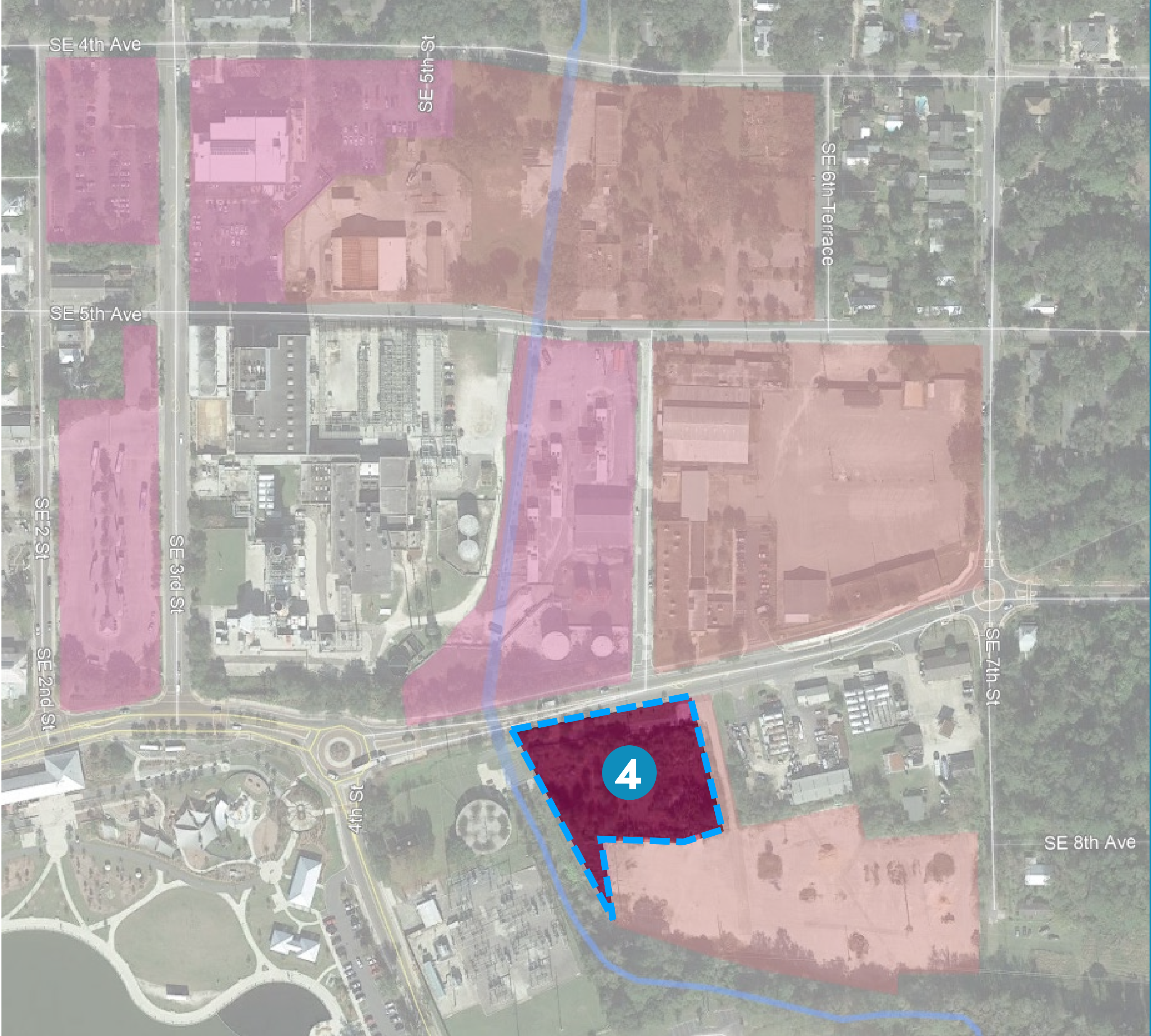
**ORIGINAL 2013** POWER DISTRICT BOUNDARY MINUS COMMUNITY PRIORITIES

A. Sweetwater Greenway Divides Northern Parcel = - 1 Acre

B. McRorie Garden = - .5 Acre

Developable Area Reduced From  $\pm 17$  Acres to  $\pm 15$  Acres





# DEPOT AVE. LAND

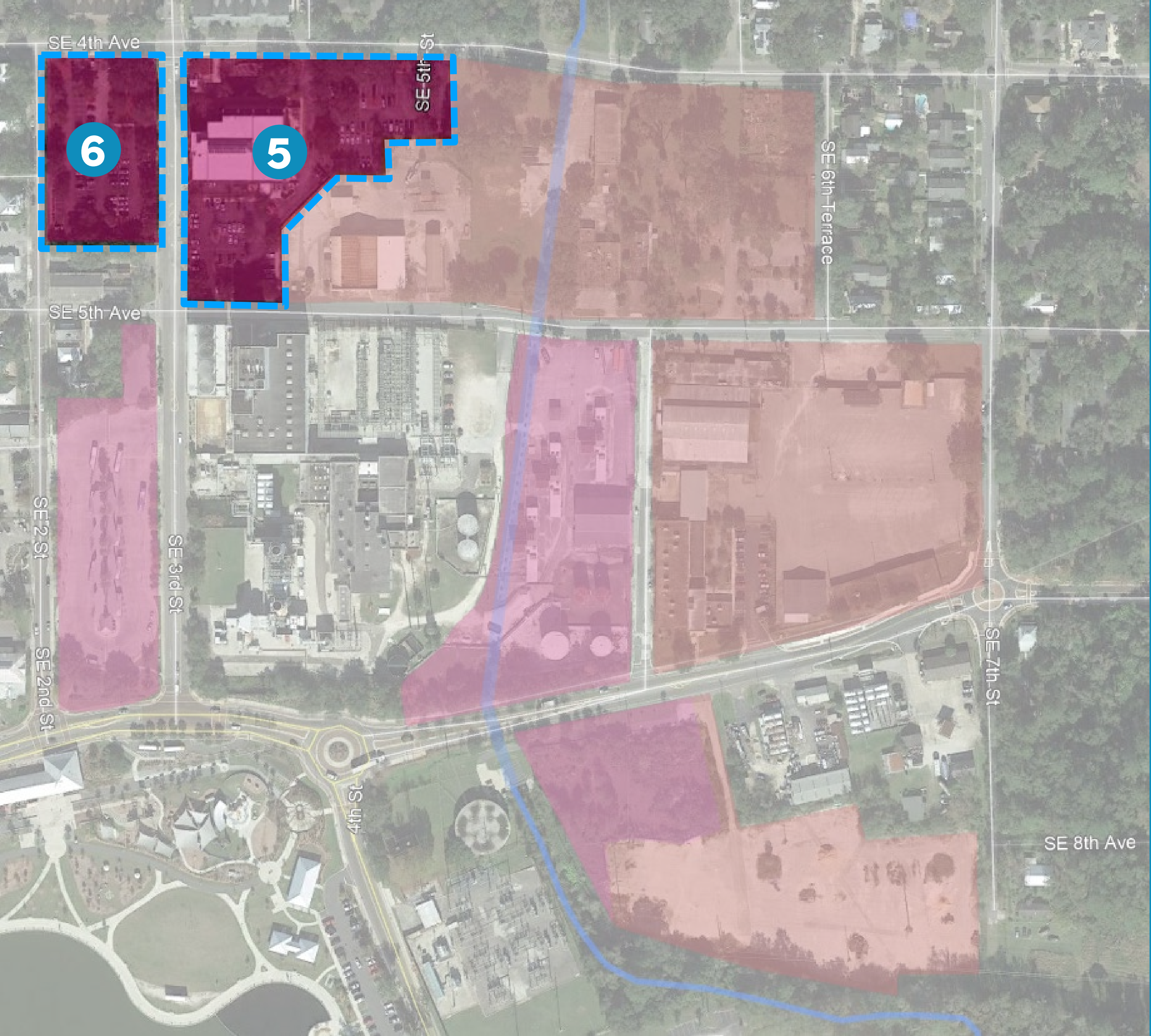
## Advantages:

- 1. Adds 3.5 Acres To Overall Development Potential
- 2. Property Not Currently In Use
- 3. Supports Themes
  - ✓ Capital + Value
  - ✓ Connectivity
  - ✓ Development Appeal
  - ✓ Flexibility

## Disadvantages:

- 1. Former Industrial Site = Environmental Due Diligence Required
- 2. Existing Utilities Occupy Site





# GRU ADMINISTRATION

## Advantages:

1. Adds 4.25 Acres To Overall Development
2. Synergizes + Consolidates GRU Admin. Ops. To E.O.C.
3. Supports Themes
  - ✓ Capital + Value
  - ✓ Complexity + Risk
  - ✓ Connectivity
  - ✓ Development Appeal
  - ✓ Flexibility

## Disadvantages:

1. May Impact "Market Value" Of Admin. Bldg. Property
2. Costs + Logistics Of Relocating GRU Admin. Ops To E.O.C.
3. Impacts To GRU's Downtown Customer Service Presence

# GRU ADMINISTRATION RELOCATION ESTIMATES

ONE TIME RELOCATION EXPENSES = ± \$6.25M

## 1. RELOCATION OF 175 EXISTING GRU EMPLOYEES TO E.O.C. CAMPUS

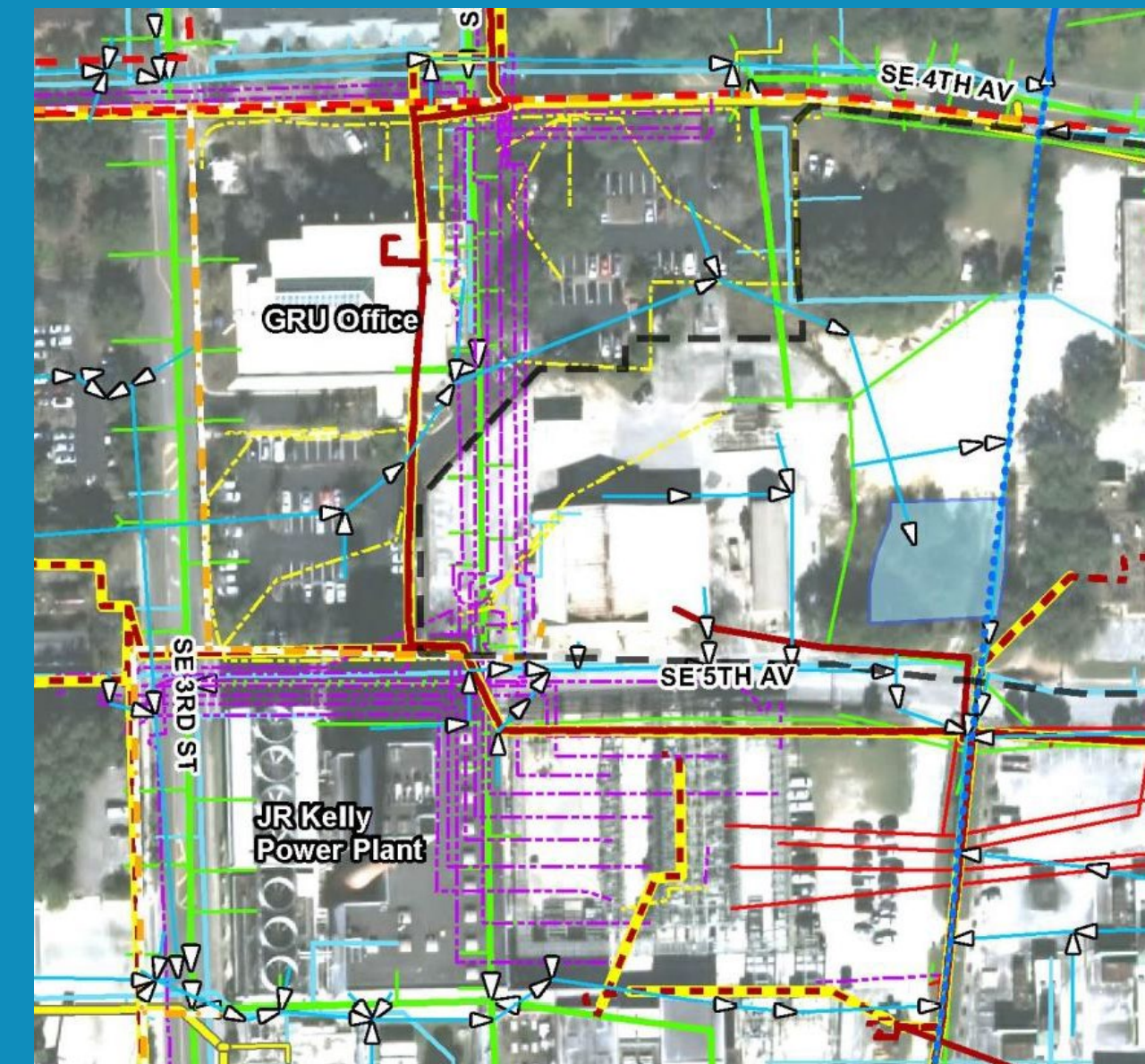
- ❑ Requires Minimum 6 Months Planning + 12 Months Implementation
- ❑ Requires Improved Parking Areas Constructed At E.O.C.
- ❑ Estimated Costs = \$4M

## 2. RELOCATION OF GRU NETWORK

- ❑ Estimated Costs = \$1M
- ❑ Preference Would Be To Lease Back Space And Maintain Presence

## 3. RELOCATION OF GRUCOM HUB

- ❑ Estimated Costs = \$1.25M
- ❑ Preference GRUCom Being Sole Provider + Preference For GRUCom To Maintain Presence



MAP OF EXISTING UTILITIES VIA THE CRA'S INFRASTRUCTURE ANALYSIS REPORT  
[HTTPS://GAINESVILLECRA.COM/WP-CONTENT/UPLOADS/2018/07/POWERDISTRICTINFRASTRUCTUREANALYSISREPORT.PDF](https://gainesvillecra.com/wp-content/uploads/2018/07/PowerDistrictInfrastructureAnalysisReport.pdf)

# GRU ADMINISTRATION RELOCATION ESTIMATES

## RECURRING SAVINGS/EXPENSES FOR DISPOSITION OF GRU ADMIN BLDG

### 4. ADMINISTRATION BUILDING + PARKING LOTS MAINTENANCE/UTILITIES

- ❑ **Estimated Annual Savings = \$600k**

### 5. LEASE BACK SPACE FOR CUSTOMER OPERATIONS AND DRIVE THROUGH

- ❑ **Estimated Annual Costs = \$261k**

- ❑ Preference Is To Lease Back Existing Space On First Floor And Drive Through, If Not, May Have To Relocate Some Of Customer Ops Employees To E.O.C. Campus Which May Require Additional Capital Expenditures

### 6. LEASEBACK SPACE FOR COMPUTER ROOM GRU NETWORK/GRUCOM

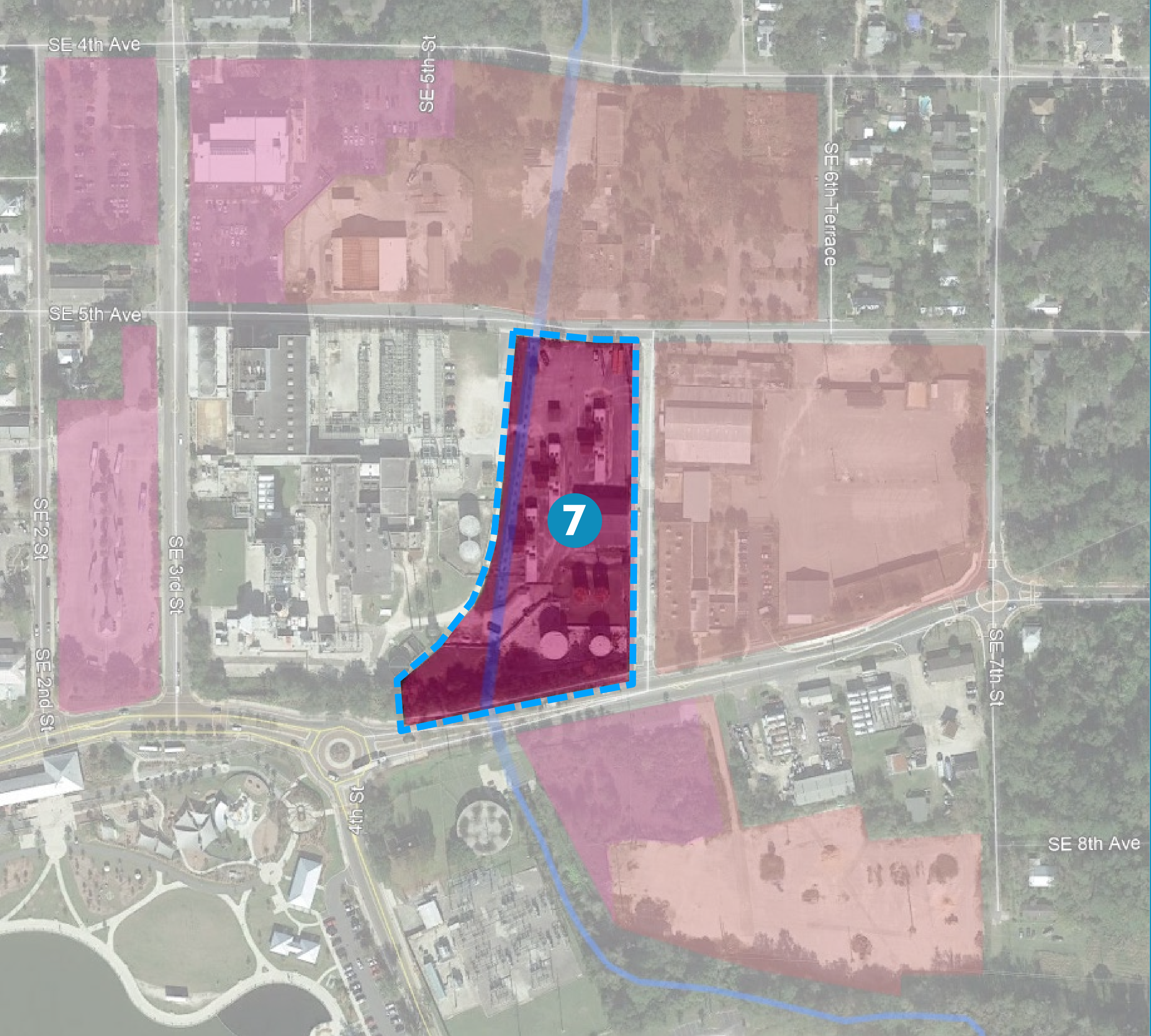
- ❑ **Estimated Annual Costs = \$180k**

- ❑ Preference Is To Lease Back Existing Computer Room On Ground Floor, If Not, Will Require Substantial Capital Investment

### 7. RELOCATION OF 175 GRU EMPLOYEES TO EOC CAMPUS

- ❑ **Estimated Annual Costs = \$25k**

- ❑ Minimal Marginal Impact To Existing Maintenance And Utilities



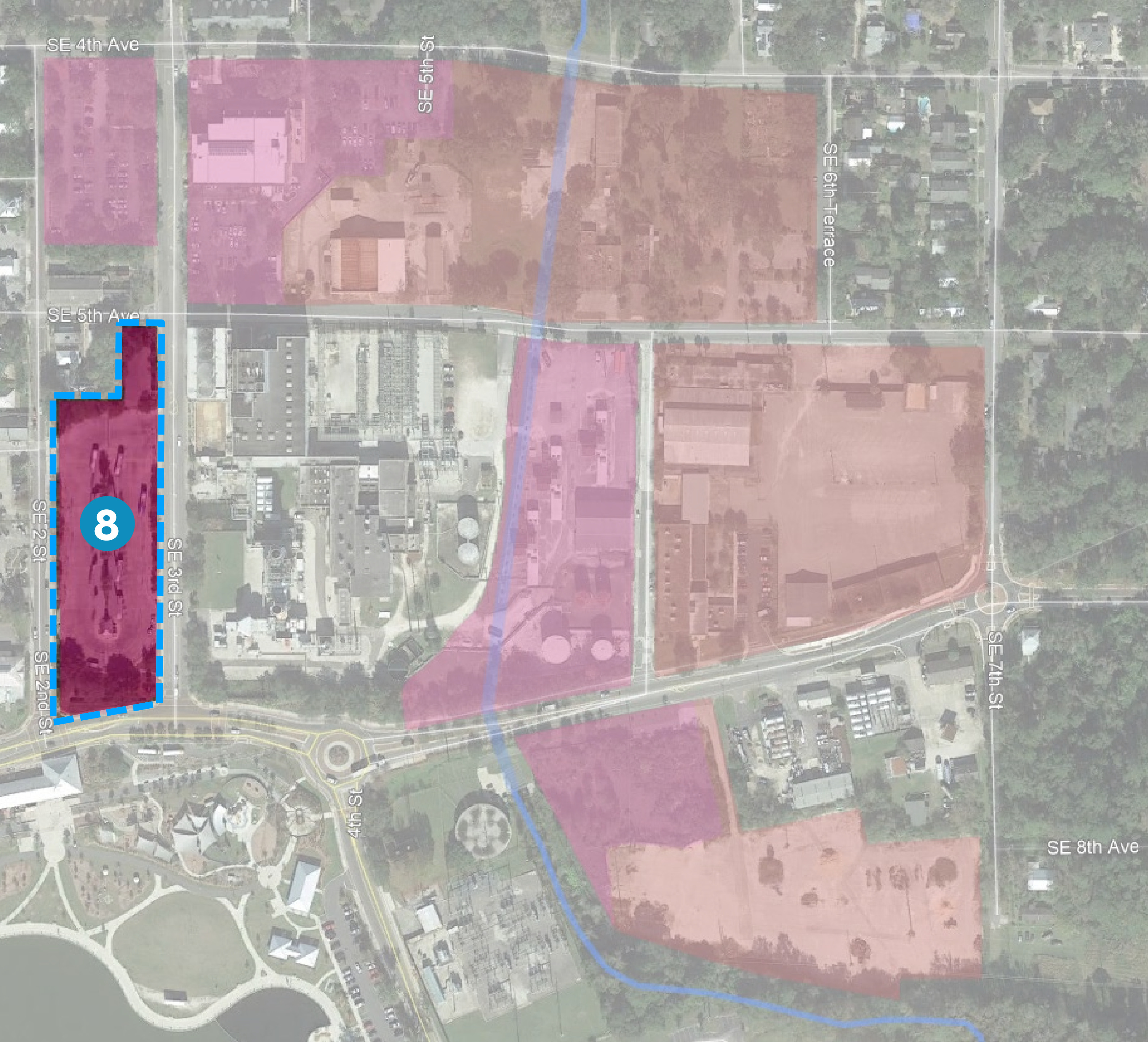
# KELLY PLANT

## Advantages:

1. Could Add Some Portion Of Area As Public Open Space To Overall Development
2. Supports Themes
  - ✓ Capital + Value
  - ✓ Complexity + Risk
  - ✓ Connectivity
  - ✓ Development Appeal
  - ✓ Flexibility

## Disadvantages:

1. Feasibility Study Would Be Required
2. Specific Boundary Needs To Be Defined
3. Active Industrial Site = Environmental Due Diligence Required
4. Disruptions To Existing Plant Operations
5. Unknown Costs



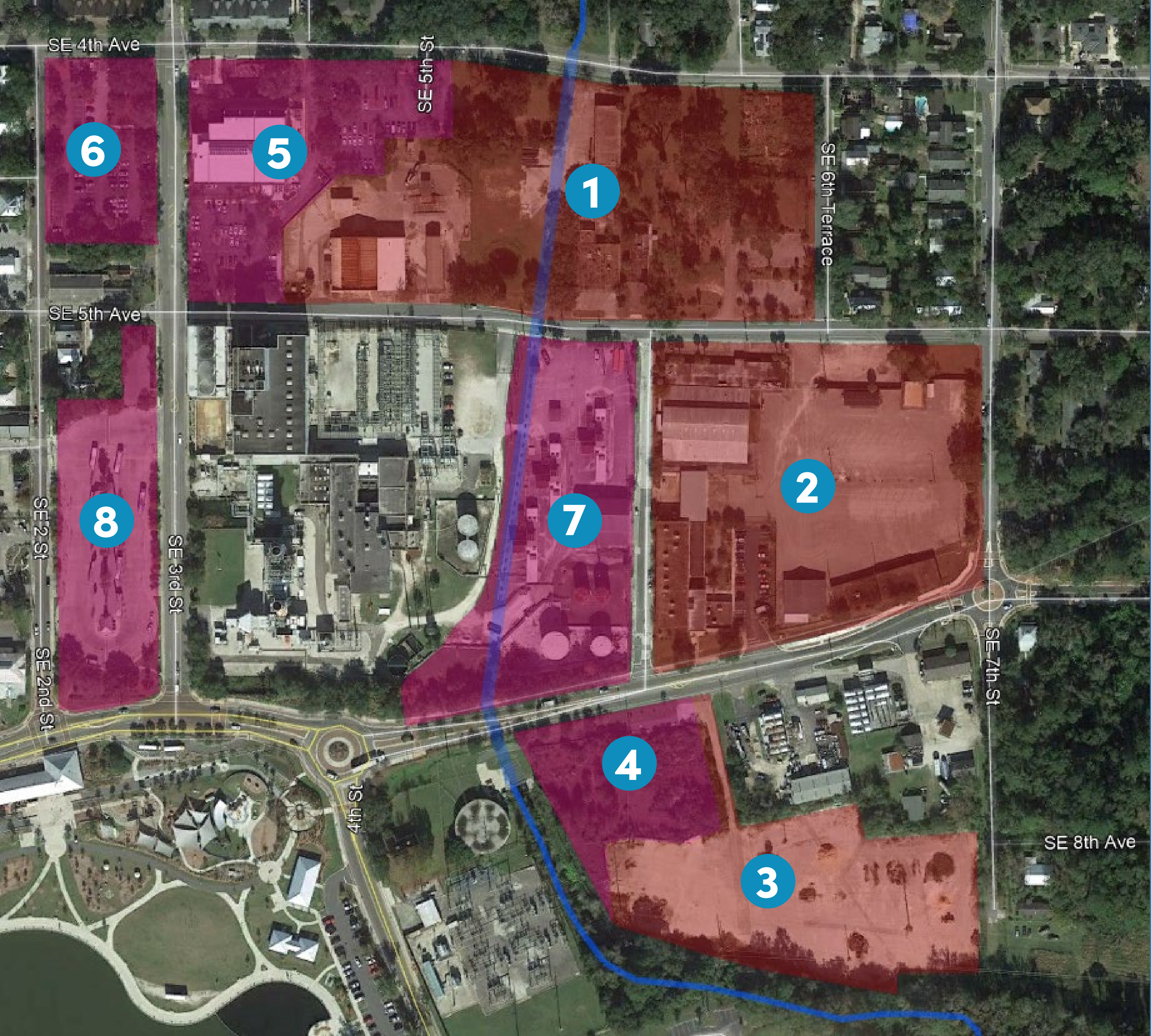
# RTS DOWNTOWN STATION

## Advantages:

1. Possibility Of Integrating Structured Parking
2. Could Provide A Transit Oriented Development Opportunity
3. Help Activate Area With Additional Activity
4. Supports Other Adjacent Development Projects
5. Supports Themes
  - ✓ Capital + Value
  - ✓ Complexity + Risk
  - ✓ Connectivity
  - ✓ Development Appeal
  - ✓ Flexibility

## Disadvantages:

1. Disruptions To Existing Facility Operations + Services
2. Existing Utilities Under Site
3. Environmental Unknowns
4. Federal Funds Involved = Entitlements Exist



# **EXPANDED** POWER DISTRICT BOUNDARY

**± 27.25 Total Acres**

1. Northern Parcel = 7.25 Acres
2. Central Parcel = 6.5 Acres
3. South Parcel = 3.5 Acres
4. Depot Ave. Land = 3.5 Acres
5. GRU Admin. Bldg = 2.75 Acres
6. GRU Admin. Parking = 1.5 Acres
7. Kelly Plant = TBD
8. RTS Downtown Station = 2.25 Acres

# RECOMMENDED NEXT STEPS

1. Define Project Boundary
2. Staff Incorporate Commission Boundary Direction And Return To Commission With The Following:

## A. Revised 2010 Memorandum Of Understanding

- Project Limits
- Roles + Responsibilities
- Declaration Of Surplus Property
- Fair Value Definition

## B. Solicitation Approach + Priorities

- Procurement Process That Is Most Efficient + Effective
- Confirm Project Goals + Objectives
- Specify Any “Must Have Non-Negotiable” Items (Example: Affordable Housing, McRorie, Public Market/Food Hall)



# RECOMMENDATION



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The City Commission Provide Feedback And Direction On Project Boundary And Recommended Next Steps

