

Back-up submitted to the City Manager's Office on Thursday, February 25, 2010 for Legislative Item #090819 by Mr. Ropen Nalbandian and his representatives.

- Power Point presentation presented at the April 16, 2009 City Commission meeting comparing the ADC and Gain sites
- Conceptual site plan for the Gain site



April 16, 2009

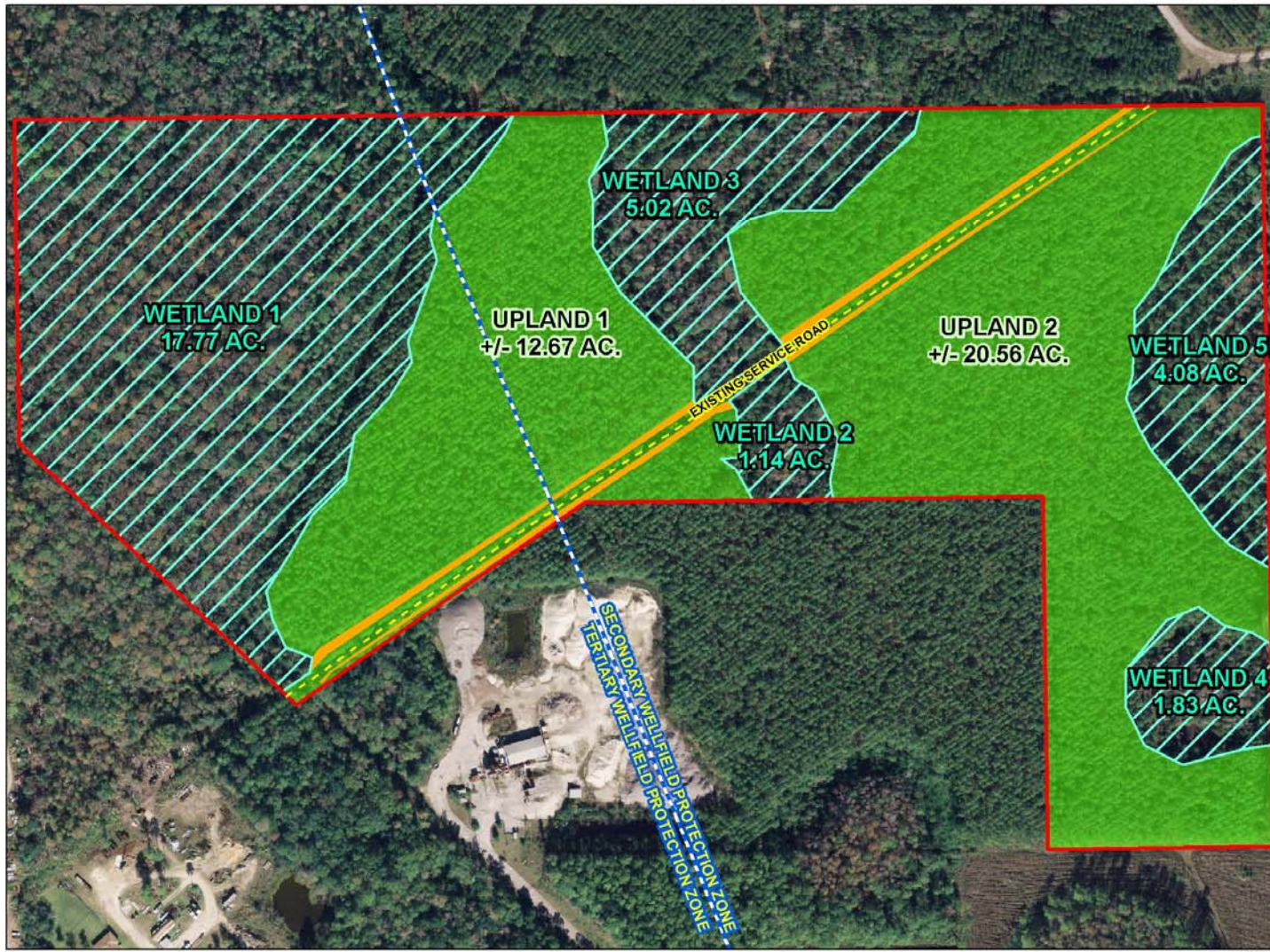
# Alternative Sites for the One-Stop Homeless Assistance Center

- Since April 2008, the Alternative Site Selection Group has continued to meet and discuss the sites for the One Stop Homeless Assistance Center; the group consists of representatives from:
  - Alachua County
  - Gainesville/Alachua County Office on Homelessness
  - Alachua County Housing Authority
  - Association of Businesses and Citizens of North Main
  - Meridian Health Care (the lead agency for the Grace Market Place collaborative)
  - A Local Attorney
  - City Staff
  
- On October 16, 2008, the City Commission directed staff to conduct further analysis and obtain information on two sites for the One Stop Homeless Assistance Center:
  - ADC Development Group, LLC.
  - Gain Development Industrial

# ADC Development Group, LLC.







DELINEATED WETLANDS  
2006 TRUE COLOR AERIAL  
53RD AVENUE PROJECT  
ALACHUA COUNTY, FLORIDA

- LEGEND**
- PROJECT BOUNDARY:  
+/- 63.08 ACRES
  - EXISTING SERVICE ROAD
  - DELINEATED WETLANDS:  
+/- 29.84 ACRES
  - UPLAND +/- 32.21 AC.
  - DITCHES +/- 1.03 AC.
  - WELLFIELD PROTECTION ZONE

PROPERTY BOUNDARY AS SHOWN WAS SOURCED FROM A PROFESSIONAL BOUNDARY SURVEY COMPLETED BY CAUSSEAU, HEWETT, & WALPOLE, INC.

WETLANDS AND DITCHES DELINEATED USING SUB-METER GPS EQUIPMENT IN MAY 2008 BY EC&D

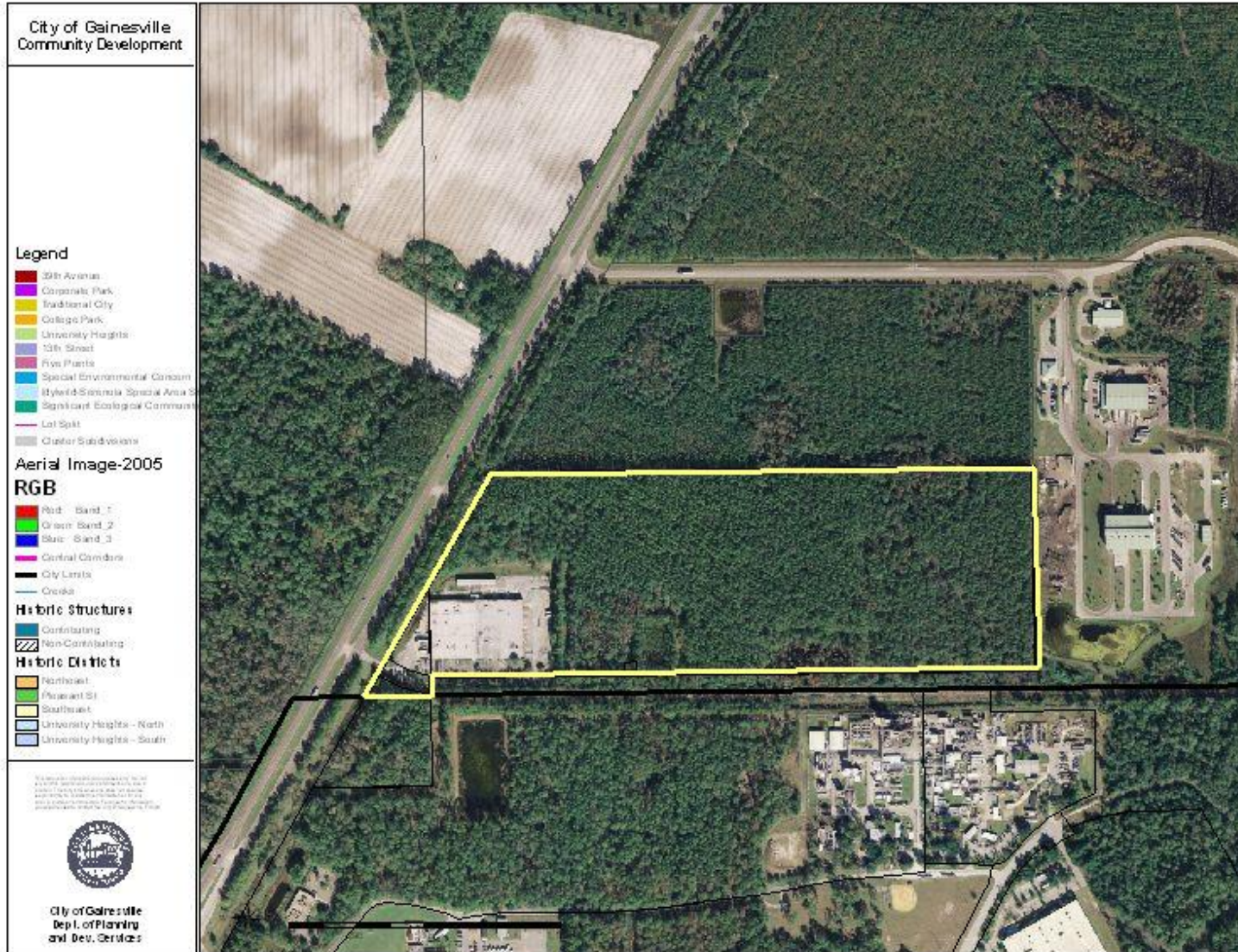


**EC&D**  
Environmental Consulting & Design, Inc.  
www.ecandd.com

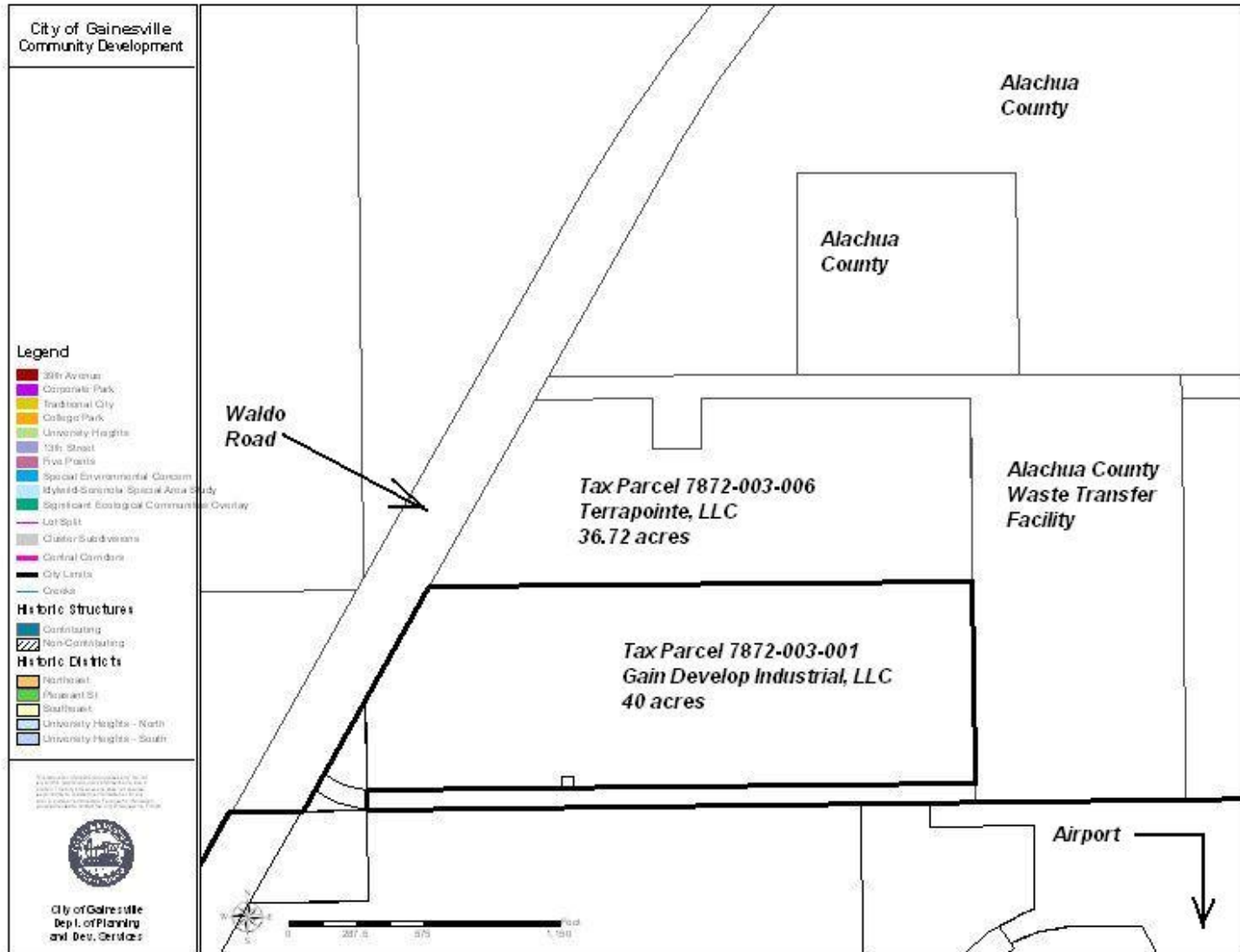
1420 West 21st Street  
Gainesville, FL 32601  
Phone: 352.331.1111 Fax: 352.331.5030

DATA SOURCES:  
ALACHUA COUNTY PROPERTY APPRAISER,  
GUY AND EC&D  
DATA IS PROVIDED AS IS - ACRES ARE  
APPROXIMATE & GIS DERIVED

# Gain Development Industrial



# Gain Development Industrial





# Gain Development Industrial



# Property Comparisons

Location	800 Block of NW 53rd Ave	5905 NE Waldo Road
Parcel Number	07877-001-004	7872-003-001
Usable Acres / Total Acreage	Verified 12.7 acres / 12.7 acres	Estimated 11 acres / 40 acres
Owner	ADC Development Group, LLC	Gain Develop Industrial, LLC
<b>PHASE I</b>		
Purchase Price	\$633,500	\$650,000
<b>PHASE II</b>		
Other Costs/Development Costs:		
Consultant	\$25,000	\$25,000
Land Clearing	Included in price	\$125,000
Site Preparation	\$100,000	\$30,000
Water/Sewer Extension	\$423,500	\$42,000
Driveway	* \$438,250	** \$220,000
Construction (New 5,000 sq. ft Building)	\$650,000	\$650,000
Total Development Costs	\$2,270,250	\$1,742,000
RTS Transportation Costs	Near Route 8; however, will require additional bus and route @ \$182,682/yr (12 hrs of service on weekdays). Site not currently accessible by transit - no turn around.	Near Route 24; however, will require additional bus and route @ \$182,682/yr (12 hrs of service on weekdays). Site not currently accessible by transit - no turn around.
<b>PHASE III</b>		
Shelter Services Component (Building Services)		
<b>Phase IV</b>		
Master Plan (Shelter Services, including Dormitories)		

\* 300 feet (quoted by the seller)

\*\* Price may increase by \$100,000 to procure access across CSX property.

Note: Additional cost is anticipated for pole lighting and sidewalks depending on Development Review Board recommendations.

# ADC Development Group, LLC.

## Advantages

- Implementation of the Homeless Campus Concept (Food, Social & Shelter Services)
- Access to public road
- No residential area in near proximity
- Owner provided Wetland Delineation map of property
- Land Clearing included
- Owner providing up to 100 Ft of paved access to property
- Water/sewer installation will provide further development of nearby properties

## Disadvantages

- High cost of developing the property including water/sewer installation

# Gain Development Industrial

## Advantages

- Implementation of the Homeless Campus Concept (Food, Social & Shelter Services)
- Low cost of developing the front part of the property

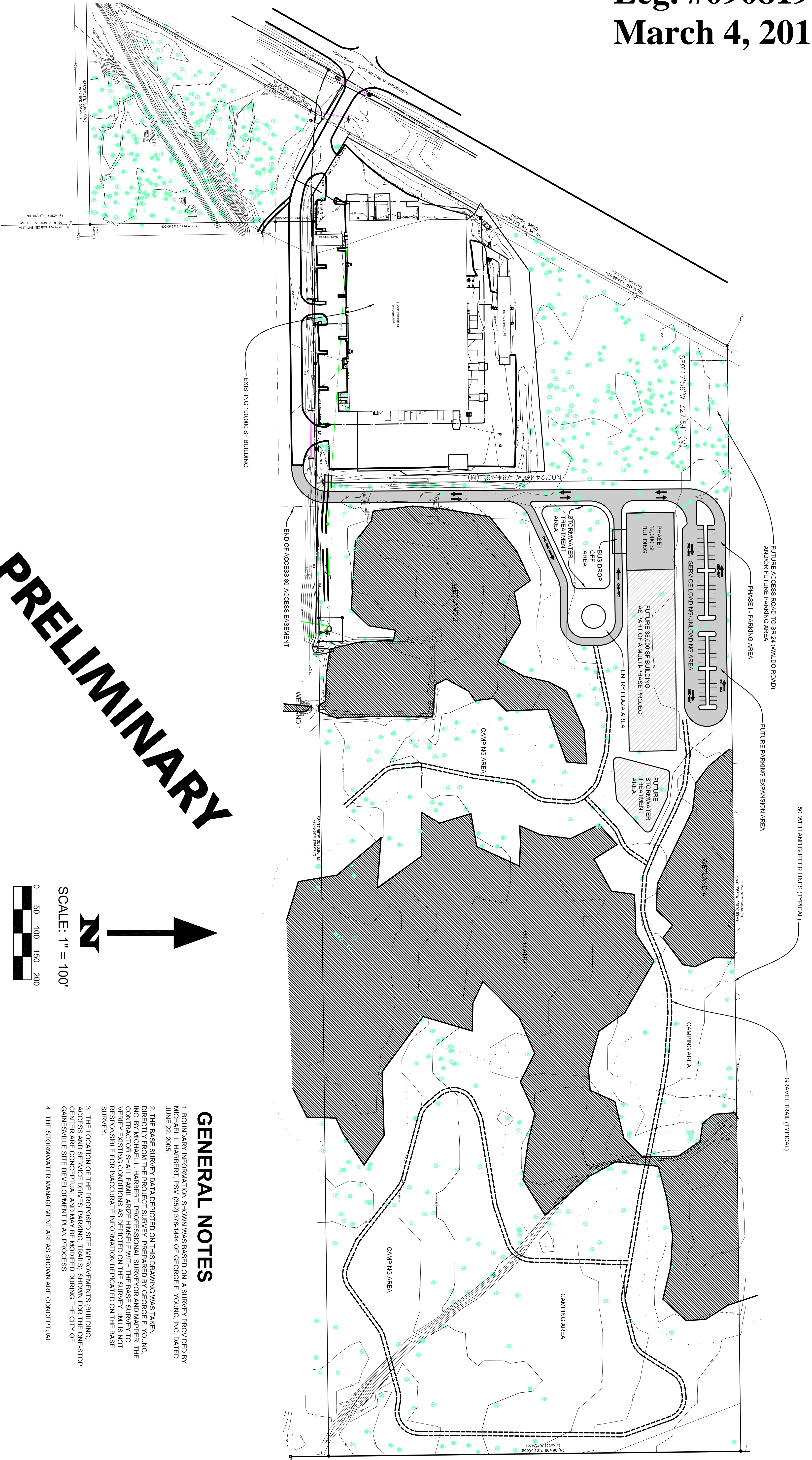
## Disadvantages

- County Commission raised concerns about the One-Stop being so far from the Urban Core
- No access to a public road, FDOT controls the access to N. E. Waldo Road
- Wetland Delineation map needed to identify the buildable acreage (specifically the front 11 acres)
- Property owner must subdivide & consolidate the property
- Wetland mitigation must be negotiated in order to access the back portion of the property for future use

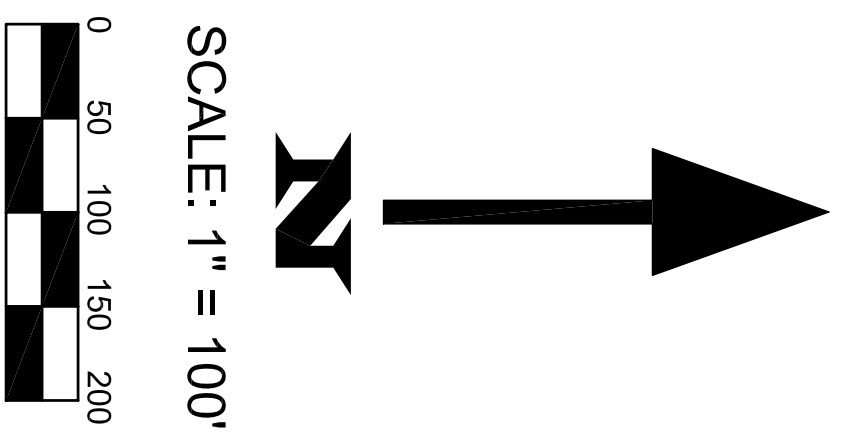
- Financial Incentives
  - Regular National Stabilization Program Funds
  - American Recovery Act
    - Community Development Block Grant
    - Homeless Prevention Funds
    - National Stabilization Program – Second Round
- Limited window of opportunity for the City and County to participate in the Federal Homeless and Housing programs through the City/County Office on Homelessness
  - Must act quickly to submit applications to the Federal and State agencies for funding
  - In order to participate, the City/County Office on Homelessness must control or own the land.
- The first Housing application for Homeless funds was due on April 6, 2009 to the State subject to the City Commission approval of a One Stop Center site.

## The City Commission:

- Approve the ADC site for the One Stop Homeless Assistance Center
- Authorize the City Manager to negotiate the purchase of the ADC site
- Authorize the City Manager to work with the GRACE Marketplace collaborative, the Office on Homelessness and other local providers to continue to identify financial resources for the development and operation of the One Stop Homeless Assistance Center.



**PRELIMINARY**



**GENERAL NOTES**

1. BOUNDARY INFORMATION SHOWN WAS BASED ON A SURVEY PROVIDED BY MICHAEL L. HARBERT, P.S.M. (352) 379-1444 OF GEORGE F. YOUNG, INC. DATED JUNE 22, 2005.
2. THE BASE SURVEY DATA DEPICTED ON THIS DRAWING WAS TAKEN DIRECTLY FROM THE PROJECT SURVEY, PREPARED BY GEORGE F. YOUNG, INC. BY MICHAEL L. HARBERT, PROFESSIONAL SURVEYOR AND MAPPER. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE BASE SURVEY TO VERIFY EXISTING CONDITIONS AS DEPICTED ON THE SURVEY. JMJ IS NOT RESPONSIBLE FOR INACCURATE INFORMATION DEPICTED ON THE BASE SURVEY.
3. THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS, BUILDING, ACCESS AND SERVICE DRIVES, PARKING, TRAILS) SHOWN FOR THE ONE-STOP GAINESVILLE SITE DEVELOPMENT PLAN PROCESS.
4. THE STORMWATER MANAGEMENT AREAS SHOWN ARE CONCEPTUAL.

JOE MONTALTO, JR., P.E.  
PROJECT ENGINEER  
FL REG. NO. 34315  
CERT. OF AUTH. # 00009907

**CONCEPTUAL SITE PLAN**

ONE-STOP CENTER - WALDO ROAD SITE  
GAINESVILLE, FLORIDA

DRAWN BY: JMJ  
CHECKED BY: JMJ  
FILE: 2009.28

DATE: 11/14/2009  
REVISIONS:

309 SE 7<sup>th</sup> Street, Gainesville, Florida 32601  
Phone No. (352) 494-6225 Fax No. (352) 338-0303

JMJ CONSULTANT ENGINEER, LLC

