

# City of Gainesville

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Meeting Agenda - Final**

**April 21, 2014**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

*Susan Bottcher (Chair)  
Todd Chase (Member)  
Thomas Hawkins (Member)  
Yvonne Hinson-Rawls (Vice-Chair)  
Ed Braddy (Member)  
Lauren Poe (Member)  
Randy Wells (Member)*

**CALL TO ORDER****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT**[130858.](#)**Community Redevelopment Agency Meeting Minutes (B)****RECOMMENDATION**

*Approve minutes of the CRA Board meeting on March 17, 2014.*

[130858 March 17, 2014 CRA Minutes\\_20140421.pdf](#)

[130890.](#)**Appointment of David Wilson & Russell Ingram to the College Park University Heights Redevelopment Advisory Board (B)****RECOMMENDATION**

*The CRA appoint David Wilson & Russell Ingram to the College Park University Heights Redevelopment Advisory Board for a term to expire as follows:*

<i>Name</i>	<i>Expiration Date</i>
<i>David Wilson</i>	<i>June 20, 2016</i>
<i>Russell Ingram</i>	<i>June 20, 2016</i>

<i>Member Wells:</i>	<i>Wilson, Ingram</i>
<i>Member Hinson-Rawls:</i>	<i>Wilson, Ingram</i>
<i>Member Poe:</i>	<i>Wilson, Ingram</i>
<i>Member Hawkins:</i>	<i>Wilson, Ingram</i>
<i>Member Chase:</i>	<i>Wilson, Ingram</i>
<i>Member Braddy:</i>	<i>Wilson, Ingram</i>
<i>Chair Bottcher:</i>	<i>Wilson, Ingram</i>

[130890 BOARD BALLOTS\\_04212014.pdf](#)

[130891.](#)**Appointment of Kinnon Thomas & Adrian Hayes-Santos to the Downtown Redevelopment Advisory Board (B)****RECOMMENDATION**

*The CRA appoint Kinnon Thomas and Adrian Hayes-Santos to the Downtown Redevelopment Advisory Board for a term to expire as follows:*

Name	Expiration Date
Kinnon Thomas	June 19, 2017
Adrian Hayes-Santos	June 20, 2016

Member Wells:	Thomas, Hayes-Santos
Member Hinson-Rawls:	Thomas, Hayes-Santos
Member Poe:	Thomas, Hayes-Santos
Member Hawkins:	Thomas, Hayes-Santos
Member Chase:	Thomas, Hayes-Santos
Member Braddy:	Thomas, Hayes-Santos
Chair Bottcher:	Thomas, Hayes-Santos

[130891\\_BOARD\\_BALLOTS\\_04212014.pdf](#)

## EXECUTIVE DIRECTOR CONSENT

[130881.](#)

### CRA Project Summary (NB)

*Explanation: As a regular informational item on CRA agendas, Staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA's many on-going projects, as opposed to a complete list.*

#### CRA Wide

*Façade Grant - The Façade Grant program is a competitive matching grant program that is designed to encourage reinvestment in building facades, specifically those located on highly visible target corridors within the district. Applicants must commit to expending (at a minimum) a cash match equal to the grant funds sought in the application. Repairs/upgrades to the façade must be visible at all times from the building's exterior, and maintenance items are not eligible for grant funds.*

*CRA Talent - Interviews for the two vacant Project Manager positions are close to being concluded. Suzanne Wynn will join the CRA as a Project Manager on April 28, 2014 and the second position has been reposted.*

*Economic Development - Mindtree, Ltd. received its first year payments for the High-Wage Job Creation Incentive Program for creating thirteen high-wage jobs in the technology sector over the last year. Two jobs were created at over 200% of the average annual wage for the county receiving \$2,500 each and eleven jobs at over 150% of the average annual wage for Alachua County. This grant is a two year grant and Mindtree, is eligible to receive additional incentives in year two, based upon retaining these jobs and creating additional high-wage jobs. An*

*application for High-Wage Job Creation Incentives was also received from Azalea Health, a Georgia-based healthcare management and medical billing software company which recently opened a new office in Gainesville in the Ayers Building.*

*Eastside Redevelopment Advisory Board (ERAB)*

*GTEC Area Master Plan - On Agenda*

*RFP for Developers at GTEC - On Agenda*

*1713 SE 8th Avenue (formerly Kennedy Homes) Redevelopment- On Agenda*

*ERAB Residential Paint Voucher Program - Due to the success of the FAPS Residential Paint Voucher Program the CRA Board advised staff to implement a sister program within the Eastside Redevelopment Area. Staff worked with the CRA attorney to draft language for a program that meets the Eastside Redevelopment Plans of "Support and encourage improved appearance and design of both public and private projects. Strategies may include, but are not limited to, developing design guidelines, providing design assistance, façade grant and/or paint programs, incentives, and partnerships with both the public and private sector." Like the FAPS Residential Paint Voucher Program, the Eastside Redevelopment Area Program will provide an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home.*

*Downtown Redevelopment Advisory Board (DRAB)*

*SW 5th Avenue - The CRA recently completed a survey of SW 5th Avenue from SW 6th Street to S Main Street. In February, the CRA hosted a Neighborhood Meeting to gather input from the surrounding community to gauge responses and potential for improvements along the corridor. CRA staff is currently reviewing the feedback from that meeting and exploring potential options for redevelopment along SW 5th Avenue.*

*Downtown Plaza -*

*In July 2013 design concepts were approved for a new "face" for the north side of the Downtown "Bo Diddley" Plaza by the CRA Board. The design team, led by DAG Architects, Inc. was assembled and brought under contract in December 2013. Since that time CRA Staff and the design team have been working with City/GRU, FDOT, RTS and community stakeholders to refine the concept floor plans, relocate the bus stop, refine the landscape/site plan and receive feedback on visual preferences for the improvements. Next steps will include designing elevations for the improvements based on the feedback received.*

*Economic Development - Staff continues to meet with prospective*

*companies to discuss Power District redevelopment opportunities.*

*Depot Program Update - Depot Park Phase II Design and Construction: The Depot Park Phase II construction documents are now 60% complete. The construction documents will be completed once the stormwater pond and site remediation projects are completed by the Public Works Department and the site is available for survey. The design team is currently exploring equipment manufacturers to create a unique play environment, planned within Depot Park.*

*Stormwater Pond Construction: The stormwater pond, pump station, and final remediation capping is currently under construction by the Public Works Department. Substantial completion is anticipated Spring 2014.*

*Power District Redevelopment Plan (B) - The CRA hosted a Neighborhood Workshop at 6PM on Tuesday, April 15 at the Historic Depot Building to provide a presentation for the proposed Land-Use Change and Rezoning for several properties within the Power District. The purpose of seeking land-use and zoning modifications is to execute the community's vision, continue the implementation steps outlined in the plan, and to facilitate redevelopment of the area in accordance with the completed Power District Redevelopment Plan. This meeting was publically noticed in the Gainesville Sun, via 160+ mail-out invitations, as well as email distribution. Following the Neighborhood Workshop, CRA staff anticipates submitting all necessary application documents to the City Plan Board for their May 22nd Public Hearing.*

*South Main St. Streetscape - The topographic survey, traffic speed study, context & site analysis mapping, and environmental memo has been completed and CRA Staff is currently reviewing this information. The project team is in the process of coordinating and organizing the community kick-off meetings to be held at a yet to be determined date and location.*

#### *College Park University Heights Redevelopment Advisory Board*

*NW 5th Avenue (1300-2000 blk) - On August 16, 2013, NW 5th Avenue was presented to and approved by the CRA board as one of the four major community initiatives in the 2014 Strategic Plan for the College Park/University Heights area. On November 18th, the CRA board approved the proposal submitted by DRMP, Inc. for the design of NW 5th Avenue. Since that time, the CRA has been working with legal to execute a contract amendment allowing the CRA to hire DRMP, Inc. for professional engineering and consulting services based on the existing contract with GRU. The contract amendment was recently approved and executed and the CRA has begun design of the corridor.*

*The streetscape project presents an opportunity to support and leverage connections to other planned developments occurring in the area. The project scope extends from NW 13th Street to NW 20th Street and*

*includes repairs to the roadway, feasibility study for undergrounding utilities, sidewalks, pedestrian crossings, lighting, improved drainage, parking, and circulation. In February, the CRA hosted a kick-off meeting to notify the public of the developing project. CRA staff is currently reviewing the feedback from the kick-off meeting while continuing to explore redevelopment potential along the NW 5th Avenue corridor.*

*NW 1st Avenue Streetscape: Phase 1 (15% Construction Documents): NW 1st Avenue streetscape project, 1600-1900 blocks, presents an opportunity to improve the street's functionality and aesthetics to better serve its various users.*

*The April 2013 Perkins & Will and Causseaux, Hewett, & Walpole, Inc. (CHW)'s Interim Basis of Design for the corridor served as the starting point for the current design process. CHW is the Civil Engineer and consultancy team leader for this Phase 1 contract. Sub-consultants to CHW are David Conner and Associates for landscape architecture services and Nix Engineering for electric engineering consulting services.*

*The Phase 1 contract includes an aggressive schedule that allows for community and stakeholder engagement throughout the design, and board approvals at the final 15% construction documents stage. Two neighborhood meetings were held earlier this year, in which stakeholders were invited to prioritize street issues and potential improvements, as well as review draft 15% Construction Documents alternatives. In addition, CRA staff and CHW have been meeting individually with multiple stakeholders to identify the existing conditions, understand specific challenges and needs, and feasibility of future improvements along the corridor. Final 15% Construction Documents and Phase 2 contract proposal will be presented to Eastside Advisory Board and to the CRA Board in May.*

#### *Innovation Square Projects -*

*SW 9th St: Construction is finalizing on SW 9th St. Concrete roadway and sidewalks are approximately 90% complete, the wood decking for the boardwalk and benches in the slate plaza are being completed, lighting is 90% complete, and landscaping and site stabilization have begun. Substantial completion is scheduled for May 2014.*

*SW 3rd Ave: The construction of SW 3rd Avenue is approximately 90% complete. Landscaping will be installed during the month of April. The final lift of asphalt on the roadway will be applied following the completion of SW 9th St so that no damage is incurred. Substantial completion is scheduled for May 2014.*

#### *Fifth Avenue Pleasant Street Redevelopment Board*

*A.Q. Jones House Museum - Staff finalized contracts with JMJ Consulting Engineers for Civil Engineering services, and Sustainable*

*Design Group for Architects for the interior stabilization of the house museum. Staff expects engineering to last 4 to 6 weeks with final deliverable being site development plan package, Utility engineering and permitting, photometric plans, geotechnical study, and code compliant landscaping plans. A project meeting was held on April 10, 2014 with all team members on the project to discuss the project schedule. First Step is scheduled for April 17, 2014.*

*Neighborhood Spruce Up Program - The second round of the FAPS Residential Paint Voucher Program is now open and accepting applications. The program provides an eligible applicant with a voucher for paint and painting supplies up to \$500 to be used for the exterior painting of their home. The program is available to all residences in the Fifth Avenue Pleasant Street Redevelopment Area. Applications can be picked up in the CRA office.*

*Seminary Lane - The CRA Attorney created an Option Agreement for The Purchase and Sale of Land, which provides monetary consideration to the Seller (GFHC) and provides the CRA with the ability to perform all necessary due diligence in determining the best use and future development of the parcel. The option also provides the CRA with the "Right of First Refusal" and the "Option to Purchase" the Seminary Lane Parcel. A Memorandum of Option Agreement was also created to be recorded and provide notice that the CRA and GFHC have entered into a written option agreement and agree to the terms of the document. CRA staff met with the GFHC Board in January and February to discuss the agreements and any other considerations that need to be addressed. Both the CRA staff and GFHC continue to negotiate the terms of an agreement that both parties are satisfied with.*

*Additionally there are 4 parcels contiguous to the Seminary lane site that offer a tremendous opportunity for redevelopment, three of which are owned by the City (Parking lot, tot lot, & former Moms Kitchen) and one by the CRA. CRA staff and the CRA Attorney are preparing a City Commission item requesting the City to enter into an option agreement with the CRA, enabling the CRA to begin the process of redeveloping the parcels along with the Seminary Lane development.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*CRA Executive Director to CRA: Receive project update from Staff*

[130882.](#)

**Specialty Landscape Maintenance Contract Amendment (B)**

*Explanation: On October 9, 2013 the CRA solicited quotes from eleven vendors for Specialty Landscape Maintenance services. The contract was awarded to the lowest price submitted by a responsive and responsible vendor; Ragin Lawn Services, who is also on the City's local, diverse, and small business vendor list.*

*Since that time, the CRA has completed construction of two additional project sites; SW 13th Street Medians and the Depot Park Context Area. The two sites were originally maintained through a warranty that was built into the original landscape installation agreement. The two warranties have since expired and the two sites are not being maintained under that agreement any longer.*

*There are five months remaining on the existing Specialty Landscape Maintenance contract. In an effort to maintain quality landscaping on the project sites, and because adding properties is allowed per the agreed upon contract solicitation document, the CRA would like to add these two properties to Ragin Lawn Services current contract to maintain the two sites for the remaining five months of the fiscal year. The contract amendment to increase the scope of the contract requires that the purchase order be increased from \$43,983.12 to \$54,347.79, a difference of \$10,364.67. At the end of the fiscal year, the CRA will formally bid out these services, for fiscal year 2015.*

*Fiscal Note: Funding has been budgeted for this project.*

**RECOMMENDATION**

CRA Executive Director to the CRA Board: 1) Authorize the CRA Executive Director to approve the Amendment to the existing Specialty Landscape Maintenance contract for the remainder of FY2014 as described and 2) execute all related documents; subject to approval by the CRA Attorney as to form and legality.

[130882a CONTRACT 03212014.pdf](#)

[130882b AGREEMENT 04212014.pdf](#)

[130882c SERVICES 04212014.pdf](#)

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA**

**SECRETARY**

**EXECUTIVE DIRECTOR**

[130888.](#)

**Annual Report (B)**

*Explanation: Each fiscal year, the Gainesville Community Redevelopment Agency is required, in accordance with Chapter 163 of the Florida Statutes, to file with taxing authorities, a report of its activities. CRA staff has finalized the 2013 Annual Report and is pleased to present it to the CRA Board and general public. The vision of the 2013 Annual Report is to illustrate the efforts and activities of the CRA while also documenting the strategic planning process that occurred throughout the year.*



Copies of the report have been mailed to each taxing authority and delivered to the City of Gainesville Charter Officers. Over the next several weeks CRA staff will present the report to each of the four Advisory Boards. Copies of the 2013 Annual Report are available to the general public during regular business hours in the CRA office located at 802 NW 5th Avenue, Suite 200, Gainesville FL, or in the office of the City Clerk, City of Gainesville, at 200 E University Avenue, Gainesville, FL 32601. An electronic copy may also be viewed from the Gainesville CRA website.

*Fiscal Note:* None at this time

**RECOMMENDATION**

CRA Executive Director to CRA: Receive Annual Report

[130888\\_Annual Report\\_04212014.pdf](#)

[130883\\_](#)

**1717 SE 8th Avenue 30% Master Planning (B)**

*Explanation:* The largest undertaking of the Eastside Redevelopment area is the redevelopment of the Gainesville Technology Enterprise Center (GTEC) property and the 15 acre former Kennedy Homes site. The former Kennedy Homes site which once served as public housing was demolished in order to stabilize and revitalize a significant portion of East Gainesville. The site contains a vacant 10 acre parcel and approximately 5 acres of wetlands. The surrounding community consists of well established neighborhoods, schools, and churches. The community is one mile from downtown Gainesville and two miles from the University of Florida, additionally many of the area's natural amenities are nearby.

In November of 2013 the CRA Board approved a contract with JBrown Professional Group for Civil Engineering and Master Planning for the site. EDSA Landscape Architects were brought on board as a sub consultant to facilitate the Master Planning exercise as well as provide a concept for Phase I development of the site. Staff hosted a project kick off meeting to mark the start of the Master Planning designs for the former Kennedy Homes in December of 2013. On January 29, staff hosted a series of design workshops with community stakeholders and the design team culminating with a large community visioning meeting on that evening. Staff received input from residents on items such as:

- What is/should be the character of the area?
- Do you think the neighborhood should be developed as a single-family neighborhood, a multi-family neighborhood or a mix of both?
- Do you think a retail or office component would work in the neighborhood?
- Is home affordability a top priority?

Participation was strong during both workshops and the community input was taken into consideration by the consulting team.

The 30% master plan was submitted with three concepts for the redevelopment, all of the concepts were designed with the community's thoughts in mind. Each concept provides a potential mix of housing options (single family, multifamily), green spaces, and road grid for the redevelopment as well as a very general snap shot of the potential storm water placement. We would like to gather feedback from the board to determine if the direction of the conceptual master plan is appropriate.

*Fiscal Note:* Funding for this project has been budgeted in the ERAB Kennedy Homes Account.

**RECOMMENDATION**

CRA Executive Director to CRA Board: Approve the direction of 30% conceptual Master Plan as presented.

[130883 PRESENTATION 04212014.pdf](#)

[130886.](#)

**GTEC Area: Master Plan & Phase 1 Development Update and Developer Selection (B)**

*Explanation:* The largest undertaking of the Eastside Redevelopment area is the redevelopment of the 13.6-acre Gainesville Technology Enterprise Center (GTEC) area and the 15-acre former Kennedy Homes site. The sites are located within a quarter mile of each other, about one mile from downtown Gainesville and two miles from the University of Florida.

The GTEC Area Master Plan subject area is located between SE Hawthorne Road to the north, SE 8th Ave to the south, SE 20th Street to the west and SE 24th Street to the east. In 2011, CRA staff developed in-house conceptual master plan for the GTEC area. The conceptual master plan created an office and retail focused mixed-use development, aiming to retain GTEC graduate companies in East Gainesville and attract additional economic activity to the area. The plan leveraged on GTEC's tangible resources and human capital, took advantage of the site constraints and natural resources, and enhanced site connectivity with the existing urban fabric, communities and resources. The plan was presented to the Eastside Redevelopment Area Advisory Board and to the CRA Board in 2011, and was well accepted. This plan served as the basis of design for the current Master Plan design.

In December 2013, CRA was granted a Partial Release of two mortgages encumbering unimproved sections of the GTEC parcels, making the land available for future redevelopment. The same month, CRA contracted JB Professional Group Inc. (JBPro) for surveying services for the City of Gainesville owned parcels in the GTEC Area (tax parcels no. 11339-0-0, 11340-0-0, and 11341-0-0). The survey was completed and submitted to the CRA in January 2014. Also in December 2013, CRA contracted Brown & Cullen Inc. (BCI) for civil engineering

services for the GTEC Area Master Plan Project. BCI was also contracted to provide landscape architecture, geotechnical engineering and environmental consulting services for the project, via sub-consultants to BCI. A joint kick-off stakeholder meeting for the GTEC Area Master Plan and the Kennedy Homes projects was held in December 2013. In February 2014, a 30% Conceptual GTEC Area Master Plan was presented to the public and approved by the CRA Board. In addition to the design and community outreach efforts, CRA has been working with developers and companies to create private sector partnerships for building construction for companies interested in relocating to the master plan development area. In March, CRA Staff issued an RFP seeking qualified developers interested in constructing buildings to house office, commercial, wet-lab, retail uses on the GTEC Area parcels 11340-0-0 and 11341-0-0, about 9.3 acres of the total master plan area, located east of SE 21st Street. The same month, the CRA Board approved a Phase 1 Construction Documents contract proposal from JBPro for Civil Engineering services for an infrastructure design project to support redevelopment on parcels no. 11340-0-0 and 11341-0-0. The contract also included landscape architecture, electrical engineering, traffic engineering and environmental consulting services for the project, via sub-consultants to JBPro. A 60% Preliminary Master Plan was submitted to the CRA in March and is being presented to the public and CRA Boards in April. A 100% Final Master Plan document is scheduled for June and will be presented to the Eastside Redevelopment District Advisory Board and to the CRA Board.

The conceptual master plan creates an expanded business center, aiming to retain GTEC graduate companies in East Gainesville and attract additional economic activity to the area. In addition to the design and community outreach efforts, the CRA has been working with developers and companies with the goal of creating private sector partnerships for building construction within the expanded GTEC campus. The CRA issued an RFP seeking qualified developers interested in constructing buildings to house office, commercial, wet-lab, retail and other complimentary uses on the GTEC Area parcels 11340-0-0 and 11341-0-0. A total of four proposals were received from the following development firms and were ranked as follows: 1). Signet Development 2). Concept Companies 3). Gateway Development Services 4) NP International. All four firms have significant development experience and all were considered responsive and qualified.

*Fiscal Note: None at this time*

**RECOMMENDATION**

CRA Executive Director to CRA Board: 1) Approve the GTEC Area 60% Preliminary Master Plan as presented; 2) Approve ranking of respondents to the GTEC Area RFP; 3) Allow top-ranked proposer to select first site(s) and bring back proposal(s) for specific site(s) within 21 days; 4) Proceed in order of ranking to allow other respondents to bring forth proposal(s) for specific site(s) that remain available; and 5) Return to

CRA Board and City Commission for any needed approvals

[130886a PRESENTATION 04212014.pdf](#)

[130886b RANKINGS 04212014.pdf](#)

130885.

**NW 3rd Ave. Sidewalks (B)**

*Explanation: In July 2013, the FAPS Advisory Board initiated a topographic survey and sidewalk feasibility study for NW 3rd Ave. between NW 13th St. and NW 6th St. and a portion of NW 8th St. between NW 3rd Ave. and NW 4th Ave. in an attempt to fill approximately 2,000 feet of missing sidewalk gaps along these popular pedestrian corridors. The NW 3rd Ave. corridor serves as a shared boundary between CPUH and FAPS therefore both advisory boards have been involved throughout the planning process.*

*The narrow 30' right-of-way width along with the proximity of obstructing structures to the roadway are limiting factors to the possibility of adding sidewalks to the corridor. The Feasibility Study was conducted to determine design alternatives that balance the interests of the residents, emergency services, utility owners, Public Works, and other stakeholders while providing a safe, pedestrian friendly corridor that meets engineering design guidelines and is able to be constructed within the available budget and right-of-way.*

*Following a series of design meetings with Public Works staff, the Feasibility Study features a technical analysis of existing design standards, a series of scaled drawings, cross-section alternatives, and cost estimates representing existing conditions along with various proposed sidewalk alignments. Each alternative demonstrates the effects of locating a sidewalk within the constrained right-of-way on either the north or the south side of NW 3rd Ave. These drawings also indicate different options for sidewalk widths ranging between 5' and 6' and the potential consequences related to private property encroachments, on-street parking, utility infrastructure, and other existing obstructions.*

*The preliminary results of the study & technical review meetings indicate that new sidewalk accommodations are feasible throughout the corridors but will require either private property easements, narrowing of existing travel lane widths, elimination of on-street parking, or some combination of all three.*

*As a result of input provided by the CPUH and FAPS boards as well as the Public Works Department, the Feasibility Study recommends following the guidelines set forth within Chapter 19 of FDOT's Greenbook as it relates to "Traditional Neighborhood Development" and narrowing the vehicular travelway to accommodate new sidewalks. This solution will allow for a contiguous 5' sidewalk to be located along the*

southern side of NW 3rd Ave. while also meeting FDOT engineering standards, preserving all existing on-street parking, and no private property encroachments.

The Feasibility Study and presentation outlines the various design and cost alternatives of sidewalk placement. Based on the recommended cross-section, it is estimated that the sidewalk construction will cost approximately \$162,000. These estimates will be confirmed and refined throughout the next phase of the project, construction document development.

After receiving approval from both the CPUH and FAPS boards for the Feasibility Study, CRA staff recommends contracting with the engineer of record for the Feasibility Study, MCH Engineering, for the development of Construction & Bid Documents for the project. CRA staff and MCH Engineering will return to each of the respective Boards for additional design review as the construction documents are developed.

The following is a summary of anticipated expenses for the development of Construction Documentation and which CRA District would provide funding.

- Fiscal Note:*
1. Construction & Bid Document Development = \$16,110
    - NW 3rd Ave. \$14,820 = CPUH
    - NW 8th St. \$1,289 = FAPS
  2. Construction = \$162,500 (\*\*\*) Estimate Amount to be refined and confirmed following Construction & Bid Document Development. Construction funds will be requested at a future date once construction documents and cost estimates are complete.

**RECOMMENDATION**

CRA Executive Director to the CRA Board: 1). Endorse the NW 3rd Ave. Sidewalk Feasibility Study; and 2). Approve the development of NW 3rd Ave. & NW 8th St. Sidewalk Construction & Bid Documents

[130885\\_PRESENTATION\\_04212014.pdf](#)

[130885\\_STUDY\\_04212014.pdf](#)

**130887.**

**University Corners Transformational Incentive Program Application (B)**

*Explanation:* University Corners is a proposed mixed use development for the northwest corner of University Avenue and Northwest 13th Street. The project covers three City blocks extending northward towards Northwest 3rd Avenue and westward towards Northwest 14th Street. The CRA received an application for this project in February 2013. The application was revised and resubmitted in April 2013 and in July 2013. The developer also provided supplemental information in August 2013.

CRA staff prepared a report containing its review and analysis of the

*application which was discussed at the November 18th CRA Board meeting. At that time CRA staff recommended rejecting the application because it did not satisfactorily meet several program requirements including, affordable housing, Green Building requirements, and did not provide all of the requested application materials needed for analysis such as individual cost breakdowns, and property deeds, leases or letters of intent from tenants. Additionally the applicant requested more funding than it was eligible to receive and did not demonstrate a "but for" gap that could be verified.*

*CRA staff also recommended that the applicant enter into discussions with the CRA to discuss ways that the CRA could assist with public infrastructure elements of this private development project.*

*Following the November 18, 2013 CRA Board meeting, the CRA staff and its consultants have had frequent interactions and meetings with the development team to discuss the project and to identify project components where costs could be reduced, revenues could be increased and to identify alternative sources of financing that could potentially assist this project. A detailed analysis of the actual parking needs was performed as part of the CRA's analysis.*

*At the March 17, 2014 meeting, CRA staff provided an update on the discussions to date and proposed ways to best assist this project to move forward. The CRA recommended the following: providing some CRA assistance with public infrastructure to the project, reduction of the size of the parking garage to eight stories or fewer, and public ownership of a portion of the parking garage spaces.*

*At the March 17, 2014 meeting the CRA board approved up to \$3.5 million in public infrastructure assistance and requested that staff return with more specific cost breakouts for the public infrastructure assistance and also requested staff to ask NDC to begin negotiations with the University Corners developers for purchase of public spaces in the garage and New Markets Tax Credits.*

*The CRA and University Corners developers met and identified 10 possible public infrastructure projects for which University Corners provided specific cost breakouts. University Corners estimated hard costs for construction at a total of \$2,453,660.45 and soft costs of \$874,264.17 for a grand total of \$3,327,925.62. CRA staff then had a third party construction manager provide unit costs for hard cost items for a total of \$2,227,857.80 - \$2,642,397.80\* (\*includes cost for stormwater vault as provided by University Corners). This cost information was then reviewed by CRA staff. While many of the unit cost projections differed, the grand total for the estimated hard costs were comparable. Due to the early stage of the project, these are preliminary estimates of costs and it is expected that these costs will continue to evolve as the project moves from preliminary to actual design phases. Discussions between the CRA, NDC and the University Corners developers regarding the public portion of the parking garage have been on-going.*

*Fiscal Note: Approved infrastructure costs would be included in the College Park /University Heights FY2015 budget*

**RECOMMENDATION**

*CRA Executive Director to CRA Board: 1) Approve 10 public infrastructure projects as presented; 2) Authorize CRA staff and CRA attorney to draft a development agreement; and 3) Return to CRA Board with a draft agreement for the Board's consideration and approval*

[130887 PRESENTATION 04212014.pdf](#)

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**ADJOURNMENT**