

City of Gainesville

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



Meeting Agenda

May 18, 2021

5:30 PM

Hybrid Meeting

City Commission Auditorium

Gainesville Community Reinvestment Area Advisory Board

*Jason Atkins-Tuffs
K. Richard Blount
Carrie Bush
Linda Dixon
Evelyn Foxx
Armando Grundy-Gomes
Jacob Ihde
Christopher Merritt
Jason Mitchell
Warren Nielsen
Michael Palmer
Bradley Pollitt - Chair
Stephanie Seawright – Vice Chair
Jessica Turner-Evans*

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

CALL TO ORDER

ROLL CALL

ADOPTION OF THE AGENDA

APPROVAL OF MINUTES

COMMUNICATIONS

Chair's Report

Staff Report

Director's Report

BUSINESS DISCUSSION ITEMS

[201193.](#)

GCRA Budget Follow-up (B)

Explanation: During the April 7, 2021, Joint GCRA Advisory Board/City Commission meeting, the advisory board requested regular budget updates and specific information regarding expenditures with revenues and percentage of expenditures, and any additional funding sources for streetscapes. In this presentation, staff will respond to the board's requests with an update.

Strategic Initiative: Goals 1-5

Fiscal Note: None

RECOMMENDATION

GCRA Director to GCRA Advisory Board: Hear update from Staff.

[201193 GCRA Budget Update Presentation.pdf](#)

[201162.](#)

Infill Housing Community Engagement Plan (B)

Explanation: During the July 21, 2020 GCRA Advisory Board meeting (Legistar #200110) members discussed an opportunity to build affordable housing on two vacant lots within the Porters and Pleasant Street neighborhoods. This discussion was continued during the August 19, 2020 GCRA Advisory Board meeting (Legistar #200110). In today's meeting GCRA staff and GAI consultants will present a proposed community engagement plan.

In 2018, The Porters neighborhood leaders, in partnership with UF Planning Department, engaged residents to develop a neighborhood assessment of community desires. The findings of the assessment

report indicates the top concerns regarding affordable housing includes the need for homebuyer education, neighborhood identity and architectural compatibility, owner occupied homes, and the negative effects of gentrification. These concerns were voiced by GCRA Advisory Board members during the July 21, 2020 meeting.

GCRA Advisory Board members also described some neighborhood concerns for the Pleasant Street neighborhood as including: the need for more home buyer outreach, authentic design, maintaining the tree canopy, parking, and connectivity. Some of these points were also described in a report commissioned by the GCRA for the Pleasant Street infill property lot in 2018.

Both properties have opportunities and constraints including limited buildable space, storm water drainage, tree cover requirements, setbacks, and street character. Early planning efforts analyzed various building options including attached homes, single units, and mixed use residential, retail, and office development.

From this feedback and inter-departmental collaboration, GCRA staff has been working with GAI consultants to develop a community engagement plan to bring the discussion about these lots to the Porters and Pleasant Street neighbors. Neighborhood feedback on these items will guide the creation of planning documents for these lots and define what the community's priorities are in regards to attainable housing.

One of the major priorities to emerge from the GCRA consolidated planning effort was the need for affordable housing in the District. Specifically, the initiative called "Attainable Housing Strategies," is listed in the GCRA 10-year Reinvestment Plan

This item is connected to Goal 3: A Great Place to Live and Experience in the City's strategic plan and is a top priority item, being a part of its affordable housing strategy.

Fiscal Note: None

RECOMMENDATION

GCRA Director to GCRA Advisory Board: Hear update from Staff and provide feedback.

[201162_A_Infill Housing Community Engagement Plan Presentation May 18, 2021.pdf](#)
[201162_B_Infill Housing Community Engagement Plan May 18, 2021.pdf](#)

201232.

Tramell Webb Development Agreement Request for Fifth Avenue (B)

Explanation: As part of the 5th Avenue/Pleasant Street (FAPS) Redevelopment Plan the former CRA delivered two streetscaping projects along the 5th Avenue Commercial Corridor. The first was completed in the Pleasant Street neighborhood from NW 3rd Street to NW 6th Street and the second from NW 6th Street to NW 10th Street. The two former projects

included not only a visible “upgrade” with brick, lighting, street furnishings, wider sidewalks and undergrounded utilities, but also included infrastructure improvements for water/wastewater. It was envisioned that the final stretch of the 5th Avenue streetscaping efforts would be considered for funding once there was a plan for the former Seminary Lane properties. This way the intensive work could be completed in coordination with its redevelopment.

On May 3, 2021, the GCRA received a formal request from CHW Professional Consultants regarding a potential partnership with the City and Tramell Webb Partners to complete the 5th Avenue Commercial Corridor streetscape from NW 10th to 13th Street. Their request stated their intention to present to the GCRA Advisory Board and at today’s meeting CHW will summarize the proposed partnership and the opportunity to tie in the Heritage Trail and GRU Water Tower Fencing project for discussion.

Fiscal Note: None

RECOMMENDATION

GCRA Director to GCRA Advisory Board: Hear presentation and provide feedback

[201232_A_210408_Seminary_Lane_Streetscape_Exhibit_EMAIL01.pdf](#)

[201232_B_CHW_Backup_for_Seminary_Lane_DA_Request.pdf](#)

201192.

Downtown Strategic Plan Project Update (B)

Explanation: The Strategic Plan for Downtown is a Top Priority project for the City Commission City Strategic Plan: 2020-2025-2035. A contract with a consulting group, led by MKSK and EDA, co-funded by the GCRA and UF, was executed in 11/2020. The project was assigned to the Office of Capital Asset Planning & Economic Resilience (CAPER). Since project initiation, project team held introductory meetings with internal stakeholders, including City staff, GCRA Advisory Board, one-one-one meetings with City Commissioners, Alachua County staff, UF staff, as well as site visits, and information gathering.

On April 8, the GPC approved an Engagement Brief for the project that was developed by MKSK in close collaboration with the Department of Communications and Engagement, Office of Equity and Inclusion, GCRA, UF, and CAPER staff.

As part of the engagement strategy, a Neighbor Advisory Group (NAG) will be established. The NAG, including up to 15 members, will be a representative voice of the Gainesville community that will directly guide the process. Members will provide critical feedback, establish the plan’s guiding principles, and guide the direction for the planning process. Members will serve as ambassadors of the project, actively communicating and advocating for the plan’s shared vision. The group will meet 4-6 times throughout the process. The NAG will include one (1)

representative from the following organizations: GCRA Advisory Board, Alachua County, UF, Innovation Hub, and the Chamber of Commerce. The 5 abovementioned members will invite up to 10 members that represent downtown property and business owners and Gainesville neighbors to become members of the NAG.

In the presentation, we will introduce the project overall and engagement approach, timeline and next steps.

Strategic Connection

This item is connected to Goal 4: 'Resilient Local Economy' in the City's Strategic Plan.

Fiscal Note: None

RECOMMENDATION

Provide input on the presentation and select a GCRA Advisory Board representative to the Downtown Strategic Plan Neighbor Advisory Group.

[201192_Downtown Strategic Plan_GCRA AB_051821_final_20210518](#)

[201105.](#)

8th & Waldo Project Update (B)

Explanation: The 36-acre City-owned 8th & Waldo project area was identified in 2018 as a unique opportunity to catalyze economic development in east Gainesville. The City of Gainesville 2020-2025-2035 Strategic Plan identified 8th & Waldo Land Acquisition as a High Priority. The 2019 Gainesville Community Reinvestment Area (GCRA) 10-year Reinvestment Plan identified the 8th & Waldo area as an Economic Development Initiative Core.

In January 2021, the GCRA Advisory Board advised CAPER to pursue community engagement, and approved the allocation of \$4,000 for this task.

A Phase I Environmental Assessment (ESA) was conducted by Water & Air research, Inc. in April 2021. This assessment has revealed evidence of recognized environmental conditions in connection with the property. A Phase II ESA is recommended to further investigate the Recognized Environmental Conditions (RECs) documented during the Phase I ESA. The Phase II ESA will focus on the areas of concern west of NE 14th Street. No further environmental investigation is needed in the geographic area within the GCRA portion of the site.

Today's presentation will review the complete and undergoing due diligence, and the anticipated project process and timeline.

Strategic Connection

This item is connected to Goal 4: 'Resilient Local Economy' in the City's

Strategic Plan.

Fiscal Note: None

RECOMMENDATION

Hear staff update and provide feedback.

[201105.A 8th & Waldo Working Group members final 20210518](#)

[201105.B 8th Waldo Presentation GCRA 051821 final 20210518](#)

[201105.C 210024 8th Waldo Memo 043021 final 20210518](#)

[201105.D Attachment A 8th Waldo Project Overview final 20210518](#)

[201105.E Attachment B Memo CM GCRA 8th Waldo Feasibility Consideratic](#)

[201105.F Attachment C 8th Waldo 2021 ESA Phase I final 20210518](#)

[201105.G Attachment D 8th & Waldo GFR Amenities final 20210518](#)

[201105.H Attachment E 8th Waldo Engagement Plan final 20210518](#)

[201167.](#)

Power District (B)

This item involves GCRA Board review of proposed recommendations regarding bringing the Power District project to market.

Explanation: On April 7th at a joint meeting of the GCRA Board and the City Commission an agenda item was reviewed regarding next steps associated with bringing the Power District project to market

Input was provided by the GCRA Board and the City Commission regarding various components of the project to include: project boundaries, project goals and project mechanics.

This presentation is intended to review those components again and to receive a recommendation from the GCRA Board to the City Commission on next steps.

Strategic Connection

Goal 4, Resilient Local Economy, has a high priority management action regarding City owned land inventory and disposal. The Power District property is City owned land and the intent is to bring it to market in order to facilitate economic development.

Fiscal Note: No fiscal ramifications regarding this item at this time however if the direction is to move forward there will be costs associated with recommended updates associated with due diligence identified by Colliers.

RECOMMENDATION

The GCRA Board: 1) hear a brief presentation from Colliers International; 2) approve the recommendation and/or provide direction as deemed appropriate.

[201167.A Power District Recommendations_v8_final_20210518](#)

[201167.B 2013PowerDistrictRedevelopmentPlan_final_20210518](#)

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

ADJOURNMENT