

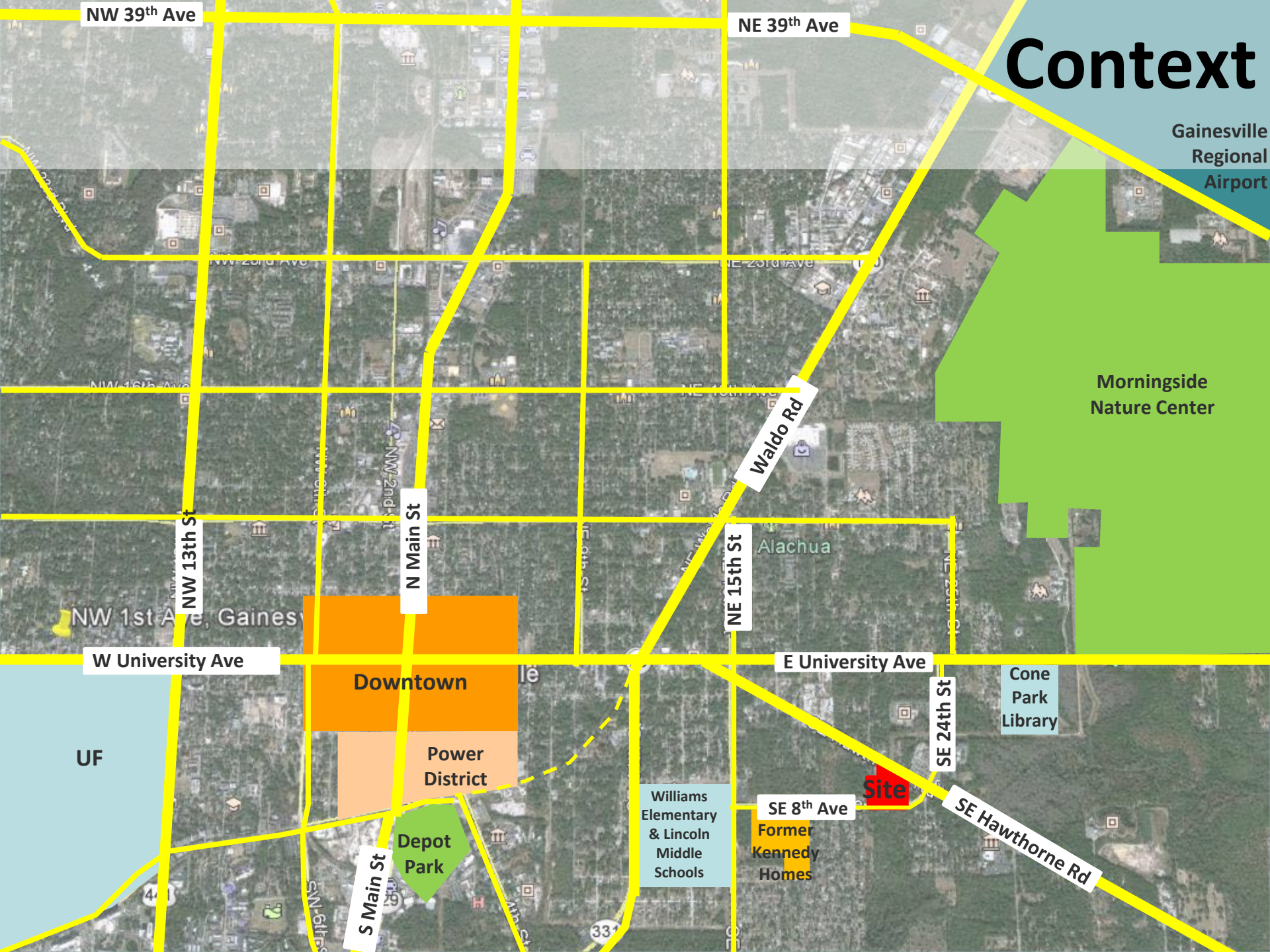


GTEC Area Update

60% Preliminary Master Plan

CRA Board
April 21st, 2014

Context



Gainesville
Regional
Airport

Morningside
Nature Center

Waldo Rd

NE 15th St

E University Ave

SE 24th St

Cone
Park
Library

Williams
Elementary
& Lincoln
Middle
Schools

SE 8th Ave

Former
Kennedy
Homes

SE Hawthorne Rd

Site

S Main St

N Main St

NW 13th St

W University Ave

Downtown

Power
District

Depot
Park

UF

NW 1st Ave, Gainesville

NW 39th Ave

NE 39th Ave

NE 20th Ave

NW 20th Ave

NW 16th Ave

NE 16th Ave

NW 12th Ave

NE 14th St

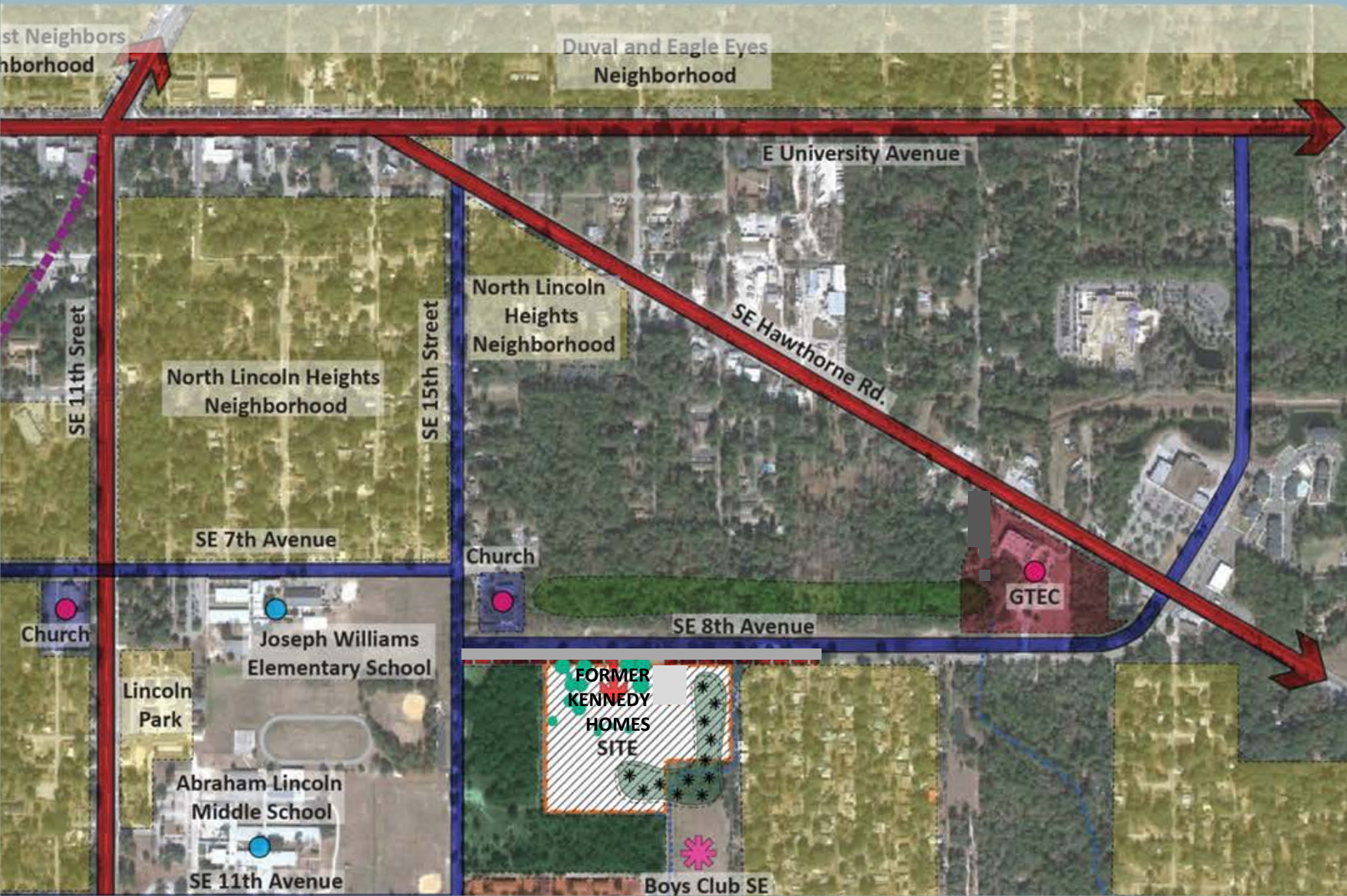
NE 12th St

SN 6th St

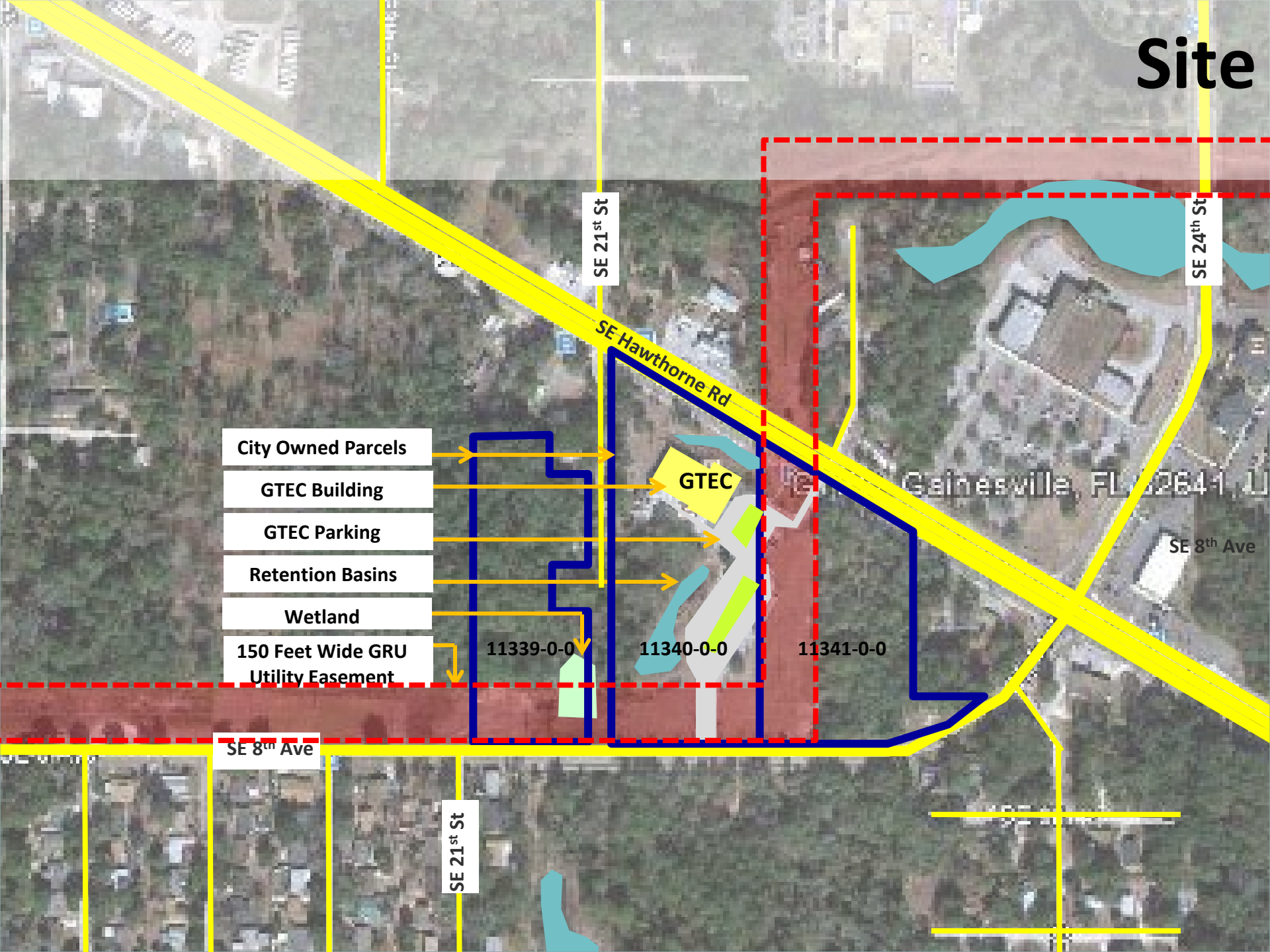
331

441

Connectivity



Site



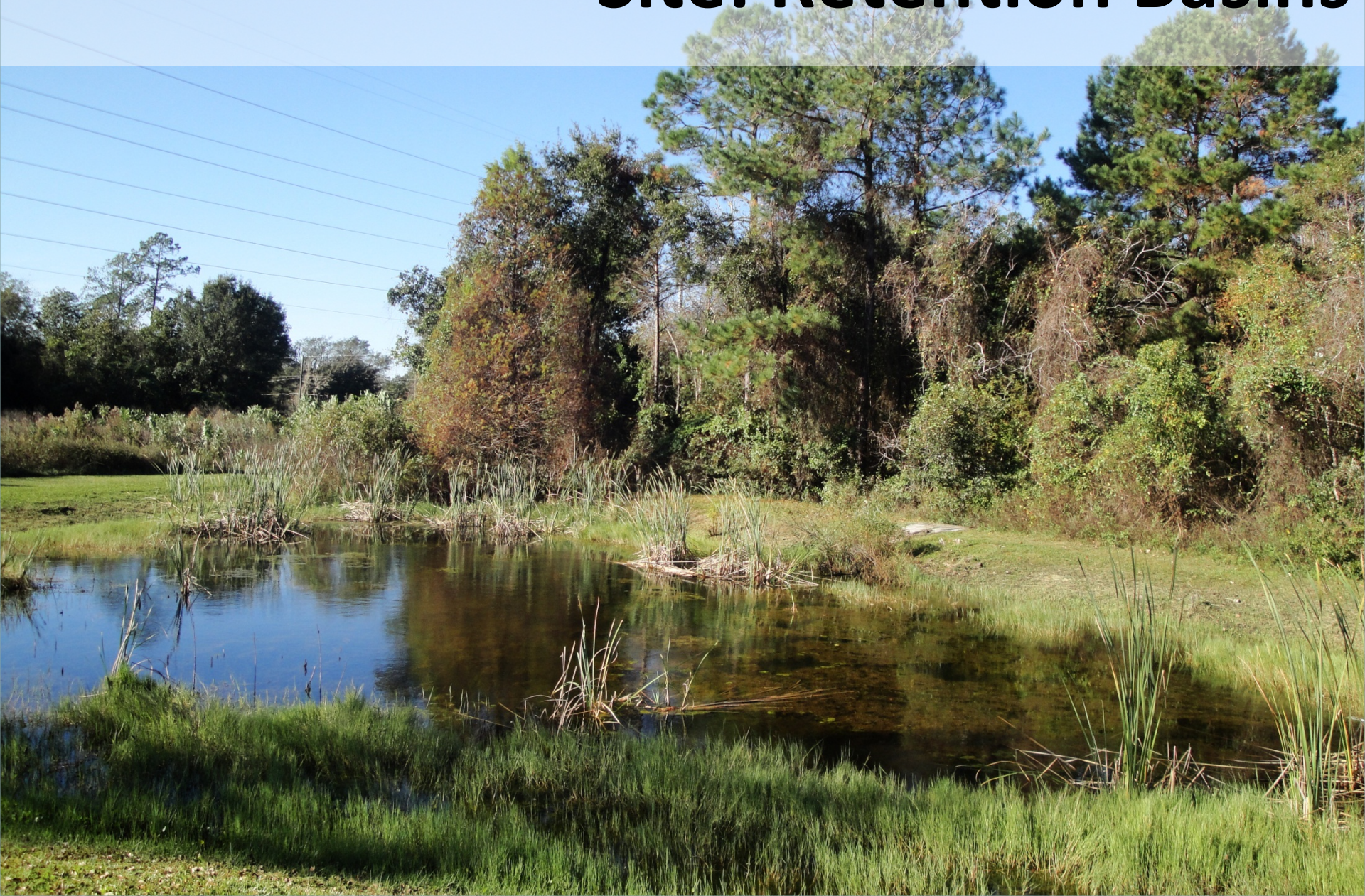
Site: GTEC Building



Site: GTEC Parking



Site: Retention Basins



Site: Wetlands

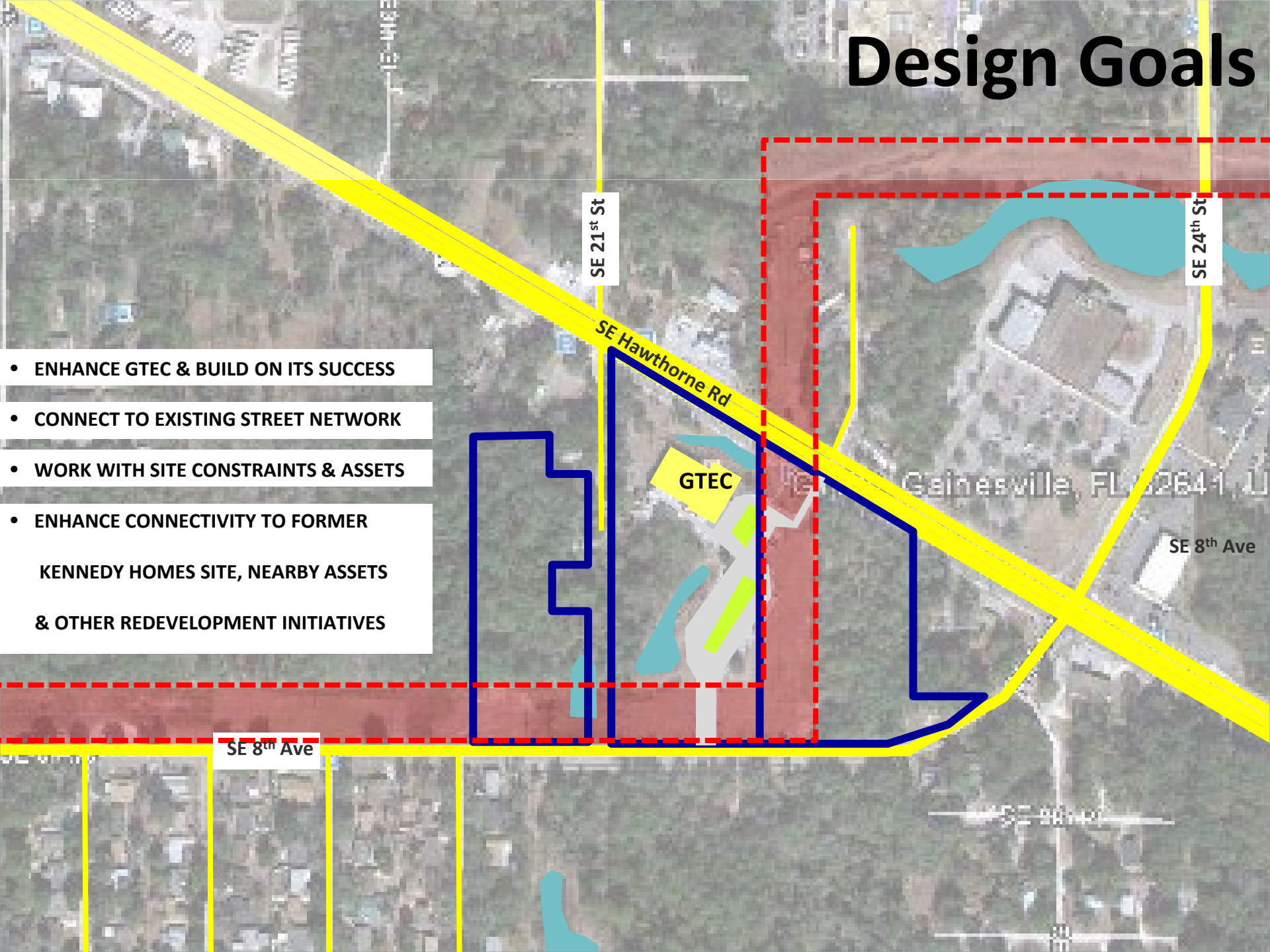


Site: Overhead Transmission Lines

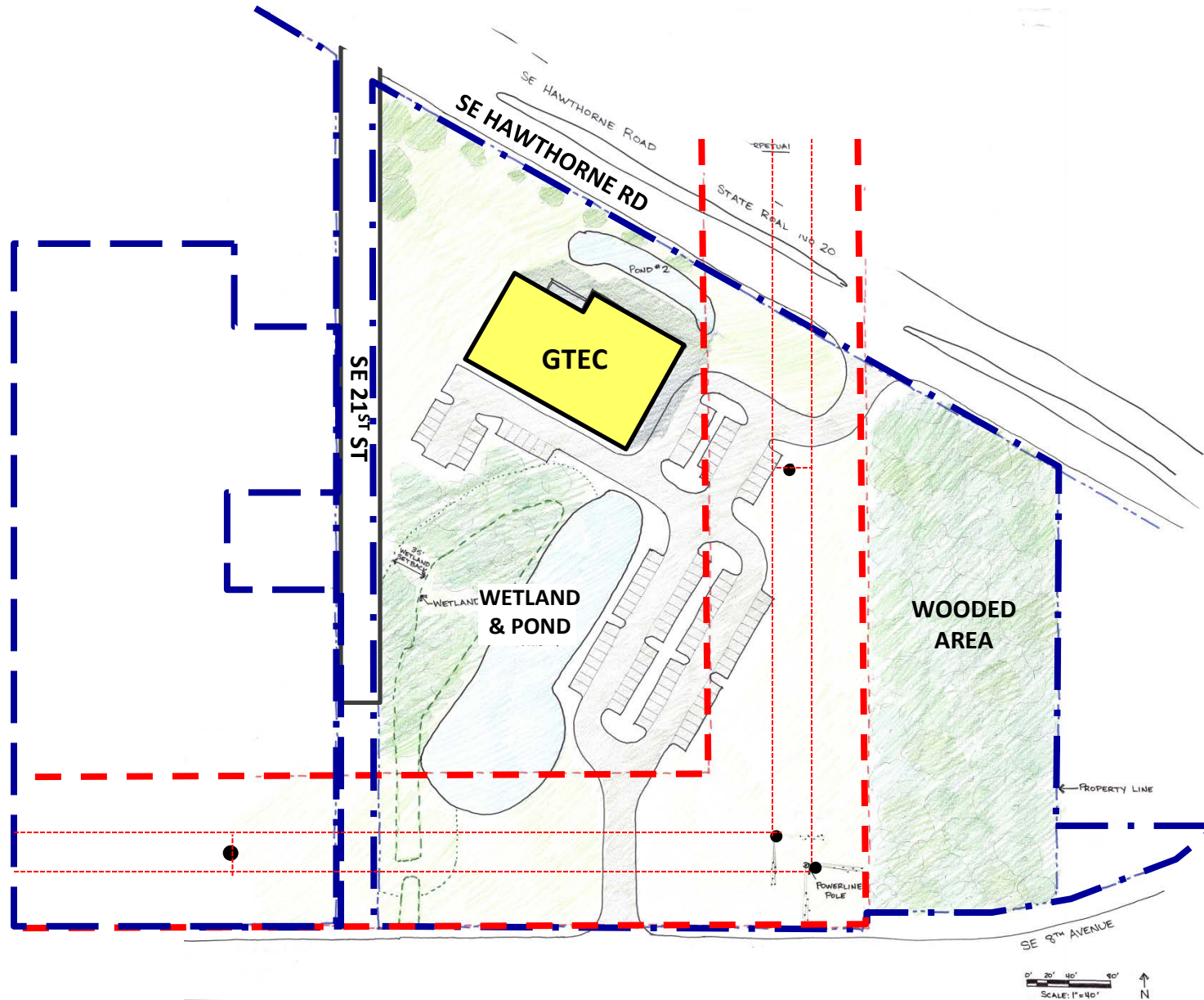


Design Goals

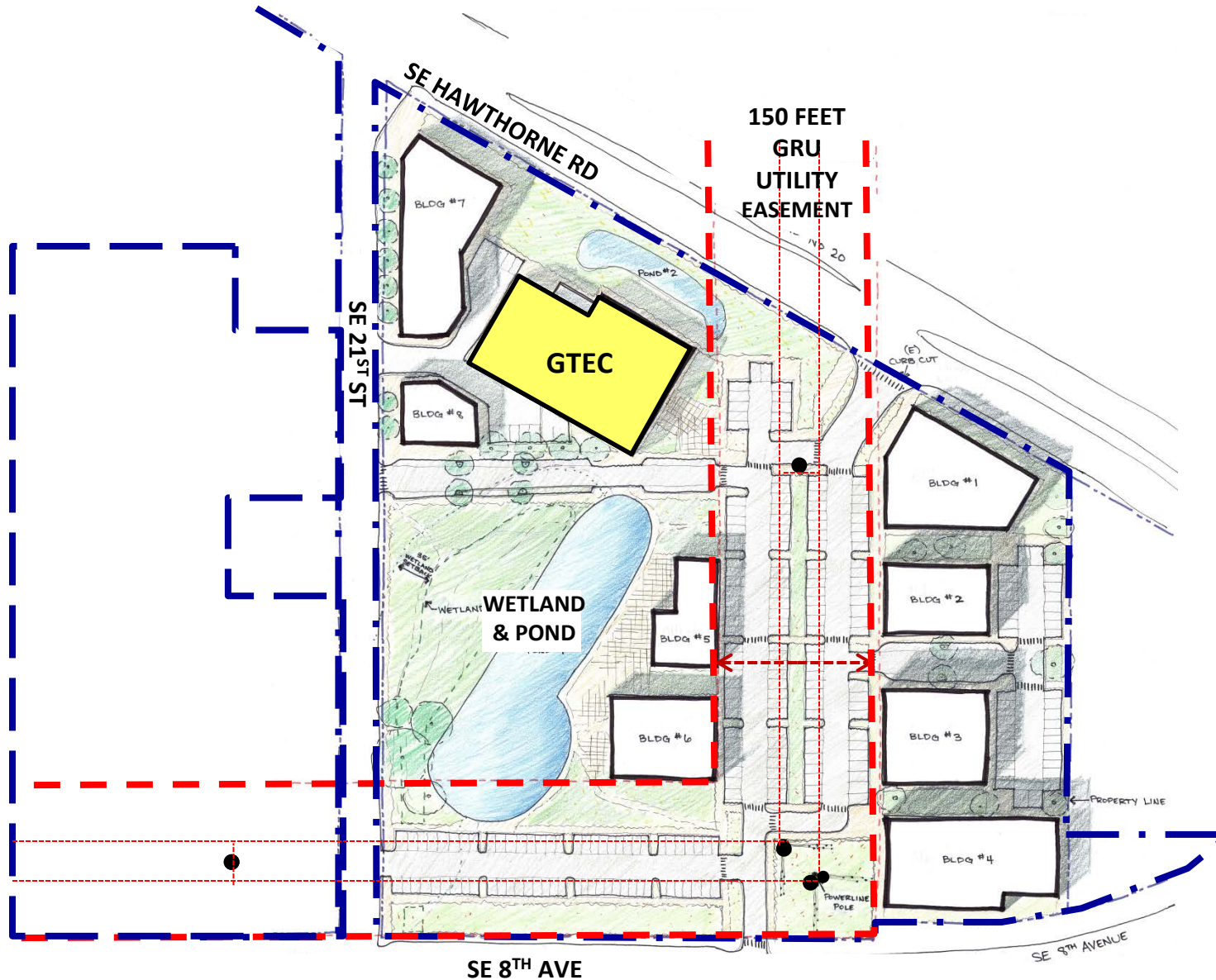
- ENHANCE GTEC & BUILD ON ITS SUCCESS
- CONNECT TO EXISTING STREET NETWORK
- WORK WITH SITE CONSTRAINTS & ASSETS
- ENHANCE CONNECTIVITY TO FORMER KENNEDY HOMES SITE, NEARBY ASSETS & OTHER REDEVELOPMENT INITIATIVES



Existing Site Plan



Conceptual Site Plan (2011)





Team (2014)



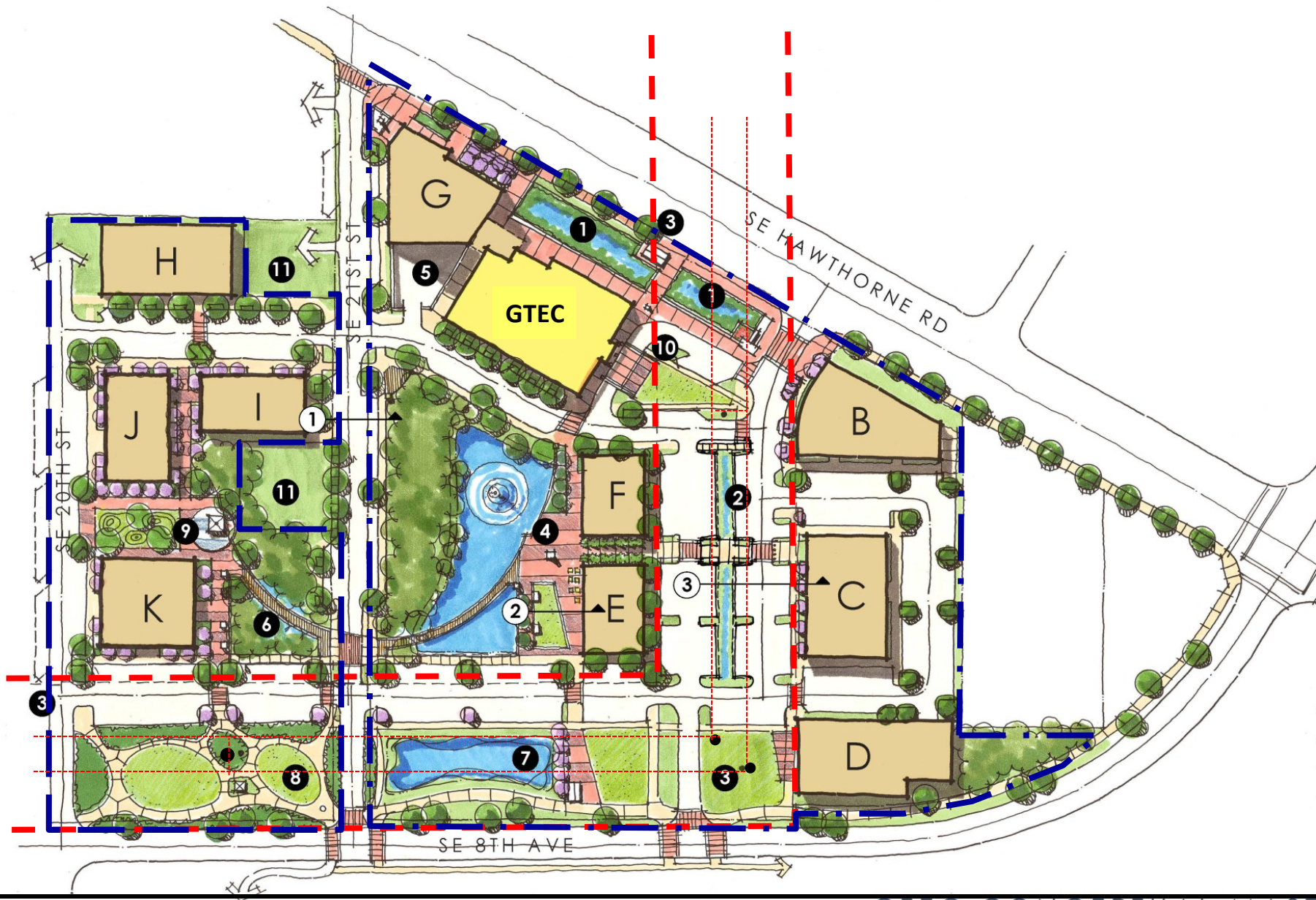
LITTLEJOHN ENGINEERING ASSOCIATES



McAlpine Environmental Consulting, Inc.

John Searcy & Associates, Inc.

30% Conceptual Master Plan



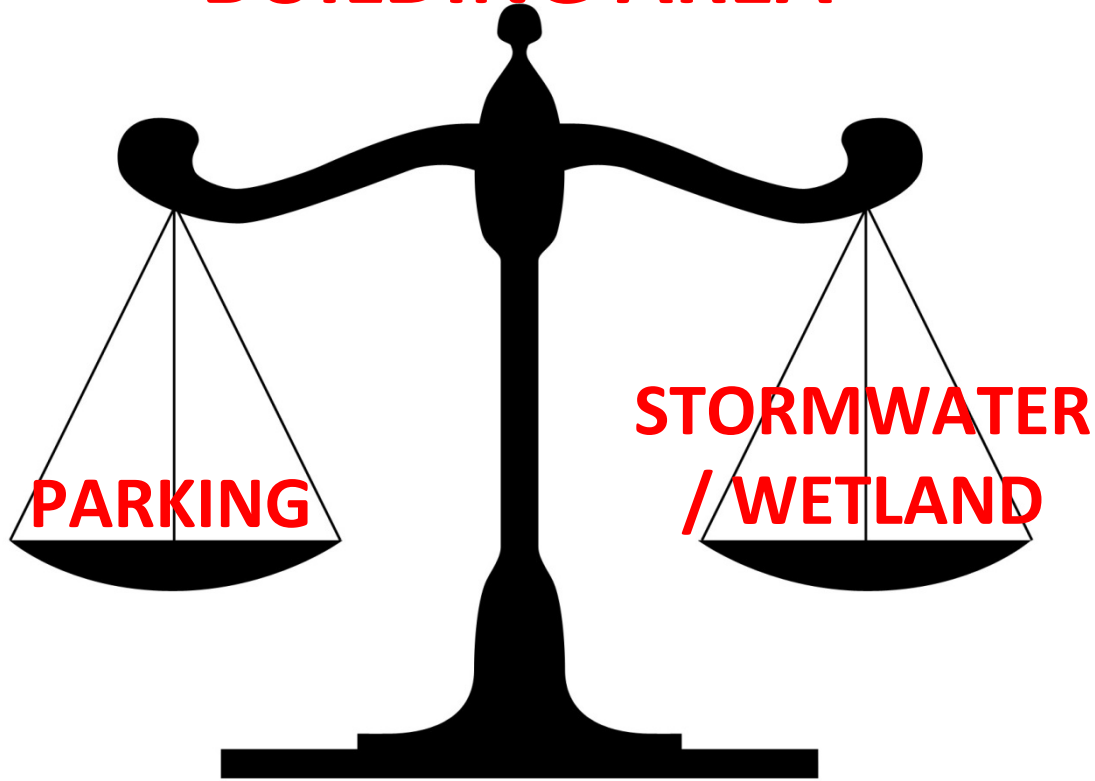
30% Master Plan:

Public Comments (February 13, 2014; 21 stakeholders attended)

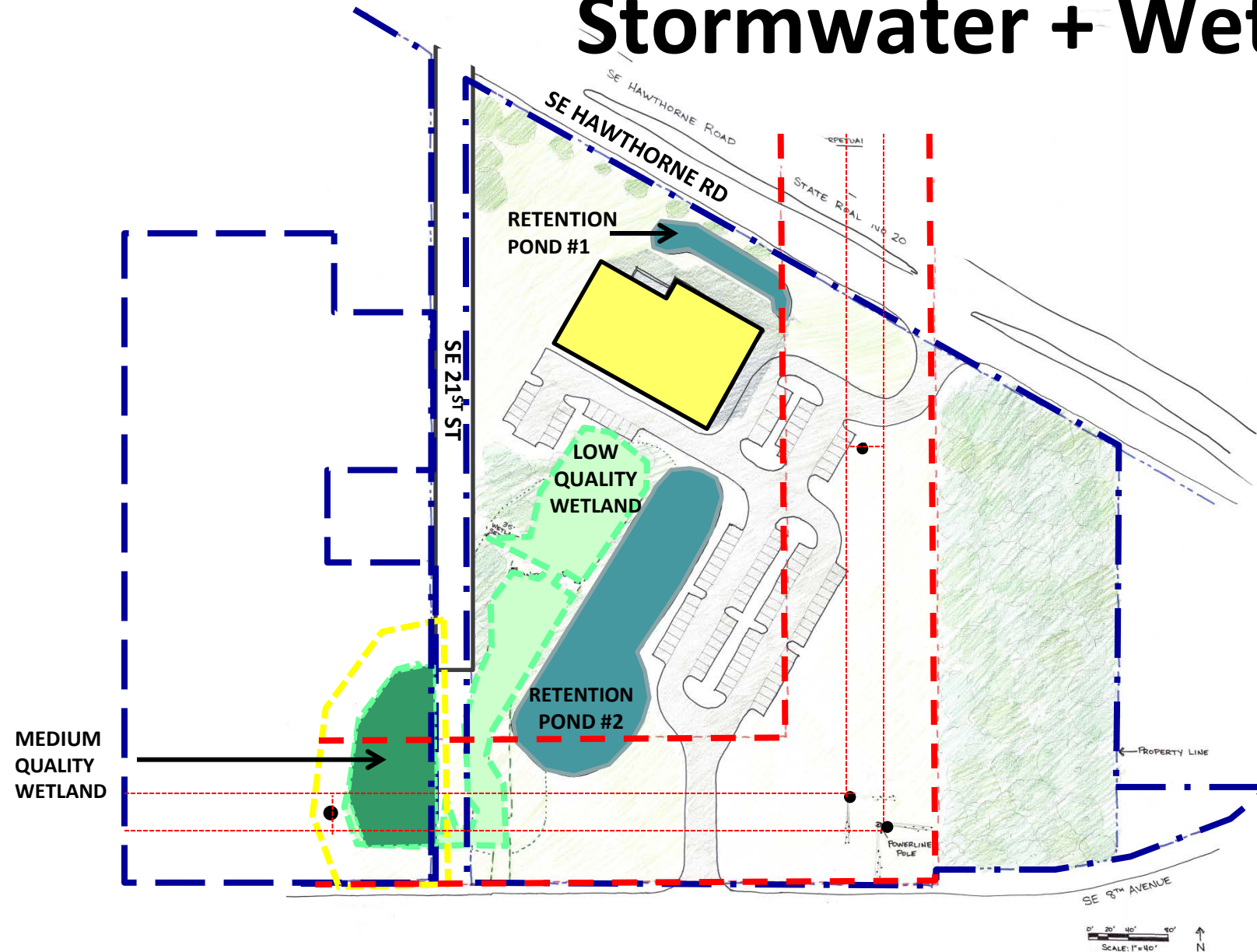
- New jobs will require additional supportive services, which are lacking in southeast Gainesville (i.e., banks, food, cafes, retail)
- How about connecting transportation options instead of parking?
- Treat parking area as connecting street
- Addressing Hawthorne Road?
- Keep connectivity to schools and other parks and trails in the area in the forefront
- Can imagine an active entertainment hub around the water feature with music, food venues, etc.,
- Public art would be wonderful

Moving Forward... Balancing

BUILDING AREA



Existing Site Plan: Stormwater + Wetlands



60% Preliminary Master Plan: Stormwater + Wetlands



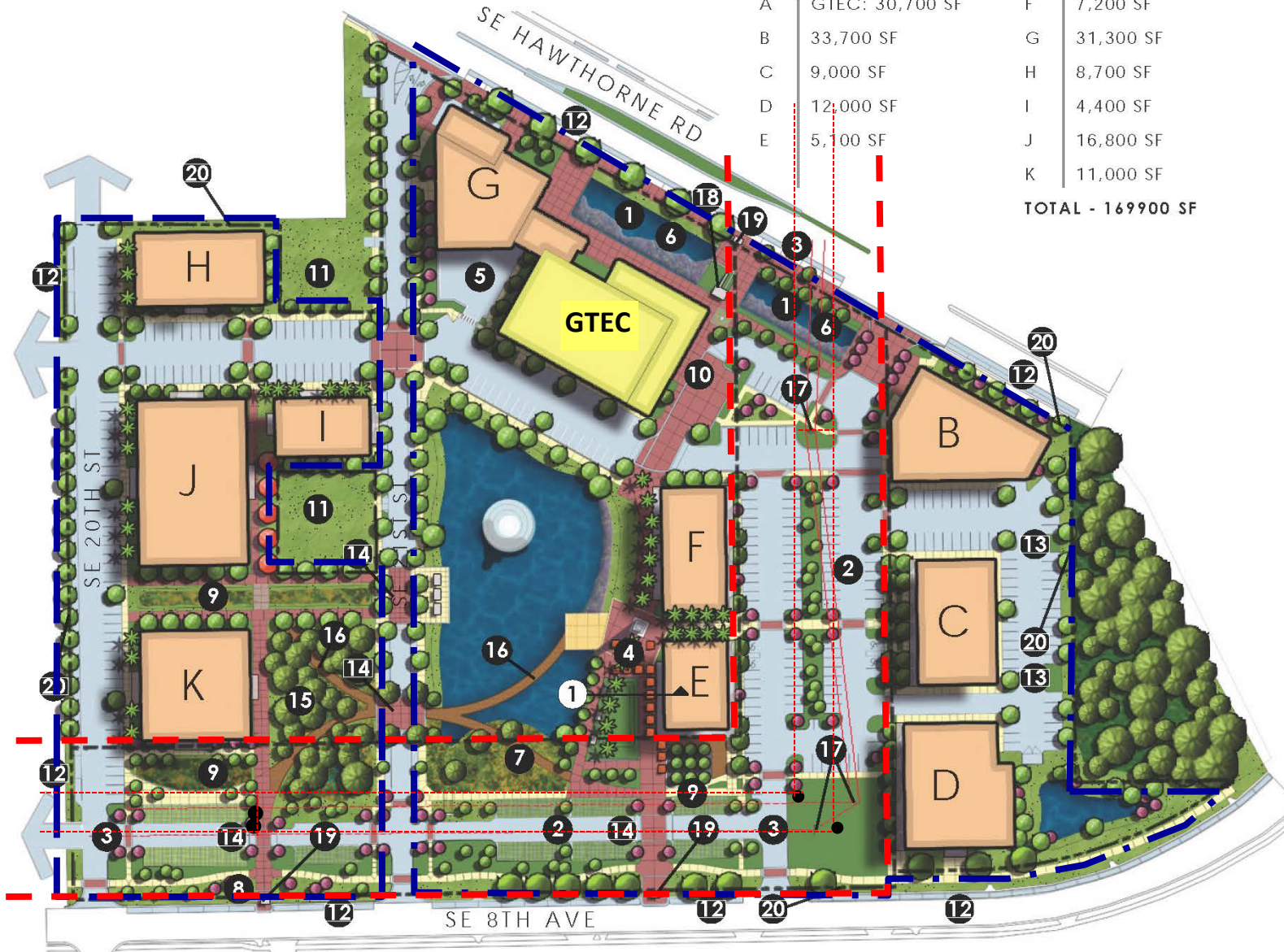
60% Preliminary Master Plan



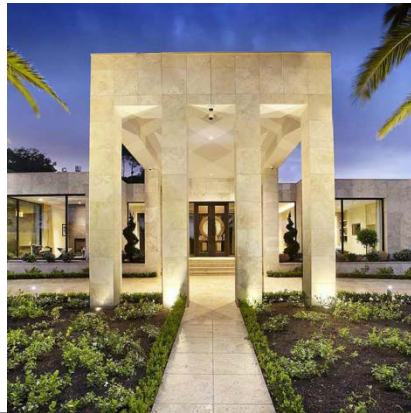
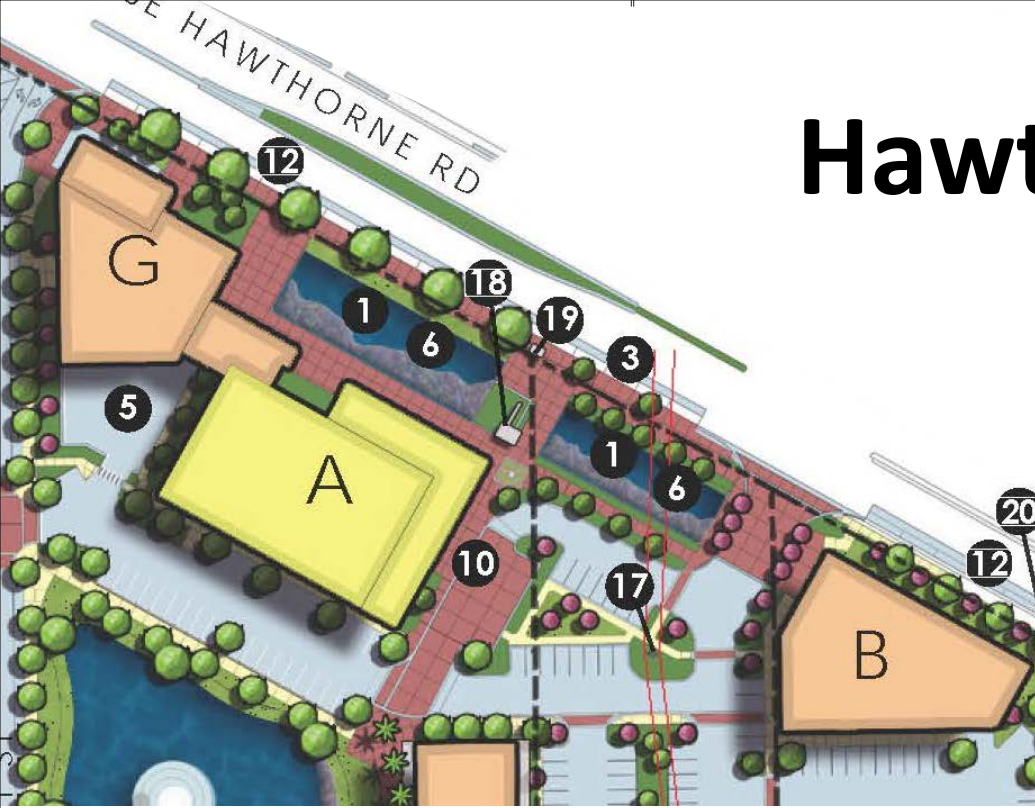
60% Preliminary Master Plan

BUILDING FOOTPRINT

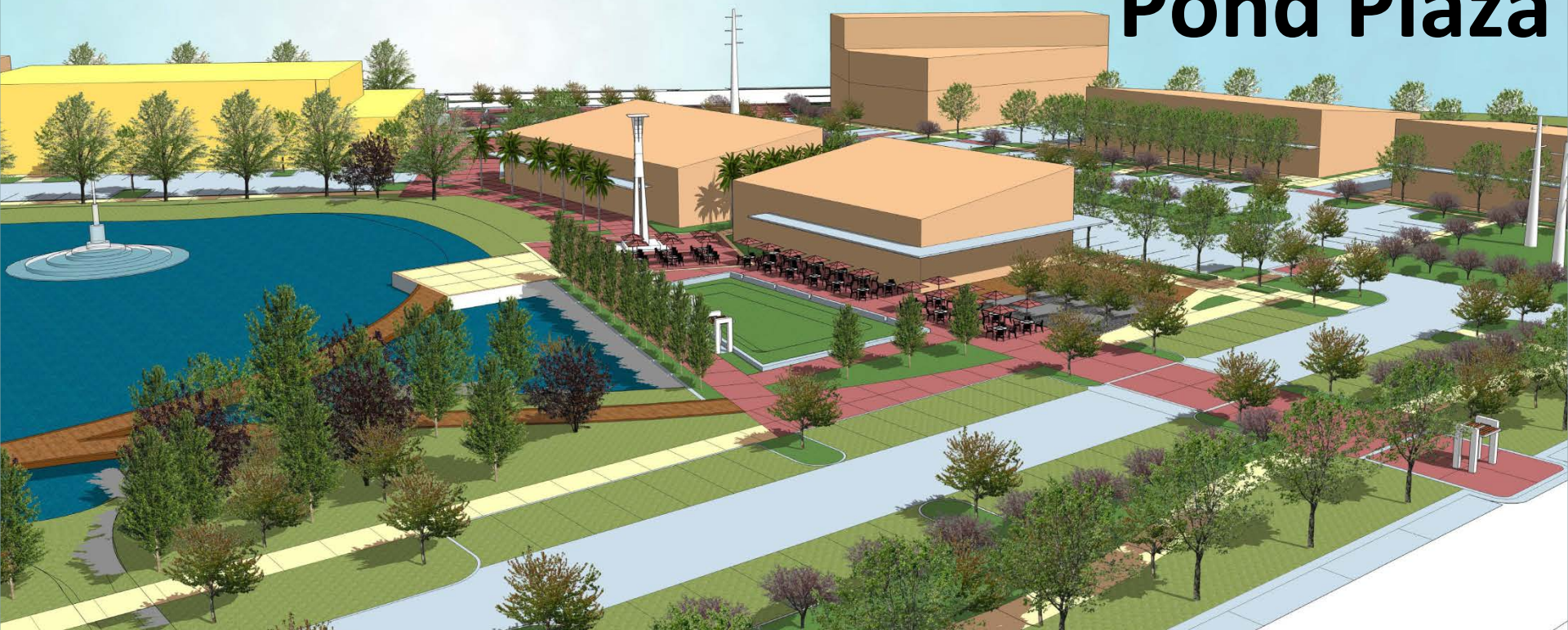
A	GTEC: 30,700 SF	F	7,200 SF
B	33,700 SF	G	31,300 SF
C	9,000 SF	H	8,700 SF
D	12,000 SF	I	4,400 SF
E	5,100 SF	J	16,800 SF
		K	11,000 SF
TOTAL - 169,900 SF			



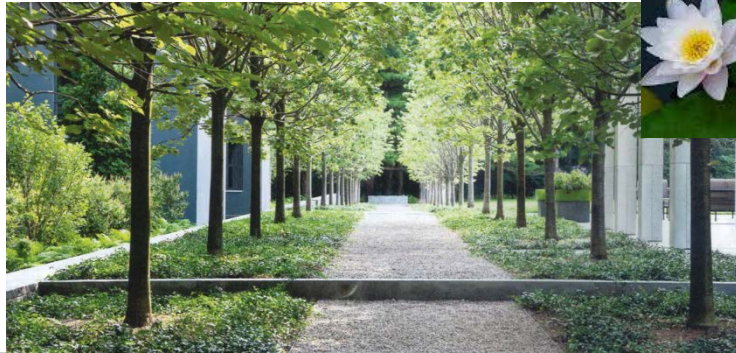
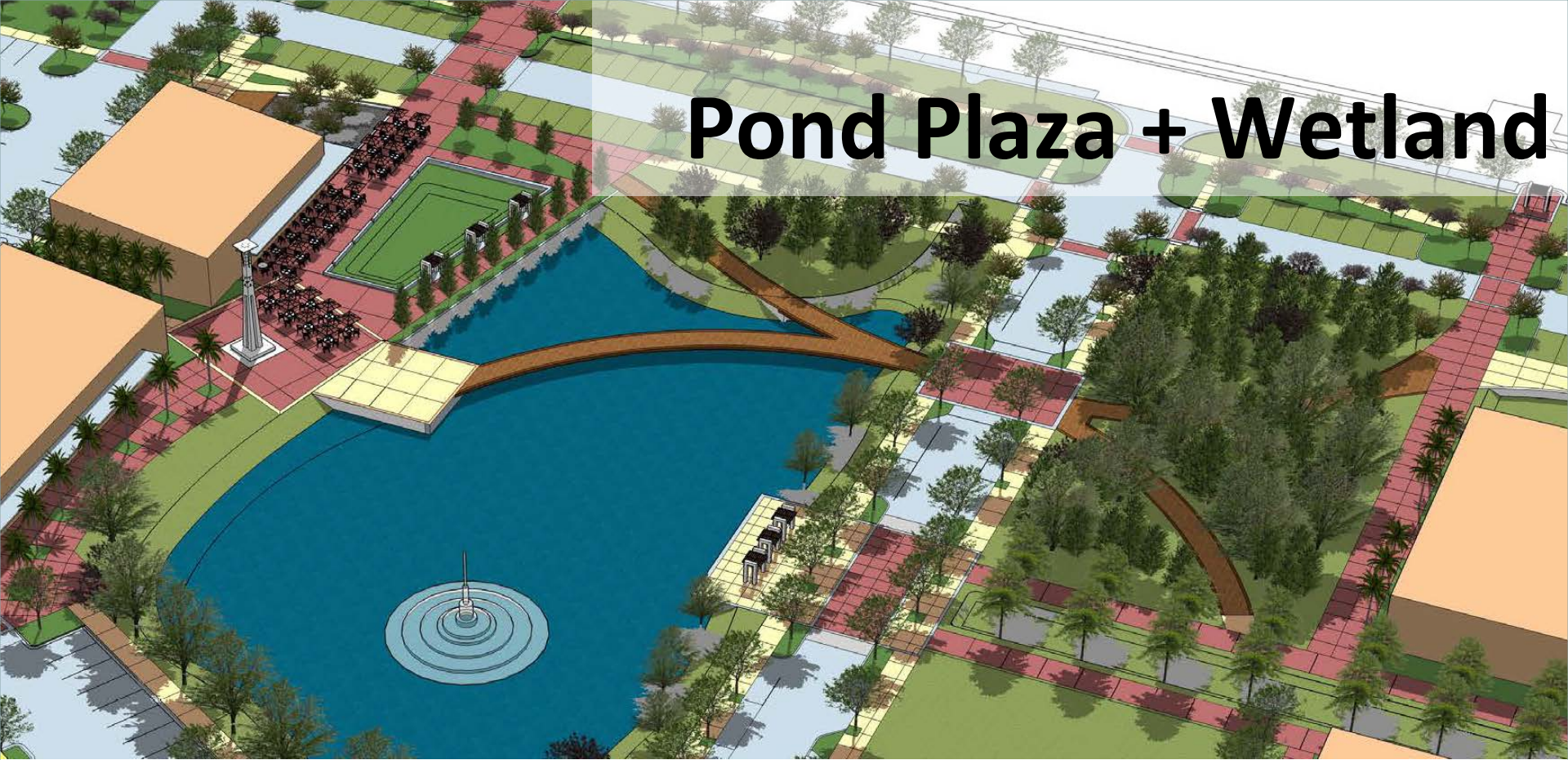
Hawthorne Rd. Facade



Pond Plaza



Pond Plaza + Wetland

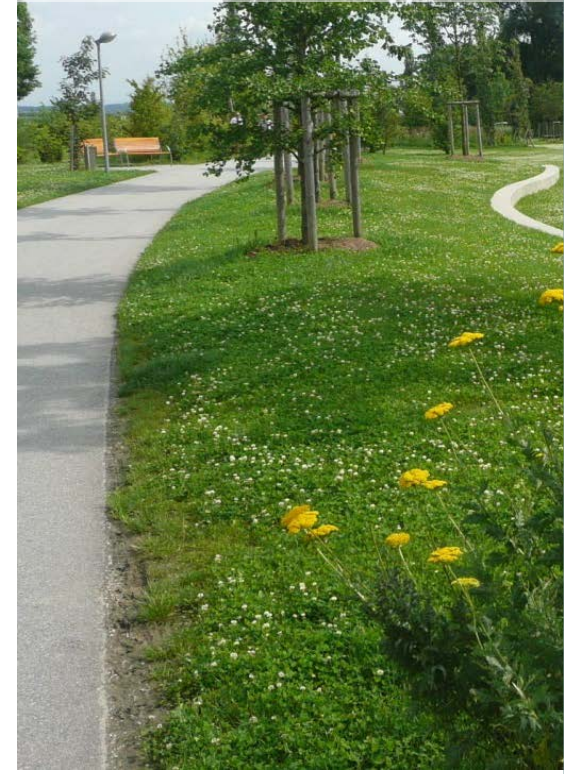




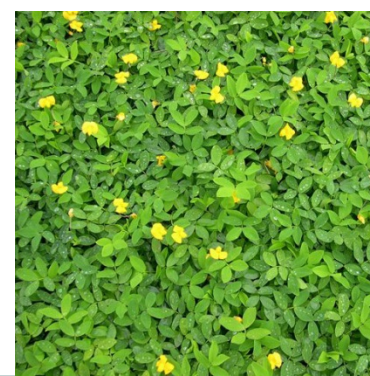
GRU Easement: Linear Park



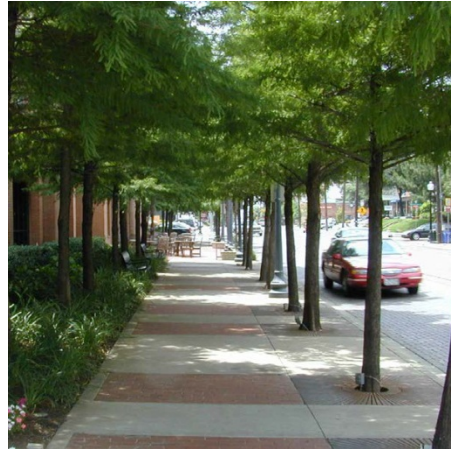
GRU Easement: Linear Park



GRU Easement: Potential Landscaping



SE 21st Street



RFP Boundaries



Phase 1 Construction Documents



PROJECT SCOPE INCLUDES:

- BUILDING PADS (BUILDINGS B-F)
- STORMWATER
- DRIVEWAYS
- PARKING
- UTILITIES

Phase 1 Construction Documents



60% Master Plan: Public Comments

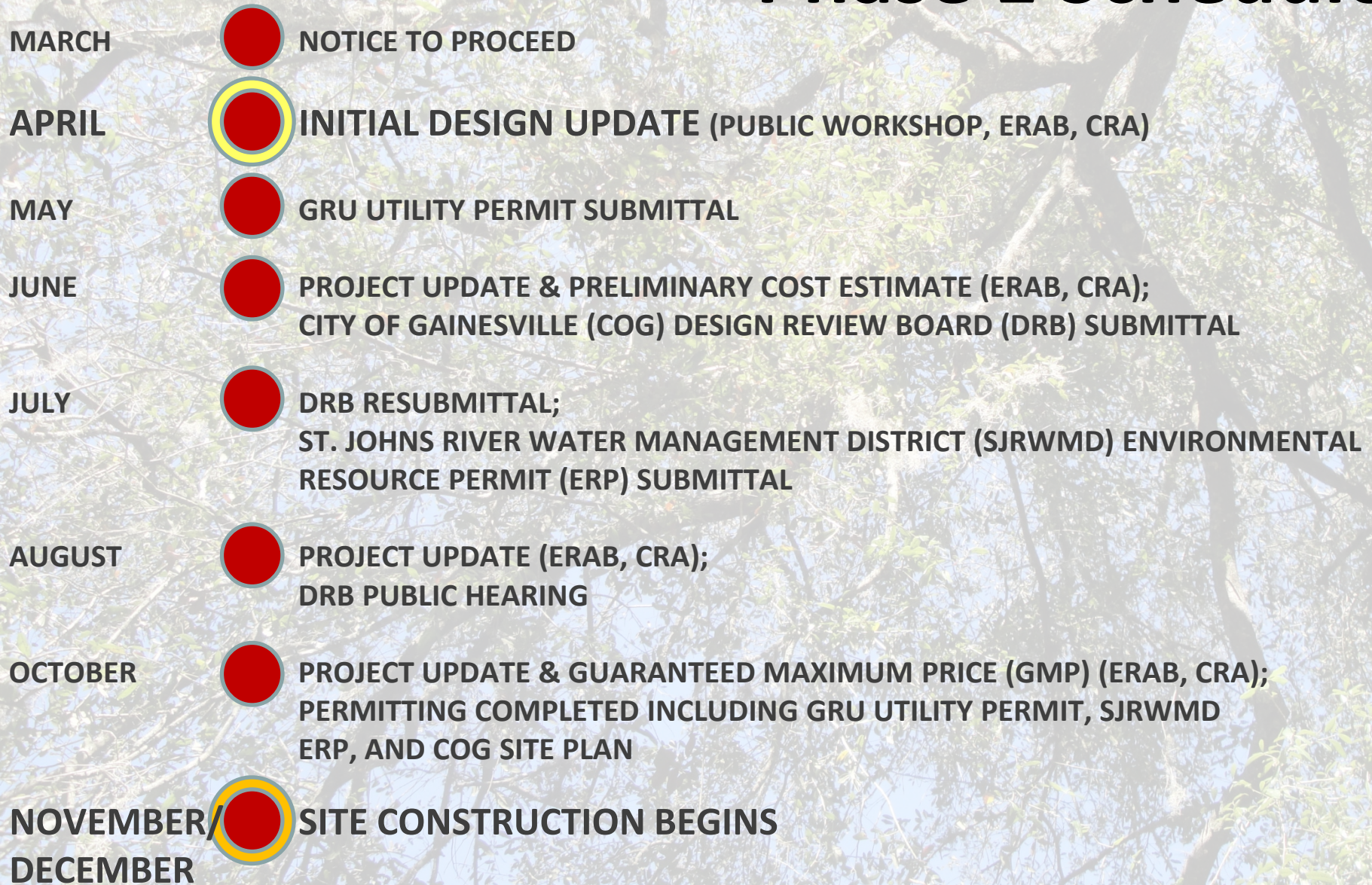
(April 16, 2014; 20 stakeholders attended)

- Master plan looks good as long as the taxpayers are not expected to pay the costs.
- I wish it were less “suburban” looking as I believe this area could one day be more urban.
- Consider a wetland bio retention system for stormwater (Waterway Ecologies) for a demonstration system that could reduce stormwater footprint.
- Overflow parking in “park” area controlled by removable bollards and/or movable planters?
Allow dual use of property.
- This area has seen so many, many plans and promise. Is this one what will go through?
- With all the wetlands, what about the mosquitos, snakes etc. and trash that end up in it?
- On SE 21st Street, there are private homes and property, what about that?
- **Keep up the good work!**

GTEC Area Master Plan Schedule

- 
- DECEMBER '13 GTEC & FORMER K-HOMES PUBLIC KICK OFF MEETING
 - FEBRUARY 30% CONCEPTUAL **MASTER PLAN** (PUBLIC WORKSHOP #1, ERAB, CRA)
 - APRIL 60% PRELIMINARY **MASTER PLAN** (PUBLIC WORKSHOP #2, ERAB, CRA)
 - JUNE 100% FINAL **MASTER PLAN** (ERAB, CRA)

GTEC Area Phase 1 Schedule



GTEC Area RFP Results

- The time to develop the GTEC Area has arrived!
- RFP for Phase 1 was for up to six potential new buildings with footprints that range in size from approximately 6,300 sq ft to 13,500 sq ft

RFP Boundaries



RFP for Developers for GTEC Area

- Sought qualified developers to construct buildings to house office, commercial, wet-lab, retail and other complimentary uses on the GTEC Area parcels
- More than one developer could be selected
- Developers could enter into long-term lease agreements with the City of Gainesville
- Developers would be responsible for:
 - tenant recruitment
 - management of subleases
 - on-going management of the buildings following construction



CRA Outreach for Development of the GTEC Area

- CRA staff has been working to get the word out about the opportunity for high-quality, new construction near GTEC
- CRA staff has met extensively with developers and prospective companies
 - GTEC incubator companies
 - Technology companies
 - Research and development companies (needing wet-lab and office spaces)
 - Non-profit agencies
 - Medical providers
 - Service providers
 - Retail uses



RFP Process: Screendoor Procurement Software

- RFP used Screendoor procurement technology from the “Department of Better Technology” company
- RFP instructions and requirements were accessed on Screendoor by applicants
 - Applicants uploaded proposals directly to the Screendoor site
 - Evaluation process for the proposals conducted on Screendoor
 - Scores by reviewers were tabulated and automatically averaged to rank the proposals

Prior experience in developing space of desired uses



Prior experience in developing high quality office, commercial, wet-lab, and/or retail space

Indicated sites of interest



Did the Developer indicate which sites within the RFP boundaries that they are interested in developing?



Received Four Responses

- Highly qualified developers
- Breadth and depth of experience:
 - Wet-lab
 - Commercial
 - Office
 - Retail
- Local and national experience



Proposals were Evaluated on the Following:

- Prior experience in developing high-quality office, commercial, wet-lab and or retail space
- Successful past tenant recruitment
- Ability to deliver high quality space at competitive prices for the local market
- Ability to secure financing to complete the project
- Specific building sites and business terms requested



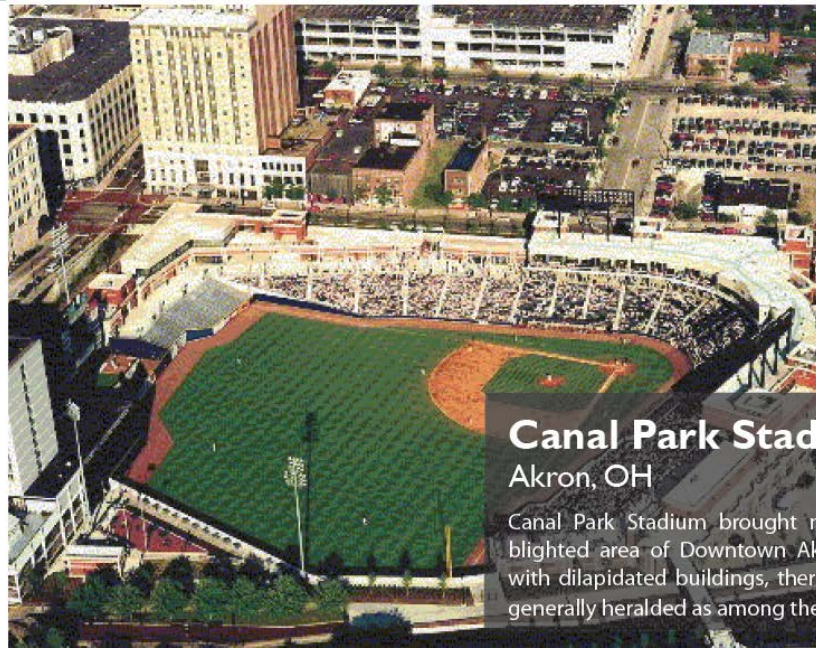
RFP Ranking Results

- Four proposals were received
- All four proposals were considered qualified and responsive

	Average Rating	Rank
Signet Development	91%	1
Concept Companies	85%	2
Gateway Development Services	79%	3
NP International	78%	4

- Selecting multiple developers provides additional choices and competitive pricing for tenant companies





Canal Park Stadium Akron, OH

Canal Park Stadium brought much needed revitalization to a previously blighted area of Downtown Akron. Where there once were 30 lots filled with dilapidated buildings, there now stands a 9,097 seat stadium, which is generally heralded as among the finest in the minor leagues.

**Infinity Hall University of Florida Living
Learning Center**
Gainesville, FL
\$24,000,000 Scheduled 2015



“Signet has numerous tenants across the United States occupying more than one million square feet of high quality office, wet lab, retail, commercial and housing facilities.”



Scripps Proton Therapy Center San Diego, CA

POTENTIAL CONCEPTUAL BUILDING RENDERINGS





CLIENTS INCLUDE:

- DOLLAR GENERAL
- ANYTIME FITNESS
- TRACTOR SUPPLY COMPANY
- SUBWAY
- WAL-MART
- NATIONAL AERONAUTICS & SPACE ADMINISTRATION
– STENNIS SPACE CENTER
- UNITED STATES GEOLOGICAL SERVICE
- SALLIE MAE, INC.
- ALLSTATE
- GAINESVILLE REGIONAL UTILITIES
- MAGNOLIA PEDIATRICS
- GUERRY FUNERAL HOME
- WAYSIDE PLAZA



Anytime Fitness
Lake City, Florida \$1.3 million 7,200 sq ft



First South Insurance
Lake City, Florida \$325,000 3,995 sq ft



Dollar General Market
Port St Joe, Florida \$3,750,000 20,707 sq ft



Centergy One @ Centergy Georgia Institute of Technology



Georgia State Archives The State of Georgia



Florida Institute of Technology Campus Redevelopment



Qualifications of Developer

Gateway Development Services, Inc. (the "Developer") provides a full range of development, marketing, and management services to corporate, institutional and government clients. Gateway has developed over 2.0 million square feet of commercial, research, medical, and office space using a variety of creative financing structures including equity, mortgages, taxable and tax-exempt bond financing.



West 38th Master Planned Mixed-Use
Gainesville, FL



Mixed Use Commercial
Boston, Massachusetts, 2005

A 250,000 square foot mixed-use commercial retail building, the project is located in a suburban Boston community. Completed in 2007 it houses a unique combination of retail shops, restaurants and a storage facility in an attractive, new-urbanist building complementing the development in the growing area.



River Walk
Philadelphia, PA

Next Steps: Convert Interest into Deals

- Proposers bring concrete proposals to start construction for specific building sites to the CRA
- Top-ranked proposer indicated interest in all sites
 - Asking that they bring specific proposals to the CRA within 21 days
- Proceed through the ranking for available sites
- Continue outreach among prospective tenants
- Return to CRA Board for approvals and progress update or specific incentive requests



Recommendations

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 proposals for specific sites within 21 days
- 4) Proceed in order of ranking to allow other respondents to bring forth proposals for specific sites that remain available
- 5) Bring back results for any approvals needed