



# COLLEGE PARK/UNIVERSITY HEIGHTS REDEVELOPMENT DISTRICT



Established in 1995  
Size: 537 acres  
Actual FY15 funding: \$3.2M

# Innovation District & Innovation Square (iS2)

**Location:** SW 3<sup>rd</sup> Ave & SW 9<sup>th</sup> St. and Beyond (See Innovation District Map)

**Type:**

iS2 (Roadway Construction/Streetscape, Extensive Utility Infrastructure, Storm Water Management Facilities)  
Innovation District: Overall Strategic Planning

**Start Date:**

iS2: April 2012  
Innovation District Strategic Planning: January 2011

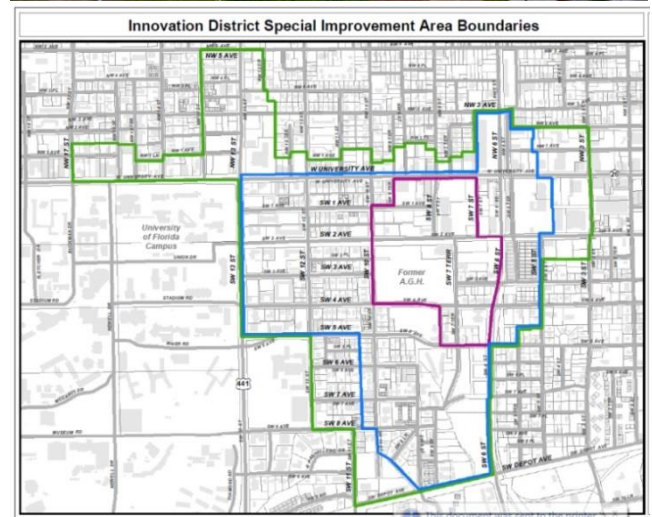
**Completion Date:**

iS2: June 2014  
Innovation District Strategic Planning: On-going

**Available Funding:** \$695,938

**Milestones accomplished:**

- + Creation of Innovation District Zoning
- + Completion of SW 3<sup>rd</sup> Avenue and SW 9<sup>th</sup> Street construction, streetscape, utility infrastructure, and storm water management facilities
- + Ongoing coordination and strategic planning with CoG Departments (GRU, PW, Parks & Rec, et.al.)



(top image) Innovation Square Roadways & Infrastructure

(bottom image) GRU Innovation District Special Improvement Area Boundaries

**Context:** The CRA intends to coordinate the continued strategic and master planning within the Innovation District, in cooperation with the City of Gainesville Public Works, GRU, Parks and Recreation, and all pertinent departments involved with this effort.

**Next Steps:** Interdepartmental collaboration for strategic planning.

**Primary Point of Contact**

CRA Project Manager: Suzanne M. Wynn  
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*Last updated on June 2, 2015*





# NW 5<sup>th</sup> Avenue Streetscape & Power Line Undergrounding

**Location:** NW 5<sup>th</sup> Ave (1300-2000 blk),  
~3,200 linear feet

**Type:** Streetscape & Power Line  
Undergrounding (U/G)

**Start Date:** 2013

## Completion Date:

Original Projection – August 2015  
Project on hold since May 2014

**Available funding:** \$2,138,526  
(\$2.14M)

[Unencumbered \$2,026,961 (\$2.03M)]

Estimated ROM Total Cost:

\$2,320,000 (\$2.32 M)

(Does not include pedestrian lighting)

U/G Power Costs only:

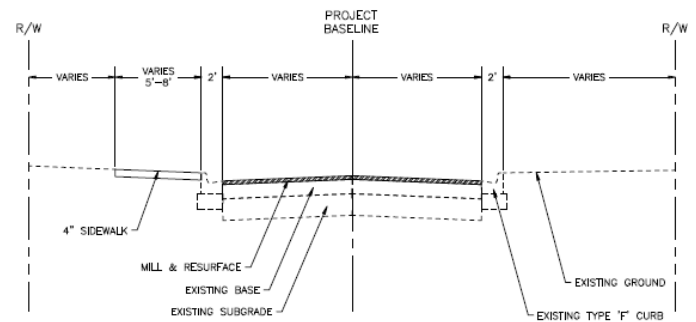
\$1,210,000 (\$1.21 M)

## Milestones accomplished:

- + 30% Civil Design submitted & reviewed by CoG Departments
- + Community Meetings

## Context:

The CRA intends to widen the sidewalk on the north side and connect, where practical, the sidewalk on the south side of the roadway. The undergrounding of the electric power lines is presently included in the scope. The power lines



(top image) Existing NW 5<sup>th</sup> Ave Streetscape  
(bottom image) NW 5<sup>th</sup> Ave Cross Section

are in very good condition, have an excellent reliability performance and the capacity allows for future growth in the area. Pedestrian lighting was the second ranked desire of the community and is currently excluded from the scope due to the high cost to U/G power lines. The roadway will be milled and resurfaced.

This project has been on hold since May of 2014 due to further project fundamental need analysis.

## Primary Point of Contact

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*Last updated on June 2, 2015*



# NW 1<sup>st</sup> Avenue Streetscape

**Location:** NW 1<sup>st</sup> Ave, 16<sup>th</sup> to 20<sup>th</sup> Streets

**Size:** 2,000 Linear Feet

**Start Date:** 2014

**Completion Date:** 2016

**Available funding:** \$2.5 million

## Milestones accomplished:

- + 50% Construction Documents Approved in September 2014
- + Three stakeholder meetings
- + Dozens of one-on-one meetings with stakeholders

## Context:

The site is located one block north of University Avenue, across the street from UF and the Ben Hill Griffin Stadium, the main economic and social hub for Gainesville. Existing street conditions include a variety of uses with competing needs, limited parking, insufficient sidewalks, exposed dumpsters, heavy delivery needs, and overhead utilities.

Project goals are to develop an organized and efficient layout for a multi-functioning corridor, including utility and infrastructure upgrades, on-street parking, street trees, sidewalks, lighting, bike racks and dumpster enclosures.



Top image: Site location & proximity map

Bottom image: Rendering of proposed streetscape

**Next Steps:** Secure additional funding to implement utility upgrades. Complete construction documents. Coordinate construction schedule with stakeholders.

## Primary Point of Contact:

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*Last updated on June 4, 2015*



# SOUTH MAIN STREET

**Location:** Between Depot Ave. and South 16<sup>th</sup> Ave.

**Type:** Corridor Improvement Plan

**Start Date:** 2012

**Completion Date:** TBD

**Available funding:** \$1,500,000

## Milestones accomplished:

- + Survey & Site Analysis
- + Engineering & Design Consultant Contracted
- + Stakeholder, Property Owner, & Business Owner Surveys & Outreach
- + Façade Facelift Program Launch
- + Walking Audits & Existing Pedestrian/Bicycle Counts

## Next Steps:

- + Complete Façade Facelift Concepts
- + Facilitate Façade Grant Applications
- + Initiate Street Design Alternatives
- + Develop Consensus Plan

## Context:

With the future opening of Depot Park and the Cade Museum for Creativity & Invention, possible improvements to the corridor are being considered to provide safe, secure, and convenient parking and pedestrian facilities to accommodate anticipated park and museum users while also maintaining vehicle access and flow. South Main Street serves as an important business district as well as a southern gateway to Downtown. This project provides a significant opportunity



(top & middle images) Existing conditions along South Main Street (bottom images) Stakeholder outreach

for the South Main Street area to reflect the prominence of Depot Park while becoming the "front door" of the south end of Downtown and function as a central spine for numerous adjacent revitalization efforts currently planned. Property owners, businesses, nearby neighborhoods, and multiple area projects such as Depot Park, the Power District and the Cade Museum for Creativity & Invention will all be important influences to the final vision of this signature corridor.

## Primary Point of Contact

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(meekerag@cityofgainesville.org) 352-393-8205  
Last updated on June 1, 2015







# DOWNTOWN REDEVELOPMENT DISTRICT



Est. in 1981  
Size: 490 acres  
Actual FY15 funding: \$1.9M

# Depot Park

**Location:** Depot Park

**Type:** public amenity

**Start Date:** August 2015

**Completion Date:** August 2016

**Available funding:** \$6,000,000

## Milestones accomplished:

- + Depot Building Rehabilitation
- + Depot Park Phase I Context Area
- + Depot Park Phase II 100% Construction Documents
- + Depot Park Phase II Construction Permitting

## Context:

In December 2014, the Depot Park construction documents and Guaranteed Maximum Price for construction were approved by the CRA and City Commission to enter the construction phase. The Depot Park plans were submitted for City site plan permitting in early December. The project was heard at the Development Review Board in late February. Since that date, the CRA has obtained all permitting and approvals required to commence construction. Currently, the City's Public Works Department has been working with the Florida Department of Environmental Protection (FDEP) to receive approval of the contamination cap on the Depot Park site. In June, the City's Public Works Department began conducting a series of soil borings to demonstrate that the



(top image) Illustrative Rendering of Depot Park Aerial View (bottom image) Illustrative Rendering of the Depot Park Promenade

contamination cap is sufficient. Once the soil borings are complete an analysis of the data will be presented to the FDEP. If the FDEP deems the contamination cap to be adequate, the CRA will mobilize for construction. Depot Park Phase II construction is expected to commence in August of 2015.

## Next Steps:

- Begin Phase II Park Construction
- Developing Park Programming
- Developing Park Marketing
- Developing Park Operations & Management
- Depot Park Grand Opening

## Primary Point of Contact

CRA Project Manager: Cindi Harvey  
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*Last updated on June 4, 2015*





# BO DIDDLEY PLAZA IMPROVEMENTS

**Location:** Bo Diddley Plaza

**Type:** Construction

**Start Date:** 3/1/15

**Completion Date:** 3/1/16

**Available funding:** \$1.8 Million

## Key Milestones:

- + Construction underway
- + Bethel Station rented by Steamers

## Context:

After a thorough design process the Bo Diddley Plaza was closed for construction in March 2015. The overarching goals of the design are to improve safety, visibility and accessibility on the Plaza and to increase its functionality and flexibility. The design includes three building additions to the north side including a green room addition with a water wall feature addressing University Avenue, a café on the northeast corner and an information kiosk on the northwest corner. All improvements would assist in supporting events, increasing programming and to help activate the Plaza during times when it's underutilized. Steamers Inc., began a five year lease term for the historic Bethel Station restaurant in March 2015.



(top image) Rendering of Bo Diddley Plaza improvements (bottom image) New Bethel Station tenant Steamers

## Next Steps:

- + Gear up Downtown plaza marketing
- + Plan plaza programming and activities

## Primary Point of Contact

CRA Project Manager: Stephanie Seawright  
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*Last updated on June 1, 2015*





# POWER DISTRICT

**Location:** GRU Kelly Power Plant

**Type:** Redevelopment Plan

**Start Date:** 2008

**Completion Date:** Unknown

**Available funding:** \$1,200,000

## Milestones accomplished:

- + 2013 Catalyst Project "Prioria Robotics" Adaptive Building Reuse Completed
- + 2013 Redevelopment Plan Completed & Adopted
- + 2014 Rezoning Completed

## Context:

The Power District represents an area uniquely located between Downtown, Depot Park, SE Historic District, and S. Main St. This district of predominantly former GRU facilities on the southern edge of Downtown includes a diverse mix of industrial urban properties. While the GRU power plant, administrative building, and numerous support facilities are to remain operational at their present locations, approximately 17-acres of buildings, surrounding storage yards, parking lots, and other accessory facilities are available for redevelopment. In 2013, the CRA led the formation of a stakeholder based Power District Redevelopment Plan. The plan focused on laying out a development strategy and framework that will serve as a platform for economic growth and investment in the community while improving the quality of life in the Power District and surrounding neighborhoods.



(top image) 2013 Redevelopment Plan

This redevelopment plan represents a community vision by outlining a scalable context sensitive strategy that will allow the Power District to be implemented in phases based on demand, market conditions, and investments.

## Next Steps:

- + Short-Term Aesthetic Site Improvements Plan
- + Utility Infrastructure Report
- + Sweetwater Branch Creek Daylighting Feasibility Report
- + Environmental Site Assessments
- + Property Disposal Formula & Strategy
- + Coordinated Strategic Investment Recommendation Plan

## Primary Point of Contact

CRA Project Manager: Andrew Meeker  
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*Last updated on June 1, 2015*



## SW 5<sup>th</sup> Avenue

**Location:** SW 6<sup>th</sup> Street – S Main Street

**Type:** sidewalk improvements and neighborhood gateway installation

**Start Date:** May 2015

**Completion Date:** July 2015

**Budget:** \$210,665.98

### Milestones accomplished:

- + 3 Community Meetings
- + Project Look-Book for communicating the project vision
- + SW 5<sup>th</sup> Avenue 100% Construction Documents
- + SW 5<sup>th</sup> Avenue Construction Permitting

### Context:

SW 5th Avenue is a primary corridor running east-west through the Porters Community. SW 5th Avenue connects the Porters Community to many existing and developing amenities like Depot Park, the Power District, Haisley Lynch Park, the Innovation District, the 6th Street Rail Trail, Tumblin Creek Park, and the University of Florida. While the corridor is heavily used by pedestrians both in and around the area, there is a lack of pedestrian amenities making the corridor difficult to traverse safely. In addition to upgrades to the pedestrian facilities, the project scope was further developed from feedback received at a community meeting held in June 2014. In March 2015, the SW 5<sup>th</sup> Avenue Porters Community Project construction



(top image) Vernon; a resident of Porters hired to work on the SW 5<sup>th</sup> Ave Project

(bottom image) newly poured SW 5<sup>th</sup> Ave sidewalk

documents and Guaranteed Maximum Price for construction were approved by the CRA Board to enter the construction phase. The SW 5<sup>th</sup> Avenue plans were submitted for City site plan permitting in early April. The CRA broke ground in May 2015. Substantial completion is expected in July 2015.

**Next Steps:** Complete project construction; Host monument lighting ceremony.

### Primary Point of Contact

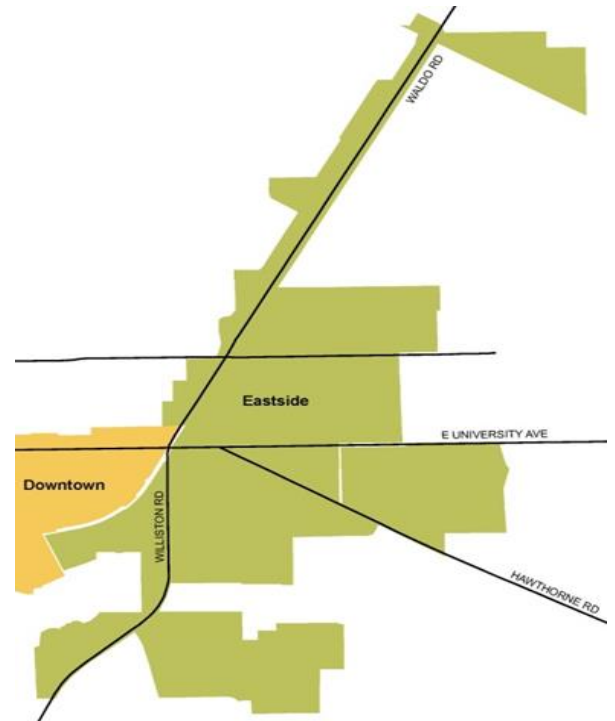
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*Last updated on June 4, 2015*







# EASTSIDE REDEVELOPMENT DISTRICT



**Est. in 2001 (expanded in 2006)**

**Size: 2,002 acres**

**Actual FY15 funding:**

**\$499,089**



# 1717 SE 8<sup>th</sup> Avenue neighborhood

**Location:** 1717 SE 8<sup>th</sup> Avenue

**Size:** 15 acres

**Start Date:** 2008

**Completion Date:** 2017

**Available funding:** \$1.3 Million

## Milestones accomplished:

- + Community-based Master Plan process complete
- + 100% Master Plan approved
- + Priority on City's Capital Plan
- + Priority on CRA Strategic Plan

## Context:

Also known as the former Kennedy Homes site we have taken the first steps toward an opportunity and an obligation to shape what once was into what can be, to create a new neighborhood, a new place that embraces its rich history while it boldly sets out to transform and reinvent its future.

After completing a community based Master Planning process, the phase I construction design is the next step in creating this new neighborhood. The community will offer 38 new homes, tree lined streets, and walking trails.



(top image) Rendering of the 38 homes envisioned on site. (bottom image) approved 100% Master Plan

## Next Steps:

- +Phase I construction design
- +Architectural Standards/design
- +Marketing- Branding & Naming

## Primary Point of Contact:

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*Last updated on June 1, 2015*





## GTEC site

**Location:** 2153 SE Hawthorne Road

**Size:** 13.6 Acres

**Start Date:** 2014

**Completion Date:** 2017

**Available funding:** \$1,500,000

### Milestones accomplished:

- + Master plan complete and adopted, 3/2015
- + Developer solicitation and selection completed, 4/2014
- + Implementation strategy and prioritization underway
- + Physical improvements underway
- + Branding, marketing and business recruitment underway

### Context:

The Gainesville Technology Entrepreneurship Center (GTEC) is a 30,000 sq. ft. business incubator, owned by the City and managed by Santa Fe College. The building is located on a 13.6 acre site, owned by the City of Gainesville. The site's adopted master plan proposes a commercial focused mixed-use development, with up to ten new buildings, aiming to retain GTEC graduates in east Gainesville and attract new businesses to the area.

CRA staff is working on a holistic redevelopment approach for the transformation of the site, including



Top image: Site Location

Bottom image: 100% Master Plan

Bottom: View of the Site

branding, business recruitment and physical development efforts.

**Next Steps:** Partner with developers and potential tenants to construct the first building on site. Implement site and infrastructure improvements. Develop branding and marketing strategies.

### Primary Point of Contact:

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Last updated on June 4, 2015







## PLEASANT STREET/FIFTH AVENUE REDEVELOPMENT DISTRICT



**Established in 1979**  
**Size: 160 acres**  
**Actual FY15 funding:**  
**\$459,408**



# A. Quinn Jones Museum

**Location:** 1013 NW 7<sup>th</sup> Avenue

**Type:** Historic Repurpose

**Start Date:** 2009

**Completion Date:** 2016

**Available funding:** \$153,346

## Milestones accomplished:

- + Building exterior stabilized
- + Home listed on National Register of Historic Places
- + Zoning & Land Use change complete
- + 100% Construction Documents completed for interior renovations and parking lot

**Context:** In 2009, GCRA initiated the Legacy Project: Stories of Hope and Determination in the Fifth Avenue/Pleasant Street Redevelopment Area. With the objective of celebrating the inspiring life of A. Quinn Jones, honoring the people he influenced, and preserving the unique cultural heritage created when ordinary citizens achieve extraordinary accomplishments. The Legacy Project will share this remarkable piece of history with a broad audience and fill visitors with pride, enlightenment and inspiration to greater personal achievement.



(top image) Freshly painted AQJ home (bottom image) Conceptual layout of the planned museum exhibits.

## Next Steps:

Finalize GMP for interior build-out; Begin interior renovations; Museum exhibit design

## Primary Point of Contact

CRA Project Manager: Stephanie Seawright  
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Last updated on June 1, 2015



# The Former Seminary Lane Site

**Location:** NW 5<sup>th</sup> Ave., 10<sup>th</sup> to 13<sup>th</sup> Streets

**Size:** 6.25 acres

**Start Date:** 2015

**Completion Date:** 2018

**Available Funding:** \$240,000

## Milestones accomplished:

- + Option Agreement Executed, 4/2015
- + Master Plan Concepts Approved, 2/2015

## Context:

The site is strategically located just five blocks north of the University of Florida campus and minutes away from Gainesville's downtown.

The CRA, the Gainesville Florida Housing Corporation, and the Gainesville Housing Authority teamed to redevelop the site into a vibrant mixed-use, mixed-income neighborhood, integral to the local community.

The development will include a variety of housing types, with a minimum of fifty new residential units. Market rate and affordable housing units will reside side by side in an inviting and green urban setting. In addition, small retail, office space, community amenities and a variety of public spaces will draw users from the larger community to enjoy the area and boost the local economy.



Top image: Site Location & Proximity Map

Bottom image: View of the Site

**Next Steps:** Solicit design and construction teams. Secure construction funds. Engage the community. Mixed use and branding strategies.

**Primary Point of Contact:**  
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*Last updated on June 4, 2015*







## MULTI-DISTRICT COMMUNITY INITIATIVES



**Façade grants – Partnership for paint program – Residential paint vouchers – Economic development – Community events**



# NW 3<sup>RD</sup> AVENUE SIDEWALKS

**Location:** Between NW 13<sup>th</sup> Street & NW 6<sup>th</sup> Street

**Type:** Improved connectivity

**Start Date:** 2013

**Completion Date:** August 2015

**Available funding:** \$200,000

## Milestones accomplished:

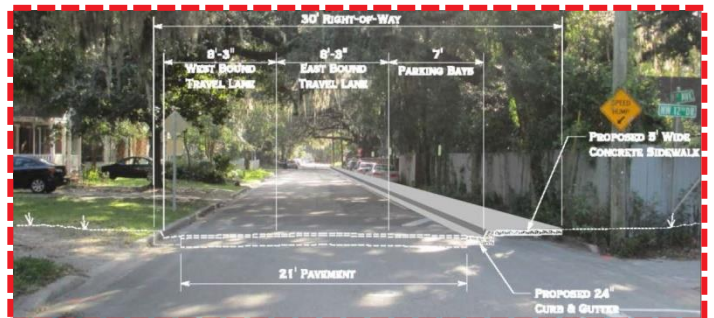
- + Topographic Survey Completed
- + Sidewalk Feasibility Study Completed
- + Construction Documents Completed
- + Permitting Completed
- + Construction Contract Executed

## Next Steps:

- + Coordinate with Planned Adjacent Projects
- + Begin Construction

## Context:

The narrow 30' right-of-way width along with the proximity of obstructing structures to the roadway were limiting factors to the possibility of adding sidewalks to the corridor. The first phase of the project was the completion of a Feasibility Study to develop 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-



(top image) Existing conditions

(bottom image) Proposed sidewalk layout

way on either the north or the south side of NW 3rd Ave. These drawings also indicate different options for sidewalk widths and the potential consequences related to private property encroachments, on-street parking, utility infrastructure, and other existing obstructions. Based on the results of the Feasibility Study, construction and bid documents were developed to facilitate the sidewalk construction scheduled to begin summer of 2015. The resulting project will upgrade several stormwater features, intersection treatments, and complete multiple sidewalk gaps in this historic neighborhood which also serves the University of Florida population.

## Primary Point of Contact

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*Last updated on June 1, 2015*





# Partnership for Paint Program

**Location:** ERAB – Greater Duval Neighborhood

**Type:** Community Partnership/Grant

**Start Date:** 2014

**Completion Date:** On-going

**Budget:** \$5,000

## Milestones accomplished:

- + Community Partnership with Alachua Habitat for Humanity
- + 12 Homes Completed in the Greater Duval Neighborhood
- + Encourages Community Partnerships

## Context:

The Partnership for Paint Program allows eligible applicants to share with the CRA and Alachua Habitat for Humanity the cost of making minor exterior repairs and painting the applicant's existing residential property within the Greater Duval Neighborhood. The Partnership for Paint Program is an alternative to the ERA Residential Paint Program.

Applicants will apply for Habitat's "A Brush with Kindness" initiative, if selected the CRA will pay up to \$500.00 to Habitat on behalf of the applicant. Alachua Habitat will use the grant to offset some of the applicant's cost of the work under the Homeowner's Agreement with Habitat.



(top image) Workers at Partnership for Paint (bottom image) Applicant and volunteers

## Next Steps:

- + Continue neighborhood outreach
- + Applications are on-going

## Primary Point of Contact

CRA Project Manager: Malcolm Kiner  
(kinermc@cityofgainesville.org) 352-393-8208

*Last updated on June 2, 2015*



# Economic Development Incentive Programs

**Location:** All Four CRA Districts

**Type:** Incentive programs and business development assistance to encourage economic development within the CRA districts.

**Context:** The CRA currently offers the following incentive programs: Façade Grants for improvements of commercial facades and the High-Wage Job Creation Incentive and Company Relocation Incentive which encourage the growth and retention of permanent technology-related jobs into the CRA districts. The High-Wage Job Creation Incentive provides grants for technology jobs created that pay more than 150% of average local wages and the Company Relocation Incentive helps defray the cost of moving and recalibrating equipment.

## Milestones accomplished:

- + Began review of CRA Incentive Programs in 2014
- + Sunset two loan programs that were no longer needed
- + Put CRA TIF reimbursement programs on hold

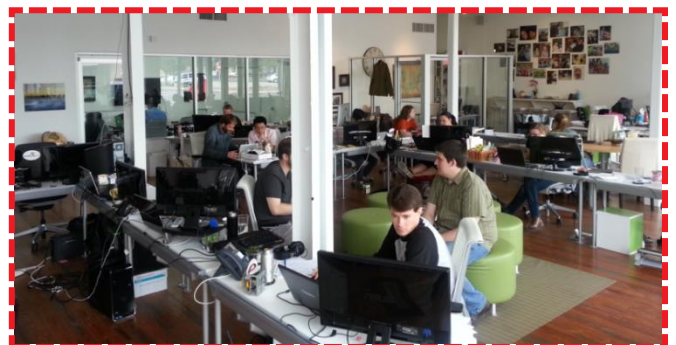
+ Assisted major development “The Standard” with public infrastructure assistance in lieu of TIF reimbursement

The CRA is continuing to explore this model of providing public infrastructure assistance and is exploring other incentives that may be needed to support CRA strategic initiatives and will bring back further recommendations.

The CRA also assist numerous businesses with assistance related to site selection, design consultation, help navigating the City’s regulatory process and providing information on other local and state incentives.

## Available Funding:

Eastside \$180,485, Fifth Ave/Pleasant St \$40,445, Downtown \$232,958, College Park/University Heights \$113,545



Shadow Health (pictured above) receives assistance with tech job creation from the CRA via the High-Wage Job Creation Incentive Program

## Primary Point of Contact

CRA Project Manager: Lynn Janoski  
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*Last updated on June 4, 2015*





# ERAB, FAPS & DRAB Residential Paint Programs

**Location:** ERAB, FAPS, DRAB  
**Type:** Residential Paint Grant

**Start Date:** 2012

**Completion Date:** On-going

**Budget:** \$5,000 per district

## Milestones accomplished:

- + Community-driven
- + Encourages home improvement
- + Encourages community partnerships

## Context:

The Residential Paint Voucher Program was established by the Gainesville Community Redevelopment Agency to encourage residents in its Redevelopment Areas to improve the exterior of their structures, thereby reducing blight conditions and improving the aesthetics of the community. The program allows eligible applicants to share with the CRA the cost of painting an existing residential property within the FAPS, DRAB, & ERAB Redevelopment Areas. Applicants are eligible for up to \$500 in paint and painting supplies.



Before and after images of a house that benefited from a CRA residential paint program voucher.

## Next Steps:

- + Continue neighborhood outreach
- + Applications are on-going

## Primary Point of Contact

CRA Project Manager: Malcolm Kiner  
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*Last updated on June 2, 2015*



# 'The Standard' Public Infrastructure

**Location:** NW Corner of NW 13<sup>th</sup> Street and W. University Ave (on-site and off-site)

**Type:** 10 On-Site & Off-Site Infrastructure Projects

**Start Date:** May 2015 Development Agreement (DA) finalized

**Completion Date:** November 2017

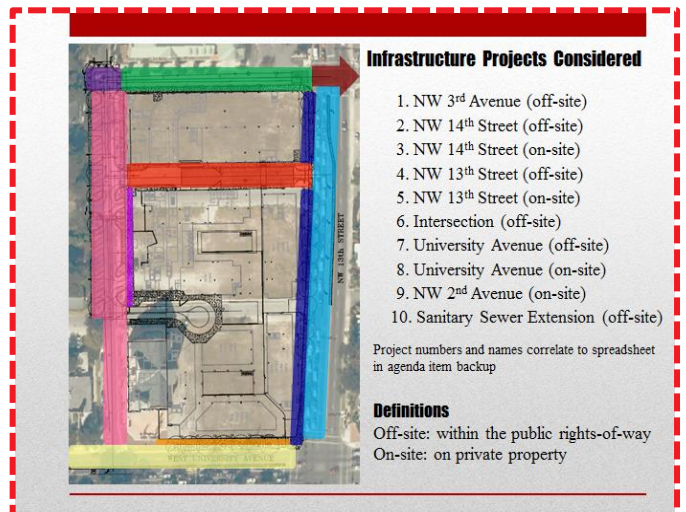
**Budget:** up to \$3,100,000

## Milestones accomplished:

+ Development Agreement finalized May 2015

## Context:

There are a total of 10 infrastructure projects from which the public will receive benefit. The development agreement (DA) allows for up to \$3.1M to reimburse of hard construction costs for various infrastructure improvements. These improvements include water mains, sanitary sewer, storm drainage, paving, curbing, sidewalks, landscaping, and other site amenities (e.g. benches). The GRU Innovation District Infrastructure Improvement Area (IIA) Ordinance is in the development process. The IIA Ordinance will impact the way this DA reimbursement money is able to be distributed.



(top image) Conceptual drawing of The Standard, formerly known as University Corners  
(bottom image) Infrastructure Projects List

The \$3.1M is the total cost that can be reimbursed for installed construction elements (hard costs). No design or installation construction labor costs are reimbursable. The project is only eligible for reimbursement after the entire project and all 10 infrastructure projects are complete.

**Next Steps:** Interdepartmental collaboration for strategic planning.

## Primary Point of Contact

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*Last updated on June 2, 2015*

