

May 3, 2021

Ms. Sarah Vidal, Director
Gainesville Community Reinvestment Area (CRA)
2153 SE Hawthorne Road, Suite 203
Gainesville, FL 32641

RE: Seminary Lane - Community Reinvestment Area (CRA) May Advisory Board Meeting

Dear Sarah

As per our recent virtual meeting, please place our request to address the CRA Advisory Board on their May agenda. Attached, please find the backup material prepared for the Advisory Board's meeting. We will also have a PowerPoint presentation that will be shared virtually, using a screen share, during the meeting.

A portion of the attached materials depict the Land Development Code minimum requirements. Designing and constructing to Code minimum requirements is not our client's intention nor our desire for the community. Tramell Webb Partners wishes to work collaboratively in a partnership with the CRA and bring the NW 5th Avenue commercial corridor streetscape to a completed state. This would bring the CRA's prior investments in Pleasant Street and NW 5th Avenue to fruition by completing the CRA's long-term community goal to invigorate the 5th Avenue Commercial Corridor.

In addition, we know that the City has advertised for a Heritage Trail consultant, to assist the City in bringing the CRA's previous planning efforts to a completed state. We also know, based on our conversations with you and Gainesville Regional Utilities (GRU) representatives, they are approaching the point of being ready to install a new fencing system around the base of the elevated storage water tank on NW 5th Avenue. This has always been envisioned as a GCRA / GRU partnership, which we fully support as it helps enhance the streetscape and pedestrian realm throughout the entire neighborhood, while increasing the security of critical municipal water infrastructure.

As you know, Seminary Lane's 1,800' of street frontage share common areas where the Heritage Trail and new fencing project are located. There is approximately 1,500' of street frontage, outside our project boundary, where we hope to work in a partnership with the City to complete 5th Avenue's streetscaping. The infrastructure investment associated with our project, coupled with the CRA's partnership, and GRU's project create a catalyst effect that creates an opportunity to deliver a community gateway, streetscape enhancements, and upgrades to aged and non-standard utility placement within the NW 5th Avenue corridor, such as power poles located directly in sidewalks precluding access commonly required by the Americans with Disabilities Act (ADA).

During the course of our project, we have met several residents and commercial building owner who have purchased land or buildings and are waiting for the right time to enhance their investments in the neighborhood. We feel strongly that, through our partnership with the CRA, others will follow with both retail, service, and supportive commercial offerings for existing and future residents and all citizens in the Gainesville community.

In closing, we are submitting a formal request for Advisory Board consideration of a Public Private Partnership to accomplish mutual goals and efforts of the three entities (GCRA, GRU, Tramell Web). This would enable the residents to see close coordination between all parties, and ultimately deliver streetscape and community elements in the most expedient manner possible. If you need any additional information, please contact me directly. We look forward to the upcoming Advisory Board meeting and formalizing our design plans and partnership with the CRA.

Respectfully,
CHW



Gerry Dedenbach, AICP
Vice President

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