



Legislation Details (With Text)

File #: 130881. **Version:** 1 **Name:**
Type: Staff Recommendation **Status:** On Consent Agenda
File created: 4/10/2014 **In control:** Community Redevelopment Agency
On agenda: 4/21/2014 **Final action:**
Title: CRA Project Summary (NB)
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

..Title
CRA Project Summary (NB)

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.

None at this time

CRA Executive Director to CRA: Receive project update from Staff