



Legislation Details (With Text)

File #: 140956. **Version:** 1 **Name:**
Type: Discussion Item **Status:** To Be Introduced
File created: 5/11/2015 **In control:** Community Redevelopment Agency
On agenda: 5/18/2015 **Final action:**
Title: 1717 SE 8th AVE PHASE I DEVELOPMENT (B)
Sponsors:
Indexes:
Code sections:
Attachments: 1. 140956_1717 SE 8th Avenue Presentation_20150518.pdf

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

1717 SE 8th AVE PHASE I DEVELOPMENT (B)

One of the largest undertakings of the Eastside Redevelopment area is the redevelopment of the 15-acre former Kennedy Homes site (1717 SE 8th Ave). During 2014 CRA staff completed a 100% Master Plan of the 1717 SE 8th Ave site. The Master Planning exercise, and subsequent design were heavily influenced by the public, from the initial kick off meeting through the 30%, 60%, and final 100% Master Plan. CRA staff and the design team met with stakeholders and held community workshops to solicit their feedback through all phases of the design. During the December CRA meeting the Board approved the 100% Master Plan and staff is prepared to move forward with the next phases of the predevelopment process.

Currently the CRA acting as an agent for the City is the lead developer for the former Kennedy Homes site. Staff is currently accepting proposals and preparing to enter into a contract for Civil Engineering Services on the first phase of the development. The first phase will include lot development, wetland work, stormwater, phase I site infrastructure work, all leading to our first set of homes in redevelopment. At the conclusion of this contract the CRA will have all the necessary permits and entitlements to construct the first phase of the new development. Staff will work with the select firm to develop a scope that will cover four required services: *Surveying, Design Plat, Construction Drawings, and Final Permitting*. Additional sub services such as Landscape Architecture, Electrical Engineering & Lighting Design Services, as well as Environmental Consulting services will also be included in the Construction Document & Permitting Phase. The select firm will outline a time line for these services as some act as predecessors for the next.

Staff's next steps are to work with the City's Planning Department to begin the required land use and zoning change necessary to accommodate the 100% Master Plan. Once the land use and zoning change is complete the select engineering firm will begin the Design Plat process. This process follows the City of Gainesville's Land Development Code. The Design Plat approval will then allow the design team to complete the Construction documents and final permitting. CRA staff will bring the civil engineering contract back to the CRA Board for approval.

Staff is also working on the marketing/branding plan for the former Kennedy Homes site this includes naming and marketing the site to potential buyers as well as potential redevelopment partners. With that in mind staff is

thinking through creative ways to work with home builders/developers in order to move the project through construction. Both of which will be presented to the CRA Board at upcoming meetings.

Funding for this project has been budgeted in the ERAB 1717 SE 8th Avenue account as well as General Government funding sources.

CRA Executive Director to the CRA Board: Provide feedback