



## Legislation Details (With Text)

**File #:** 160274. **Version:** 1 **Name:**  
**Type:** Staff Recommendation **Status:** On Consent Agenda  
**File created:** 8/4/2016 **In control:** Community Redevelopment Agency  
**On agenda:** 8/15/2016 **Final action:**  
**Title:** CRA Project Summary August (NB)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

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

..Title  
**CRA Project Summary August (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, Project Manager, Michael Beard - 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 each district. Staff continues to meet with potential applicants in each district. Recent marketing and engagement efforts have yielded an influx of potential program participants.

### **Eastside Redevelopment Advisory Board (ERAB)**

Heartwood, Project Manager, Michael Beard- Through the executed contract with EDSA for Architectural Standards and Design Guidelines, 4 Floor plan options and 4 Elevation options have been produced. Staff has received cost estimates for the horizontal improvements and appraisals for the conceptual designs on the approved lots. The completion of the Architectural conceptual designs has provided the final elements needed to fulfill website development for Heartwood, which will act as a major marketing component for the community, as well as a source for progress updates. In the first stages of forming a public/private partnership, staff is developing a solicitation for the developer/builder community. Staff will present the solicitation to the CRA Board in the coming weeks. Along with the partnership recruitment, staff is continuing engage potential residents and financial institutions in an effort to develop constructive relationships toward homeownership in the Heartwood Community.

Cotton Club Grant Management, Project Manager, Stephanie Seawright - The Cotton Club is moving forward with construction on the project and staff is providing oversight.

Cornerstone, Project Manager, Michael Beard - On Agenda

ERAB Residential Paint Program, Project Manager, Malcolm Kiner - The Residential Program is open and accepting applications, the 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. As we approach the new fiscal year staff will work on new ways to market the program throughout the district.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Malcolm Kiner - CRA launched a partnership with Alachua Habitat for Humanity called the “Partnership for Paint” program. The program allows the CRA to offer a grant of up to \$500 to eligible home owners in the NRI area. The \$500 grant will be applied to the fee associated with participation in “A Brush with Kindness”. During the month of July we completed the 16<sup>th</sup> home in the Greater Duval Neighborhood.

**Downtown Redevelopment Advisory Board (DRAB)**

Downtown Plaza, Project Manager, Malcolm Kiner - Patticakes on the Plaza buildout is currently underway, the tenants are excited and looking forward to their soft opening in early September. Staff will present an update of the buildout and opening during the September CRA meeting. Patticakes will offer Coffee, Breakfast, Lunch, and Dinner items.

Entering the fifth month since the Plaza reopened programming continues to develop, staff is fielding request to use BDP on a weekly basis from groups and members of the public. For more information on events at the Plaza please visit [www.Bodiddleyplaza.com](http://www.Bodiddleyplaza.com) <<http://www.Bodiddleyplaza.com>>.

University Avenue Substation, Project Manager, Stephanie Seawright -

Staff is still in discussions with County Staff with regards to the property being transferred to the City or CRA through the surplus program. CRA Staff plans to take the project through our First Step process to determine the viability of the types of projects envisioned for the site. Possible uses for the redeveloped site are a restaurant, newspaper kiosk, juice bar, pizza take-out and a specialty shop to name a few.

Downtown Redevelopment Area Residential Paint Program, Project Manager, Stephanie Seawright - To date the DRA Residential Paint Program has completed seven (8) homes (407 SW 5<sup>th</sup> Ave, 428 SW 3<sup>rd</sup> St., 436 SW 3<sup>rd</sup> St., 507 SW 6<sup>th</sup> Pl, 608 SW 4<sup>th</sup> St., 627 SW 5<sup>th</sup> St., 703 SW 5<sup>th</sup> St., 403 SW 7<sup>th</sup> Avenue). We have five (5) pending applications (621 SW 5<sup>th</sup> St., 704 SW 5<sup>th</sup> Terr., 803 SW 5<sup>th</sup> Terr., 614 SW 3<sup>rd</sup> St., and 321 SW 7<sup>th</sup> Ave.)

Depot Park Phase II, Project Manager, Cindi Harvey - The Depot Park Grand Opening is August 20, 2016 from 9:00 am - 12:00 pm. Cindi Harvey will now be the Depot Park Manager under the Parks Recreation and Cultural Affairs Department.

Power District, Project Manager, Andrew Meeker - Following the Board’s approval of the Developer RFQ ranking in July, Staff is in the process of crafting the subsequent RFP for Phase 1 Development projects. It is expected that the draft RFP will be presented at your September meeting for review and feedback.

**College Park University Heights Redevelopment Advisory Board**

NW 5<sup>th</sup> Avenue (1300-2000 blk), Project Manager: Suzanne Wynn -The CRA has received preliminary electrical undergrounding designs and required easement locations from GRU. The CRA’s next steps for this project will be initiating a cost/benefit analysis and meeting with individual property owners over the next several months to determine the feasibility of the acquisition of all of the easements required. We will be

moving toward a community meeting after all potential easement stakeholders have been contacted.

NW 1<sup>st</sup> Avenue (1600-1900 blocks): Project Manager, Sarit Sela - 100% Construction Documents for *NW 1<sup>st</sup> Ave Project 1: Underground Infrastructure and Roadway Improvements*, and *NW 1<sup>st</sup> Ave Project 2: Utility Conversions and Streetscape Improvements* are scheduled to be delivered in August. Staff plans to present project construction GMP for CRA Board approval in September.

Three time-limited façade improvement incentive programs, targeted at the Midtown area, opened for applications on August 1. So far, staff received and approved one application for the Midtown Architectural Assistance program, and is working with two stakeholder on their applications for Midtown Façade Grants.

South Main Street, Project Manager, Andrew Meeker - On agenda

### **Fifth Avenue Pleasant Street Redevelopment Board**

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - A Certificate of Completion has been received. Next a Certificate of Occupancy will be obtained. Concurrently staff is working with PRCA on exhibit build-out and laying a foundation for programming.

FAPS Residential Paint, Project Manager, Malcolm Kiner - Like the Eastside Residential Paint Program the FAPS Residential Paint 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. Work is currently underway on NW 6<sup>th</sup> Street, and there are 3 pending applications on 6<sup>th</sup> Ave, 8<sup>th</sup> St, and 7<sup>th</sup> Ave.

Seminary Lane, Project Manager, Sarit Sela - Seminary Lane, Project Manager, Sarit Sela - The project team has been exploring ways to implement mixed-income, mixed-use development on the project site. The project engineers and planners, EDA, have been researching the stormwater, parking and planning requirements for the site. The first community meeting for the site was held in December 2015, at the A. Quinn Jones Exceptional Student Center <[https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&cad=rja&uact=8&ved=0ahUKEwj2-tnY7b3JAhVB6SYKHxw4CNsQFggoMAE&url=https%3A%2F%2Fk12.niche.com%2Fa-quinn-jones-exceptional-student-center-gainesville-fl%2F&usg=AFQjCNEO\\_wmpdvrkA-Caz-guHwk\\_TxDceg&sig2=ccLkD9yTVXZ1QM3-jMkjCA](https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=2&cad=rja&uact=8&ved=0ahUKEwj2-tnY7b3JAhVB6SYKHxw4CNsQFggoMAE&url=https%3A%2F%2Fk12.niche.com%2Fa-quinn-jones-exceptional-student-center-gainesville-fl%2F&usg=AFQjCNEO_wmpdvrkA-Caz-guHwk_TxDceg&sig2=ccLkD9yTVXZ1QM3-jMkjCA)>. More than 40 stakeholders attended the event. A second community meeting will be held in the coming months.

In February 2016, the GFHC and GHA boards approved an intention to sell the NW quadrant of the former Seminary Lane site, a 2.77-acre lot located northwest of the NW 5th Avenue and NW 12th Street intersection. Proceeds will be used to finance construction of the affordable housing component of the project. The CRA is working with GFHC and GHA on drafting the Request for Proposals for selling the NW quadrant as the next step in the redevelopment plan.

None at this time

CRA Executive Director to the CRA Board: Receive project update from Staff