



## Legislation Details (With Text)

**File #:** 160851. **Version:** 1 **Name:**  
**Type:** Staff Recommendation **Status:** On Consent Agenda  
**File created:** 3/9/2017 **In control:** Community Redevelopment Agency  
**On agenda:** 3/20/2017 **Final action:**  
**Title:** CRA Project Summary March (NB)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**CRA Project Summary March (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, Jessica Leonard - 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 is enthusiastically expecting the approval of multiple façade grants in each district as a continued effort is placed in concentrated outreach and community engagements to help aid in awareness of the program. Newly approved, nine (9) façade grant projects are underway with the breakdown as follows; one (1) in Fifth Ave Pleasant Street Redevelopment Area, one (1) in College Park University Heights Area, two (2) in Eastside Redevelopment Area and five (5) in Downtown Redevelopment Area. Additionally, we are delighted to have again eight (8) new pending façade grants awaiting Advisory Board approval with this new approach. Starting next month, the façade grant program will be enhanced by teaming up with the Turf SWAP program provided by Alachua County Environmental Protection Department. By combining the Turf SWAP program and façade grant, applicants could be eligible for up to \$2,000 in additional funds per property to be used for the removal of high volume irrigation and replacing it with Florida Friendly Landscaping starting April 1, 2017.

Community Vitality Report, Project Manager, Ori Baber - The 2013 CRA Strategic Planning session was guided by the question "How do we get out of this business?" During this time, staff proposed a deliverable called the 'Community Vitality Report' that involved community engagement, suggestion boxes, social media, and comprehensive initiative evaluations. The CRA is conducting a Community Vitality Report in FY17-FY18. This project has three primary objectives: 1) to create an inventory of projects that have been completed since each CRA district was established, 2) to identify what's left to do by comparing the list of completed projects to the redevelopment plans, and 3) develop strategies to leverage the CRA's resources in a manner that

catalyzes further redevelopment and fosters community vitality.

At this time, staff has introduced the Vitality Report project to all four advisory boards and the CRA Board. As an opportunity to engage the community the Vitality Report process, Staff attended the Active Streets Gainesville Event along S. Main/ Depot Park and the A. Quinn Jones Museum Dedication Ceremony on February 26th. Staff collected responses to a brief survey that was designed to solicit feedback on the impacts of both a major and minor CRA projects as well as general perceptions of what characteristics contribute to community vitality.

Currently, staff is reviewing resources, including project charters, updates, presentations and budgets, to compile a comprehensive inventory of projects completed in each district since it was established. Projects will be categorized according to their contributions to the redevelopment objectives and their geographic location within the district boundaries. Staff will provide an update during the next CRA board meeting in April.

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

Heartwood, Project Manager, Michael Beard - Staff has received cost estimates for the horizontal improvements and appraisals for the conceptual designs on the approved lots. Construction Documents were submitted for permit approval to the City and the Water Management District in January. Permits are anticipated in March 2017. A public solicitation will be released in March for a site contractor in the form of an Invitation To Bid. Staff has received appraisal for the 34 lots within the proposed neighborhood. Staff will return to the board in the coming weeks with a disposition plan for the individual divided parcels. Construction is anticipated to begin April 2017.

Cotton Club Grant Management, Project Manager, Stephanie Seawright - The Cotton Club continues to move forward with the construction of the facilities. Over the past months an extensive amount of work has been done on the interior and the exterior of the facility. Staff continues to monitor the progress and discuss the timeline for the project with their Board representatives.

Cornerstone Phase 1 Development, Project Manager, Michael Beard - On Agenda

ERAB Residential Paint Program, Project Manager, Stephanie Seawright - Staff is awaiting legal changes to the project to include power washing as a service that the funds could be used for. We are currently accepting applications, and have (4) pending applications for several residences in the Greater Duval Neighborhood.

Greater Duval Neighborhood Revitalization Initiative (NRI), Project Manager, Stephanie Seawright - 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 Habitat for Humanity’s “A Brush with Kindness” program. As of January the partnership has completed 19 homes in the Greater Duval Neighborhood. Additional work through the NRI includes the development of new gateway signage, homeownership, and mentoring and mentoring programs.

### **Downtown Redevelopment Advisory Board (DRAB)**

Cade Museum, Project Manager, Andrew Meeker - Museum construction is underway and completion is anticipated in October 2017. CRA Staff has been working with the Cade to coordinate South Main Street improvements with their site development. This has resulted in modifications to the Cade’s parking lot layout and site design to better align with South Main Street conditions as well as improve the internal functionality of the Cade site. These new Cade features are currently being priced out by their construction manager and will

serve as the basis of a forthcoming Development Agreement item CRA Staff will bring to the Board in the coming months.

Downtown Plaza, Project Manager, Nigel Hamm - On March 2 Bo Diddley Plaza hosted the third Changeville Festival with headliner Talib Kweli and March 4 Lula Palooza. In addition to these great events we continue with the BDP Jazz lunch every Tuesday and Thursday and Zumba and Yoga classes offered weekly. In addition we will be offering Free Salsa classes two Tuesdays a month. For more information regarding events please visit [www.Bodiddleyplaza.com](http://www.Bodiddleyplaza.com) <<http://www.Bodiddleyplaza.com>>.

University Avenue Substation, Project Manager, Stephanie Seawright - The County is moving forward with surveying and appraising the property. The County is now determining if they should continue with the surplus of the property to the City or maintain ownership and go into a lease with the City for the property.

Downtown Redevelopment Area Residential Paint Program, Project Manager, Stephanie Seawright - Staff is awaiting legal changes to the project to include power washing as a service that the funds could be used for. To date the DRAB 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, Project Manager, Ori Baber - Staff continues to work closely with Parks, Recreation, and Cultural Affairs and the Depot Park Staff to manage the operational expense budget, warranties, and maintenance. Staff is working to close out Phase II of the Depot Park project.

The CRA has completed the design of a comprehensive signage package for Depot Park, including signage for the new Depot Park Visitor's Center on S. Main Street and graphics for literature, social media event postings, and more. Staff is developing plans for fabrication and installation. The new signage is expected to be installed in early 2017.

Historic Depot Building, Project Manager, Ori Baber - The 'Pop-a-Top General Store' and 'The Boxcar' at the Depot Building continue to provide refreshments, snacks, and live entertainment to visitors to Depot Park and the Downtown area. Staff is working with Parks, Recreation, and Cultural Affairs and City Facilities to develop a transition plan. Staff and City Facilities are examining options to have an ADA compliant ramp installed at the Depot Building.

Power District, Project Manager, Andrew Meeker - The ITN (Invitation To Negotiate) development solicitation was advertised to the previously three qualified development teams on December 21, 2016. This marks the beginning of a multi-phased negotiation period between the CRA, GRU, and the City along with each development team in order to evaluate developer concepts, proposals, and terms of a private public partnership. Following several months of discussions and negotiations, the developer teams will submit their final and best offer for the evaluation committee to review and consider. Staff will then provide the CRA Board with an overview of the proposals and recommend moving forward with a specific developer proposal. The result will be a development agreement that will serve as a roadmap for new private and public investments in the Power District that honors the 2013 Power District Redevelopment Plan. The evaluation committee recently completed the first round of Discussion Sessions with the three prospective development teams that included a subsequent "request for ITN clarification and questions". The first of two proposal deadlines is due April 20, 2017. Following this first proposal submission, the evaluation committee will conduct additional developer negotiation meetings to further clarify and outline the expectations of the evaluation committee before the final proposal deadline of June 8, 2017.

### **College Park University Heights Redevelopment Advisory Board**

NW 5<sup>th</sup> Avenue (1300-2000 blk), Project Manager, Suzanne Wynn - The draft Order of Magnitude (OoM) cost/benefit analysis and very preliminary draft conceptual project renderings for two project scope scenarios have been received. This information is in the process of being reviewed by CRA Staff. The two project scopes being evaluated are: 1) *Safety Enhancements* including continuous sidewalks on the north & south side of the corridor, lighting (pedestrian & street), high-visibility crosswalks, vehicular speed controls, & bike sharrows, and *Infrastructure Improvements* including drainage improvements & roadway mill/resurfacing, and *Beautification Elements* including significant neighborhood gateway features, a JJ Finley PRCA Neighborhood Park entranceway, & hardscape elements, and 2) A scenario including all the previous components coupled with undergrounding the electric utility. All secondary electrical connections required and associated with undergrounding the electric utility are including in the second scope of work. The stakeholders along this corridor are numerous. The CRA project manager continues to meet with individual property owners along the corridor to determine the feasibility of the acquisition of all of the easements required for both the undergrounding of the electric utility and the uninterrupted connection of the sidewalks on the southern side of NW 5<sup>th</sup> Avenue. The preliminary electrical undergrounding design with the required electrical easement locations has been received from GRU, providing the CRA a basis for beginning easement acquisition discussions with property owners. The electrical undergrounding easements required are extensive and involve many properties along the entire project corridor from NW 13<sup>th</sup> Street to NW 20<sup>th</sup> Street. Following an internal review of the draft OoM cost estimate submittal and the draft conceptual project renderings, CRA Staff expects to provide the CPUH Advisory Board and the CRA Board a presentation of this information at the April 2017 meetings. CRA Staff anticipates the next step to be the progression into detailed project design after the CRA Board provides direction on the basis for design of one of the two project scopes outlined previously.

NW 1<sup>st</sup> Avenue Streetscape (NW 16<sup>th</sup> St to NW 20<sup>th</sup> St), Project Manager, Sarit Sela - Construction update: 1600block: All underground utility work complete. Silva Cells installation is underway. 1900 block: New water line is in service. Underground utility work is underway.

The Midtown Façade Grant Program and Midtown Residential Paint Program Application by June 1, 2017; all approved projects to commence by September 1, 2017.

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

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

A.Q. Jones House Museum, Project Manager, Stephanie Seawright - The Ribbon Cutting and Dedication on Sunday, February 26, 2017 was an overwhelming success with over 300 persons in attendance.

PRCA has developed the Museum Coordinator position and we are currently in the hiring process. We hope to open the doors of the museum to the public in April. The CRA and PRCA staff is meeting regularly to make sure for a seamless transition of the project.

FAPS Residential Paint, Project Manager, Stephanie Seawright - Staff is awaiting legal changes to the project to include power washing as a service that the funds could be used for. Currently we have 6 pending applications.

Seminary Lane, Project Manager, Michael Beard - In October, the Gainesville Florida Housing Corporation (GFHC) and Gainesville Housing Authority (GHA) boards, the majority owner of the site, approved to sale of

the entire 6.55 acre Master Plan of the Seminary Lane Project. CRA Staff in conjunction with the Gainesville Florida Housing Corporation has selected Bosshardt Realty as the listing agent for the development. In the coming weeks staff will present a listing agreement for approval and will list the property and begin entertaining and negotiating offers shortly thereafter.

None at this time

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