



## Legislation Text

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### **CRA Project Summary JULY (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 each district. Staff continues to meet with potential applicants in each district, and recently approved applications include 12 South Main St., (DRAB) and 1510 S. Main St., 424 SW 7th Terr./417 SW 8<sup>th</sup> St. and 102-112 SW 6<sup>th</sup> St. (CPUH).

Economic Development -Staff is preparing solicitation materials to seek a tenant for the café which will be built as part of the Downtown Plaza renovations and is reviewing current economic development incentives and will return with further recommendations.

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

1717 SE 8<sup>th</sup> Avenue- Staff is currently reviewing proposals from engineering firms to provide the following services: design plat, 1st phase construction documents, landscape architecture, and environmental consulting services. Staff is partnering with the City's Planning department to proceed with the necessary land use and zoning changes on the property. Staff will present the engineering contract at the August CRA Board meeting. Staff recently held a community workshop to discuss naming/branding ideas for the property the workshop was well attended and staff received great feedback. Staff will present final concepts at an upcoming CRA Board meeting.

GTEC Update - On Agenda.

ERAB Residential Paint Voucher Program - The residential paint program that meets the Eastside Redevelopment Plans of "Support and encourage improved appearance and design of both public and private projects. Strategies may include, 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. We are currently accepting applications and have 7 applications pending in the Springhill, Porters, and Cedar Grove neighborhoods.

Greater Duval Neighborhood Revitalization Initiative (NRI) - CRA launched a partnership with Alachua Habitat for Humanity called the "Partnership for Paint" program. Habitat currently manages a program called

“A Brush with Kindness” the program helps preserve homeownership by partnering with homeowners struggling to restore and maintain a safe and decent place to live. Habitat’s A Brush with Kindness program provides volunteer groups who come alongside and assist homeowners in completing minor repairs, painting, and other home maintenance. 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”. CRA Staff as well as Alachua Habitat is currently accepting application for the Partnership for Paint Program, we currently have completed 12 homes in the area.

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

SW 5<sup>th</sup> Avenue - At its March 16, 2015 meeting the CRA approved a Guaranteed Maximum Price (GMP) for construction of the SW 5<sup>th</sup> Avenue Porters Community Project. Construction is currently underway and substantial completion is expected in July 2015.

### Downtown Plaza - On Agenda

Downtown Residential Paint Program - We currently have three applications submitted. Once the applicants have power washed their homes we will be able to issue the paint for their homes. Painting is scheduled for two of the homes on July 11, 2015.

Depot Park - On March 11, 2015 trade packages were awarded for the Depot Park Phase II construction project. The packages are honored for a period of 60 days from the date of the award. To date, all permits necessary for construction have been obtained and the construction team is prepared to begin. The park construction start date is dependent upon the Public Works Department’s close out of the stormwater and Non-MGP remediation projects.

At its April 16, 2015 meeting, staff presented three amphitheater types to the CRA to begin the conversation about the next phase of Depot Park. Staff outlined potential user benefits and possible obstacles for revenue generation for each. The CRA provided feedback to staff on each of the three amphitheater types. Staff is now assessing the feedback received and will return at a later date to provide an update to the CRA.

Power District - Following Staff’s presentation of the Building Needs Assessment at the June Board meeting, several interrelated tasks continue to progress that will be presented to the Board at upcoming meetings. These include the Utility Infrastructure Analysis, Sweetwater Branch Creek Daylighting Feasibility Study, Existing Environmental Conditions Analyses and Remediation Action Plan development, Property Disposal Strategy, and short-term aesthetic site improvements. It is anticipated that in the Fall of 2015 once the above projects have been presented and completed, Staff will provide the Board with a comprehensive investment strategy presentation that will investigate various concepts, methods, projects, and opportunities to leverage existing CRA, General Government, GRU, and state/federal resources to position the Power District for private investment.

South Main Street - In April the CRA launched a Façade Facelift program targeted towards businesses and properties along South Main St. After receiving substantial stakeholder feedback regarding the potential for improved facades along South Main Street, the CRA has responded by developing a unique initiative that offers free technical design assistance for any interested property and business owner located directly along the corridor between Depot Ave. and S. 16<sup>th</sup> Ave. The program is intended to assist property and business owners envision possible site, signage, and building façade treatments to improve the overall visual character of the area. The initial response from interested participants has been positive and staff along with its contracted

architectural consultant has been meeting with applicants to discuss initial design concepts. We anticipate this exercise leading to future façade grant applications.

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

NW 5<sup>th</sup> Avenue (1300-2000 blk) - The design of the NW 5<sup>th</sup> Avenue corridor has reached 30% completion. The 30% plans were distributed to the appropriate departments for review and comment. Staff received comments from the respective departments on April 29<sup>th</sup> and has since instructed DRMP, Inc. to move forward with 60% design development. During this phase of design, DRMP, Inc. will be working closely with GRU to coordinate a design and layout for undergrounding the utilities along the corridor. In tandem with this coordination effort, the CRA is also exploring options for working with a private company to develop the design of utility undergrounding design. We are in talks with GRU and private consultants that possess a continuing services contract with the City of Gainesville, to evaluate the most cost effective way to proceed with underground utilities design.

NW 1<sup>st</sup> Avenue Streetscape (1600-1900 blocks): Phase 2 - In summer 2012, CRA hired Perkins & Will and Causseaux, Hewett, & Walpole, Inc. (CHW) to produce a Basis of Design for the corridor. During that design phase, design team met with City department representatives and other stakeholders in order to develop a comprehensive and collaborative approach for the corridor. The Interim Basis of Design, dated April 2013, was the output of this collaborative effort and served as the starting point for the Phase 1: 15% Construction Documents project, led by CHW. Through extensive stakeholder engagement, design team developed a desired scope of streetscape improvements and created a conceptual street layout. The product of this process was the 15% Construction Documents, approved by the CRA Boards in April. The current Phase 2 Design contract, led by CHW, includes the full development of the 15% Construction Documents concept into a complete, permitted, set of construction documents ready for construction and installation. 50% Construction Documents was approved by the CRA Boards in September. We are in talks with GRU and private consultants that possess a continuing services contract with the City of Gainesville, to evaluate the most cost effective way to proceed with utility upgrades within the project scope of work.

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

A.Q. Jones House Museum - Construction documents have been completed for the building. Staff is currently negotiating a Guaranteed Maximum Price proposal for the interior build-out and site work for the museum. A full update on the project will be presented at the August CRA meeting.

Neighborhood Spruce Up Program - The FAPS Residential Paint Voucher Program is on-going and accepting applications. Currently there is one application pending.

NW 3<sup>rd</sup> Ave. Sidewalks - Construction will begin in July and is expected to take 6-8 weeks.

Seminary Lane - the 5.9-acre property, formerly known as Seminary Lane, was a low-income housing complex located on NW 5<sup>th</sup> Avenue, midway between Downtown and the University of Florida, in the heart of the Fifth Avenue community. In 2009, the development was deconstructed due to severe building deterioration. The property is owned by the Gainesville Florida Housing Corporation (GFHC) and was the housing development was managed by the Gainesville Housing Authority (GHA).

The CRA expressed interest in redevelopment of the property and discussed partnering on the project with

GFHC and GHA since 2010. Since 2013, CRA obtained a real estate option on three City owned parcels, contiguous to the former Seminary lane property (City Parking Lot, Tot Lot, & Moms Kitchen Property). In 2014, CRA staff developed two alternative conceptual master plans for the sites. The layouts incorporate many of the shared goals the CRA, GFHC, and GHA have for the property, and include a variety of housing types and mixed use spaces. Both the GFHC and the GHA boards unanimously voted in support of the vision of the plans, as well as the FAPS and CRA boards. In January, CRA staff and GFHC wrapped up negotiations on a proposed option agreement on the former Seminary Lane property. The Option Agreement provides GFHC with \$25,000 in consideration for the property; it states that the CRA and GFHC will work together on the pre-development/due diligence and vision for the property. The option agreement also provides the CRA with the Right of First Refusal, the ability to assign the option, as well as three optional one year renewals.

CRA and GHA staff began planning the next steps of the project, with the goal of creating a widely accepted, fully developed master plan for the site. Process will include multiple stakeholder meetings and presentations to the various boards.

None at this time

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