



Legislation Text

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Seminary Lane Update (B)

The 6.55-acre project site is a combination of land owned by the Gainesville Florida Housing Corporation (GFHC), the City of Gainesville, and the CRA, located in the center of the Pleasant Street/Fifth Avenue redevelopment area. This important historic area has been the heart of the Gainesville African-American community and is a main community initiative for the Fifth Avenue/Pleasant Street Redevelopment Area.

In October 2014, the CRA and GHFC/Gainesville Housing Authority boards approved two alternative conceptual master plans for the sites, developed in-house by CRA staff. The vision for the site is to develop a mixed-use, mixed-income community, offering street-level retail, office and community spaces, and a minimum of fifty residential units consisting of a combination of affordable housing and market rate units.

Last month, CRA conducted a Request for Information to identify potential developer for the project. Staff received a letter of interest from The Vestcor Companies, Inc, and met with company representatives this month. Should the CRA move forward a solicitation to partner with a Developer, The Vestcor Companies will be notified as well as the opportunity being advertised.

This month, CRA engaged EDA Engineers-Surveyors-Planner for Master Planning Engineering Services, including stormwater, parking and planning analysis and a revised conceptual master plan. CRA also engaged EDSA Landscape Architecture for Master Planning services, including the facilitation of two community workshops, master plan vision perspective renderings, and the creation of a Visioning Booklet. The first community workshop is planned for December 1st, 2015.

A revised conceptual master plan was drafted by CRA staff to reflect input received from City staff, property owners, and the various stakeholder boards. This concept is based on the two previously approved conceptual site plans and will be presented to the board at this month's meeting for feedback and consideration.

None.

CRA Executive Director to CRA Board: Hear update and provide feedback on Conceptual Combined Master Plan