



Legislation Text

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CRA Project Summary May (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. Staff is delighted to announce that twenty (20) façade grants have been approved across the four redevelopment areas in the last seven months with this new approach. Additionally, the façade grant program has been enhanced by teaming up with the Turf SWAP program provided by Alachua County Environmental Protection Department. In 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 started on April 1, 2017.

Community Vitality Report, Project Manager, Ori Baber - At the February 2017 CRA Board meeting Staff introduced the Community Vitality Report as a way to take inventory of completed projects and better understand their effects on the quality of life in the CRA Districts. The objectives of the effort are to increase the capacity to measure the impacts of community initiatives, to gauge progress towards the redevelopment objectives, and to strengthen the ability to identify future projects with the greatest potential to contribute to community vitality. A framework was introduced that recognizes that the success of the CRA isn't measured simply by increased property values. Instead, 'community vitality' is conceptualized as a cumulative, long-term, multi-level outcome of redevelopment. The evaluation approach considers the inputs and outcomes of redevelopment across the socio-cultural, economic, policy, and physical environments.

At the April 2017 CRA Board meeting staff provided an update on the first stage of the Vitality Report process, which was guided by the questions: "What's been done?" Staff reviewed available resources, including project charters, updates, presentations and budgets, to compile a comprehensive inventory of completed projects. The effort produced a snapshot summary of initiatives completed to date and where the focus has been according to each district's redevelopment objectives.

The second stage of the project focuses on "What's left to do?" By reviewing the redevelopment plans, the 2013 strategic plan, and the most recent work plan, staff will identify projects that have been proposed but not yet completed. The feedback received from multiple community engagement activities will also be used to inform the identification of future projects. A topic on the EngageGNV platform has been launched to collect additional community input on how future redevelopment initiatives can contribute to community vitality (

<http://www.peakdemocracy.com/4838>>).

Staff will provide an update during the next CRA Board meeting. The end product will be a “Vitality Report” that’s replicable, useful, and will serve as a strategic plan for the next five years.

Eastside Redevelopment Advisory Board (ERAB)

Heartwood, Project Manager, Michael Beard - On this Agenda

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-- The Groundbreaking Ceremony held on April 25th was well attended and a success. The final stages of the permitting process are expected to be completed in May. Construction is anticipated to commence at the end of May/early June.

Eastside Redevelopment Area Residential Paint Voucher Program, Project Manager, Stephanie Seawright - On this Agenda

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. We currently have one (1) application pending. 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 - Following the CRA Board’s approval of the Development Agreement terms at their April 2017 meeting, Staff is actively coordinating with the Cade and their construction efforts. Substantial completion is anticipated in the Fall of 2017 with the grand opening in early 2018.

Downtown Plaza, Project Manager, Nigel Hamm - - For the month of May we will continue to have our weekly programming with Free Yoga, Zumba, Capoeira and Salsa Classes. Every Tuesday and Thursday we will be playing music through the plaza sound system from 11am-1pm for the **Lunchtime Jazz Mix**.

Events in May:

- Every Friday from 8pm-10: Free Fridays Concert Series

-Monday May 1: Gainesville May Day 2017 / 5pm-8pm

-Thursday May 4: National Day of Prayer /5pm-9pm

-Friday May 5: Jazz on The Green/6pm-10pm

-Saturday May 13: Culture Fest 2017

For More Information: www.bodiddleyplaza.com <<http://www.bodiddleyplaza.com>>

Downtown Redevelopment Area Residential Voucher Paint Program, Project Manager, Stephanie Seawright -

On this Agenda

University Avenue Substation, Project Manager, Stephanie Seawright - 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. Staff is in a holding pattern to see if the County wants to partner on the redevelopment of this property or if the project should be removed from the Workplan.

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. Staff is working with PRCA to revise the original 2010 Depot Park Design and Technical Standards to preserve the design cohesion and uniformity throughout the Park. The revised standards will memorialize the current amenities and provide guidance on future additions to the Park

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.

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. Per the lease agreement, Staff is working with the tenant to install a 6ft kitchen hood in 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 in June 2017. 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 occurred on April 20, 2017. Two proposals were submitted and received. 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 2017.

College Park University Heights Redevelopment Advisory Board

Innovation Square, Project Manager, Suzanne Wynn - The CRA continues to serve as a participant in the many on-going private public partnership discussions between the University of Florida Development Corporation (UFDC) and private development. As potential partnerships develop, Staff will return to the Board for any necessary approvals.

NW 5th Avenue (1300-2000 blk), Project Manager, Suzanne Wynn - 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 5th 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 13th Street to NW 20th Street. Once the private property outreach process is completed over the coming months, the Board will receive a presentation on the status of the undergrounding feasibility as well as the overall project, including cost estimates.

NW 1st Avenue Streetscape (NW 16th St to NW 20th St), Project Manager, Sarit Sela -- On this Agenda.

South Main Street, Project Manager, Andrew Meeker - At their March 20, 2017 meeting, the CRA Board approved the 30% plans, Construction Manager selection, and authorized Staff to proceed with undergrounding the entire corridor. The design, engineering, and pre-construction work are proceeding with a 90% plan submittal in May with construction beginning later in the summer of 2017. The CRA hosted a community meeting on Tuesday, May 9 at the GRU Multipurpose Room to provide detailed information on the various aspects of the project and to gather feedback and input from stakeholders. A summary of the meeting will be included in the CRA Board's June presentation of the 90% plans.

Fifth Avenue Pleasant Street Redevelopment Board

A.Q. Jones House Museum, Project Manager, Stephanie Seawright -

The Museum Coordinator position has been filled by Ms. Desmon Walker. We are determining a start date with the anticipation to open the doors of the museum to the public in June. 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 - On this Agenda

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 the sale of the entire Master Plan of the Seminary Lane Project. CRA Staff has procured Bosshardt Realty as the listing agent for the associated parcels. The CRA is working with Bosshardt to finalize the listing strategy and negotiation milestones.

None at this time

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