



## Legislation Text

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### **CRA Project Summary November (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 pleased to announce our interactive CRA District Wide Map has afforded the opportunity and empowered multiple area stakeholders to verify eligibility by visually showing address verification. Enthusiastically, we are expecting an increase in awareness and approvals of multiple façade grants in each district as a continued effort is placed in concentrated outreach and community engagements. We currently have multiple façade grant projects underway across the four redevelopment areas and have multiple applications pending approval next month.

Strategic Planning - On this Agenda

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

Heartwood, Project Manager, Michael Beard - On October 11<sup>th</sup>, Staff hosted a groundbreaking ceremony for the project that was very well attended. O'Steen Brothers Inc., the site contractor for the project, has begun its initial assessment of the property and initiated steps to mobilize. The contracted site work would include utility infrastructure, wetland improvements, paved streets, curb and gutter, sidewalks, and pad ready sites. Staff is working with City Purchasing to advertise for building contractors to produce the newly designed Heartwood homes.

Cotton Club Grant Management, Project Manager, Stephanie Seawright - The CRA entered into an agreement with the Cotton Club to provide matching funds for a Division of Cultural Facilities Grant to complete the renovation project. At this time, the Cotton Club has nearly expended the CRA's funding with approved work on the project. At its June 19, 2017 meeting, the CRA Board approved the request for an extension of the agreement until December 31, 2017. Staff is continually meeting with Cotton Club representatives onsite for progress updates and anticipated completion schedule. Renovations are proceeding according to the new construction schedule and are projected to be completed within the agreement extension term limits.

Cornerstone Phase 1 Development, Project Manager, Stephanie Seawright-- Staff has been working with the City Attorney's office and Holland & Knight LLP to develop the condominium documents. The proposed condominium cluster is structured as a two-phased land condominium. Phase I will contain 6 units consisting

of the land only (not improvements constructed on each unit). Phase II will include the 4 units to the west of SE 21<sup>st</sup> Street on the Master Plan. In the coming weeks, Staff will provide an overview of the steps and timeline to create a land condominium at Cornerstone and the related items to be addressed as Staff works with legal counsel to move this process to completion.

Construction on the site is going well and still on track for a February 2018 completion date.

Eastside Redevelopment Area Residential Paint Voucher Program, Project Manager, Stephanie Seawright - The Residential Paint 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. In addition the CRA will be responsible for providing power washing services for the homes.

We have power washed 6 homes and hope to have them completed by the end of the year. We continue to accept applications and currently have two pending. We have painted 14 homes to date.

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 October the partnership has completed 24 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 - 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 December staff will continue to have our weekly programming with Free Yoga, Zumba and Capoeira. Every week staff will be playing music in the plaza from 11am - 1pm Monday - Friday called The Lunchtime Mix. Each day will have its own theme from R & B to Yacht Rock.

For information on December Events please visit the websites:

- Every Friday from 8pm to 10pm: Free Fridays Concert Series:  
<http://gnvculturalseries.org/free-fridays-concert-series/>
- Website: [www.bodiddleyplaza.com](http://www.bodiddleyplaza.com) <http://www.bodiddleyplaza.com>
- Facebook: <https://www.facebook.com/BoDiddleyPlazaGNV/>

Downtown Redevelopment Area Residential Voucher Paint Program, Project Manager, Stephanie Seawright - The Residential Paint 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. In addition the CRA will be responsible for providing power washing services for the homes.

We have secured a power washing company and services will commence the week of December 4, 2017 with two of our pending applicants. We continue to accept applications. We have painted 8 homes to date.

University Avenue Substation, Project Manager, Stephanie Seawright - Staff is working with the County to move forward with the redevelopment of this property. As a result of this collaborative effort, Staff desires to determine project boundaries, lease terms, organizational responsibilities and financial feasibility.

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. Installation of shade sails in the playground is scheduled for November through December. During this time, the rest of the park, including the splash pad, pavilion, promenade, and overlooks will remain open. Check the Depot Park calendar for a list of on-going programs and events (<http://www.depotpark.org/events>).

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. Construction of an ADA compliant ramp at the Depot Building was completed in September. Per the lease agreement, Staff is working with the tenant to install a 6ft kitchen hood in the Depot Building which will allow greater food offerings.

Power District, Project Manager, Andrew Meeker - Following the Board's award of the Master Developer ITN Solicitation with Cross Street Partners in October 2017, Staff along with the developer are working on a Memorandum Of Understanding between the CRA/GRU/City and Cross Street Partners that will outline the potential "deal points" of a forthcoming development agreement. Concurrently, Cross Street Partners is continuing their outreach efforts to local, regional, and national partners that are interested in the Power District.

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

Innovation Square, Project Manager, Sarit Sela - 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. The northern extension of the SW 9<sup>th</sup> Street greenway from SW 2<sup>nd</sup> Ave. to SW 1<sup>st</sup> Ave. is in the conceptual planning phase. As this and other potential partnerships develop, Staff will return to the Board for any necessary approvals.

NW 5<sup>th</sup> Avenue (1300-2000 blk), Project Manager, TBD - 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. The CRA is in the process of procuring professional services to evaluate and determine potential electrical easements reduction (quantity and sizes). 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. Once the reduction of the electrical easements (sizes & quantities) has been determined and 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. *Project Manager, TBD*

The Standard Development Agreement, Project Manager, Andrew Meeker - On this Agenda

NW 1st Avenue Streetscape - Project #1 Underground Infrastructure & Roadway Improvements is substantially

complete. Project #2 Utility Conversions and Streetscape Improvements is underway. Outstanding items include utility conversion from overhead to underground (GRU, AT&T and Cox), pole removal, replacement of temporary concrete by poles with permanent concrete, and site furniture.

To date, 18 grants, with a total CRA investment of up to \$180K, were approved to support local property and business owners and encourage curb appeal improvements on private properties. Midtown Façade Grant applications are due by December 1, 2017.

South Main Street, Project Manager, Andrew Meeker - The Construction Guaranteed Maximum Price (GMP) contract has been executed, the Notice To Proceed for construction has been issued, and the construction plans are approved and permitted. Construction has officially begun with work along the northeastern boundary of Depot Park. Construction is scheduled to take approximately 10-12 months while north and southbound traffic remaining open and operational with maintenance of traffic facilities in place to maximize safety. The project website that will serve as the communications hub for the project is launched at [www.destinationssouthmain.com](http://www.destinationssouthmain.com) <<http://www.destinationssouthmain.com>> Businesses, residents, and stakeholders will be informed on the project progress via on-site meetings, physical and electronic newsletters, and press releases.

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

A.Q. Jones Museum & Cultural Center, Project Manager, Stephanie Seawright -

Staff is working with Manley Design to come up with a landscaping design which will incorporate the trailhead for the Heritage Trail. The Florida Redevelopment Association presented the CRA with the Cultural Enhancement Award at the A Quinn Jones Museum & Cultural Center. It was nicely attended and allowed for more publicity for the center.

The hours of operation for the public are Sunday - Thursday 12:00 pm - 5:00 pm with appointments being available for Fridays and Saturdays. The CRA and PRCA staff is meeting regularly to make sure for a seamless transition of the project.

Fifth Avenue/Pleasant Street Redevelopment Area Residential Voucher Paint Program, Project Manager, Stephanie Seawright

The Residential Paint 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. In addition the CRA will be responsible for providing power washing services for the homes.

We are still seeking a power washing company for this area. We are currently accepting applications, and have pending 2 applications in the FAPS area. We have painted 15 homes to date.

Historic Heritage Trail, Jessica Leonard, Project Manager -

The Heritage Trail is a walking interactive tour that takes visitors throughout the Fifth Avenue | Pleasant Street District (FAPS). The FAPS district contains the oldest African American residential community in the City of Gainesville, the Pleasant Street Historic District, which was recorded on the National Register of Historic Places in the late 1980's. The families within the areas built over 255 contributing structures during the post-Civil War era and the community has remained a religious, educational, business and social center for the African American community for over a century. Through a series of community engagements, workshops and round table discussions, the neighborhood residents identified numerous sites of particular interest. Of those

sites, numerous were prioritized and will be designated on the trail, with the A. Quinn Jones Museum & Cultural Center serving as the trail head.

The Heritage Trail will function as an outdoor museum, opening doors to the history of the neighborhood and its people. The tour will be different from other historic districts in content, visual signage, and appeal as it will serve as a bridge to the past. The focus of this approach will spending more time in telling the stories of the people who lived and walked these same streets than on the infrastructure and architecture. In rediscovering the value of the human spirit visitors will experience at least two or three emotions; pride, enlightenment, and inspiration for higher personal achievement. Signage will provide specific information on the neighborhood heritage through themes of Civil Rights, Education, Family, Spiritual Life, Businesses, and Arts and Music. Staff is enthusiastic about the connections and mindfulness this project will add to overall cultural tourism for those willing to take part in the call of action that often follows knowledge, awareness, and social interactions.

Staff has been collaborating with the City's Parks, Recreation, & Cultural Affairs department, The Department of Doing, Matheson Museum, University of Florida, and Public Works Department, and various local community organizations. The Heritage Trail will provide opportunities to impact the entire Fifth Avenue | Pleasant Street neighborhood through improved cultural tourism and community connections. Staff has contracted with MAM Exhibit Design to coordinate and implement the untold stories of hope. Additionally, Sculptor Artist Leslie Tharp has been brought aboard to design the four boundary markers and the subject sign holders. The boundary markers will be placed at entrances to the neighborhood to let visitors know the project envelope. Staff is proud of collaborated efforts that went into logo and icons development between MAM Exhibit Design and Phillip Gary Design to assist with the multilevel branding and wayfinding throughout the trail.

Seminary Lane, Project Manager, Michael Beard - In October 2016, 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. After working with Bosshardt Realty, the Property Owners Gainesville Florida Housing Corporation, and its partner, Gainesville Housing Authority, the Listing and Development and Disposition Agreements have been executed and the property has been listed. Staff will begin reviewing current offers on the property in November.

None at this time

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