

# Community Redevelopment Agency

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Meeting Agenda**

**November 17, 2008**

**3:00 PM**

**City Hall Auditorium**

*Jeanna Mastrodicasa (Chair)  
Thomas Hawkins (Vice-Chair)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Scherwin Henry (Member)  
Craig Lowe (Member)  
Lauren Poe (Member)*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least 48 hours in advance.*

**CALL TO ORDER****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****080559. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**      *The CRA approve the minutes of October 9, 2008, as circulated.*

**080560. Resignation of Kinnon Thomas from the Downtown Redevelopment Advisory Board (NB)**

**RECOMMENDATION**      *The CRA accept the resignation of Kinnon Thomas from the Downtown Redevelopment Advisory Board effective November 30, 2008.*

**EXECUTIVE DIRECTOR CONSENT****080561. NW 5th Ave Improvements Phase II Design Contract (B)**

*Explanation: The Gainesville Community Redevelopment Agency (CRA) is committed to strengthening and affirming the significance of the NW 5th Ave corridor through on-going redevelopment initiatives in both the private and public realms. As part of this effort, the CRA has systematically pursued phased utility undergrounding along the entire corridor. Phase I of the NW 5th Ave Improvements Project, east of NW 6th Street, was completed in April 2008. Now the CRA is preparing to facilitate engineering design work for the next phase of the project, from NW 6th Street west to NW 10th St.*

*In March 2008 the Public Works Department (PWD) solicited statements of qualifications from professional engineering firms to provide services for capital improvement projects (CIP) (RFQ No. PWDA080041-DH). Included in the list of projects that consultants responded to were CRA projects, such as NW 5th Ave. The CRA Engineer, working with the PWD, served as a selection committee member, and assisted in the identification of qualified engineering firms to produce a short-list of consultants. In June 2008, the City Commission approved the PWD short-listed consultants and authorized the City Manager (or designee) to initiate contract negotiations and execution of contracts and associated documents for professional services in accordance with the Consultants Competitive Negotiation Act (CCNA).*

*The CRA and PWD are now working together with engineering consultants Brown and Cullen, Inc. to develop a scope and price proposal for the completion of 100% construction bid documents for Phase II of the NW 5th Ave Improvements Project. Brown and Cullen, Inc. was recently selected as a PWD consultant through the CIP RFQ process. In 2004, Brown and Cullen, Inc. was contracted to prepare a utility assessment report, summarizing utility information and coordination issues along the corridor. Already familiar with the project, the consulting firm is ready to begin design work to prepare 100% construction bid documents for this next phase.*

*The scope of work for Phase II of the NW 5th Ave Improvements project extends through the heart of the corridor and includes a revitalized streetscape of wider sidewalks with ADA compliancy, new clay brick crosswalks and sidewalks, utility undergrounding, and decorative pedestrian lighting. Such elements will help transform NW 5th Avenue into a showcase for the district and for the City as a whole. The price proposal for this contract is not to exceed \$60,000 (including reimbursable items). Brown and Cullen's scope of work and price proposal is attached in the backup.*

*For this project, it is envisioned that the CRA and PWD will work together in close cooperation. The CRA will provide funding for 100% of the design contract, give direction on the design work, and approve invoices for payment through the PWD. The PWD will enter into contract with Brown and Cullen, Inc. to complete 100% construction bid documents, provide oversight throughout the design, and process payments for invoices.*

*Fiscal Note: \$263,435 is available in the FAPS Primary Corridors - NW 5th Ave Streetscape (600-1000 BLK) account 9999-613-790-W68-W537-6030-5520. The Brown and Cullen, Inc. design contract to produce 100% construction bid documents is not to exceed \$60,000.00. The CRA project number is FAPS-07.01-SC-9999.*

**RECOMMENDATION**

*CRA Executive Director to the CRA: 1) Approve of the expenditure of \$60,000.00 to complete 100% construction bid documents for the NW 5th Ave Improvements Phase II Project.*

**080600.**

**CRA Project Summary (NB)**

*Explanation: 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*

*CRA Sustainability Policy - This project is in process and has been assigned to a staff team. Initial research has been completed and a draft is underway. The target delivery date is February 2009.*

*CRA Website - CRA will begin a marketing program to promote the website.*

*Additional web content is being developed.*

*Parking Study - Parking consultants have completed on-site data gathering, including parking demand and turnover counts. The consultants will analyze this information and will provide preliminary findings to Staff in early December. Public input continues to be an important factor in this study, and the consultant team remains available to discuss parking issues with any interested citizen.*

*University Avenue Medians - All permits and maintenance agreements have been approved. Bids have been received and a contactor recommendation is on this meeting's consent agenda.*

*University Avenue Improvements - The improvements extend from NW 20th Terrace to Waldo Road and consist of new waste receptacles, planters, and benches. The FDOT has approved the permit and executed the maintenance agreement. The CRA is negotiating the price of installation with Joytech Construction. It is now projected that the improvement installation will begin in November.*

#### *Eastside*

*Southeast Gainesville Redevelopment Initiative - The City accepted the Special Area Plan from consultants at the May 12th City Commission meeting. CRA Staff has met with the City's Community Development Dept. and the City's Attorney's office to finalize the document in order to begin the process of incorporation into the Land Development Code.*

*Kennedy Homes - Staff is finalizing the RFP for publication, and plans to issue the document once an option agreement between the City and the CRA is finalized. Along with the release of the RFP, the CRA is planning a targeted marketing strategy aimed at attracting top caliber respondents.*

*Cotton Club - The City Commission will hold a hearing to modify the permitted uses of the PS ( Public services and operations district) zoning for the Perryman Grocery store to Restaurant and café. A marketing plan has been developed for the "Cotton Market Place" which will include a farmers market, crafts, and ethnic foods.*

*Exterior Paint Program- Staff will conduct an outreach program for potential applicants for the Exterior Paint Program. Implementation of the Exterior Paint Improvement Grant Program will begin in November 2009*

*Eastside Gateway - Construction of the Gateway is underway. Soil has been excavated and rebar for the footings are installed. Vertical formwork is being hoisted and concrete pouring of the radius walls is expected to occur over the next several weeks.*

#### *Downtown*

*Depot Park - The design and technical standards are moving forward under the leadership of Carol R. Johnson and Associates. Requests for Qualifications*

have been issued for firms to conduct the final park design and the rehabilitation of the depot building. The CRA is planning a peer review of the stormwater system design. The Cade Museum is progressing; E. Verner Johnson has developed initial concepts for the proposed building and is Amaze working on exhibit layouts. The next set of conceptual designs will be produced in December. The museum capital campaign is also moving forward. The park development timeline is being modified to reflect the revised schedule provided by GRU for the site remediation.

*Downtown Community Plaza - Staff is currently formulating strategies for improvements to the Downtown Community Plaza. Working with DRAB, staff is examining the issues and opportunities at play, and is also examining how the Plaza compares to examples of healthy, vibrant public spaces found in other cities. Staff will provide a full presentation to the CRA at a future meeting.*

*Bethel Station - At an upcoming meeting, the City Commission will consider leasing the Bethel Garage to the CRA. Should this lease agreement be approved, the CRA will proceed with issuing an RFP to attract new businesses that wish to locate at the Bethel site. The selected business will sublet the Bethel Garage from the CRA.*

*Lynch Park - The landscape architect is finalizing design documents for the park, and Staff is working on a plan for installation of the proposed lighting fixtures. Staff hopes to bid the project for construction by the end of the calendar year.*

*GRU Redevelopment - on this agenda.*

*Hampton Inn/Lot 9 Redevelopment - Construction is currently underway; the structure is fully vertical. It is anticipated that the project will be complete and the hotel will be operational by July 2009.*

*Jefferson on 2nd Avenue - Construction is complete and residents are moving in. The CRA Engineer is working with the Developer to ensure the terms of the Development Agreement are fulfilled.*

*Lot 10 Redevelopment - CRA staff is finalizing a new RFP for the site, based on the scope approved by the CRA at the September 15th meeting. Staff hopes to issue this RFP in December.*

*The Palms - Construction is complete and residents are moving in. The CRA Engineer is working with the Developer to ensure the terms of the Development Agreement are fulfilled.*

*Porters Neighborhood Improvements - The CRA has received a utility design scheme from GRU and Cox Cable for SW 3rd St (Depot Ave - 400BLK); AT&T design is anticipated. The 30% construction documents are nearly complete.*

*CRA Streetscaping for Depot Ave - The CRA is coordinating with the Public Works Department to add CRA streetscaping materials to the Depot Ave*

*Reconstruction project, to be bid this year. Streetscaping elements include brick sidewalks, crosswalks, and decorative lighting.*

*CPUH*

*Bus Shelters - on hold.*

*Gainesville Responsible Hospitality Partnership - GRHP is pleased to welcome a new intern, Jenni Skinner. Ms. Skinner is a marketing student at the University of Florida, and she will be working to help publicize and promote GRHP, as well as to enlist new Responsible Hospitality members.*

*CRA Streetscape Design Standards- Bellomo-Herbert has finalized the revisions to the standards. Staff is reviewing changes with the advisory boards and making revisions.*

*Depot Rail Trail - JMJ Consulting Engineering completed the feasibility study for the portion of trail located adjacent to the SW 13th Street overpass and between SW 11th and 13th streets. The feasibility study analyzed options for widening and accessing the trail from SW 13th Street. It is recommended that the trail be widened to 10-ft and direct access be provided to the trail from SW 13th Street. Final recommendations were based on shared use path design quality and construction costs. Design concepts for accessing the path will be addressed in the RFQ/Design Competition for the SW 13th Street overpass, to be issued this year. Widening of the trail will follow construction of the SW 13th Street overpass, anticipated 2010.*

*Tumblin Creek Watershed Management Plan - The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Currently, staff is working on the implementation strategy of the plan. Projects listed within the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration.*

*SW 2nd Avenue Master Plan - The CRA continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor. The goal of this initiative is to formulate a plan that is based on a thorough understanding of the infrastructure issues and market forces (including the closure of Shands at AGH) that will impact redevelopment.*

*SW 7th Ave Exfiltration Basin and Improvements - The CRA engineer is working with CES and JMJ engineering to coordinate design, permitting, and construction of this project. Preliminary stormwater modeling and geometric layout of the roadway improvements is complete.*

*SW 8th Ave Improvements - The CRA and PWD are initiating a project to complete construction documents for SW 8th Ave improvements (900-1300 BLK), a listed capital improvements project for the CRA. Improvements include reconstruction of the roadway from 900-1000 BLK, milling and resurfacing from 1000-1300 BLK, ADA compliant sidewalks, undergrounding utilities, safe*

*crosswalks, and CRA streetscaping.*

*SW 13th Street Pedestrian Overpass Enhancement Design - The Design Competition packet is under review by the City's Legal Department.*

*Rails-to-Trails Signage - The City Commission has adopted the CRA's design for guide signage for the City's rail trail system. CRA is currently facilitating the design of the mounting system.*

*FAPS*

*Model Block D 418 NW 4th Avenue- The closing of 418 NW 4th Avenue was September 11, 2008. The purchase price was \$162,000.*

*University House - Construction is nearing completion. Inadequate lighting of the street has been addressed by the City's Public Works Department.*

*5th Avenue Mixed-Use Project (Union Academy Building) - The rendering was approved by the CRA and the Fifth Avenue Advisory Board. Staff is currently reviewing options to be presented later this summer or early fall.*

*NW 6th Street Rail Trail - Public Works and CRA staff are collaborating on this project, which involves the design and construction of the 6th Street rail trail from South Main Street to approximately NW 14th Avenue. CRA will participate mainly on the design of the project. The trail project spans the Downtown, CPUH, and FAPS redevelopment districts.*

*NW 5th Ave Streetscape Phase II (600-1000 BLK) - On consent agenda.*

*A Quinn Jones House - This house is located at 1013 NW 7th Avenue. Staff is in the preliminary process of recommending that the A. Quinn Jones House be placed on the National Register of Historic places. The necessary steps are being implemented to stabilize the house. The top priority for stabilization is to replace a portion of the roof and deconstruct the flat roof carport that is causing water damage to the siding.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*CRA Executive Director to CRA: 1) Receive project update from staff.*

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****080369. GRU/Kelly Plant Site Redevelopment (B)**

*Explanation: For a number of months, the CRA has utilized the planning and design expertise of Lord-Aeck-Sargent in formulating an approach to GRU redevelopment. As the CRA will recall, Lord-Aeck-Sargent completed the planning, design, and architectural components of the Technology Square project in Midtown Atlanta, and the firm is experienced in redevelopment comparable to the magnitude and character of the GRU site. Lord-Aeck-Sargent has significant experience in redevelopment, including mixed-use development and scientific/technology oriented facilities. Additionally, the consultants provide a unique and essential knowledge of broad-scale urban design principles and an understanding of how to organize the public and private components of a redevelopment area to ensure a lasting, flexible, and functional framework.*

*Since July, the consultants have engaged the community in a number of public meetings, presentations, and input sessions. Through this process, the consultants demonstrated the importance of properly delineating public infrastructure from private property. The most important component of the public realm is the public street and the land "blocks" that streets create. The public realm framework creates a long-term strategy for development that allows for flexibility in uses over time. While a variety of individual development projects and land uses can (and will) change over time, a properly designed configuration of streets and blocks will remain constant, able to accommodate both the present and the futures unknown.*

*Consultants from Lord-Aeck-Sargent will attend the November CRA meeting and will present findings for the GRU/Kelly Power Plant site, including a proposed redevelopment strategy to the board. This information will include a number of components such as: a master plan delineating the public and private realms, public works standards, building design standards, and development controls. The findings will also include discussion on potential uses, as well as a suggested catalyst project.*

*The CRA Project number is DRAB-25-ST-2007: GRU/Depot Area Master Plan - Downtown.*

*Fiscal Note: Lord-Aeck-Sargent is contracted to provide services for \$33,800, which is funded by the Downtown Redevelopment Trust Fund (account# 610-790-W736-4110-5520). Once the project is completed, GRU and General Government will be charged \$11,266.67 each via an inter-department billing to cover their portion of the project.*

**RECOMMENDATION**

*CRA Executive Director to CRA: 1) Hear a presentation; and 2) accept and approve the report from Lord Aeck Sargent.*

**Legislative History**

9/15/08      Community      Heard  
                  Redevelopment  
                  Agency

**080375.****CRA Office NW 5th Ave Locations Options (B)**

*Explanation: The CRA's offices are currently located at 300 E University Ave, Suite 240 in the Commerce Building. A one-year option has been exercised on the lease and will expire on February 29, 2010. When the lease option extension agreement was presented for approval, the CRA Executive Director asked that staff consider alternative locations, which was consistent with on-going City Commission FY09/10 Budget discussions.*

*Staff was asked to consider four options for locating the CRA's office:*

- 1. Remain in Commerce Building*
- 2. Relocate to Thomas Center*
- 3. Relocate to Depot Building (post renovation)*
- 4. Relocate to a new Office Building on one of two CRA-owned NW 5th Ave lots*
  - 4a. 414 NW 5th Ave*
  - 4b. 802 NW 5th Ave*

*Staff prepared an analysis with the pros, cons, and partial financial implications, if known, for each option. The analysis was then presented to each Redevelopment Area Advisory Boards. Each Advisory Board member was asked to rank the options in order of their preference, with 1 being the most preferred and 5 being the least preferred. The scores were then tabulated. The results were as follows:*

*Final Ranking (Average)*

- 1. 414 NW 5th Ave Avg = 1.25*
- 2. 802 NW 5th Ave Avg = 2*
- 3. Commerce Building Avg = 3.25*
- 4. Depot Building Avg = 3.75*
- 5. Thomas Center Avg = 4.75*

*On October 9, 2008, the CRA Board approved the final rankings and asked staff to perform a detailed analysis of the two NW 5th Ave locations and present a recommendation at the November 17, 2008 meeting.*

*Location Analysis**414 NW 5th Ave (Location 1)*

*This site is located east of the Santa Fe Blount classroom and is the former site of the Rose Theater. The lot is approximately .41 acres and is currently zoned*

*MU-1 (mixed use low intensity). A streetscape project was completed earlier this year to underground utilities, provide decorative lighting, and add brick pavers that help enhance the visual aesthetics of the site. The site is also home to at least three (3) Live Oak trees with trunk diameters of greater than 30 inches. The site offers relatively easy access for construction and room for staging of materials.*

*The planning and engineering considerations, however, are significant for the site: 1) Site has very limited on-street parking so a significant portion of the .41 acres would be dedicated to on-site parking. 2) Stormwater retention will need to be handled on-site and requires a St. John Water Management District permit, which will increase construction costs and delay timeline. 3) Removal of "Heritage" Live Oaks trees will require additional permits and additional costs for mitigation.*

#### *802 NW 5th Ave (Location 2)*

*This site is located directly across the street from Duncan Brother Funeral Home at the intersection of NW 5th Ave and NW 8th Street. It is the former site of St. Paul CME Church. The lot is approximately .14 acres and is currently zoned MU-1 (mixed use low intensity). The site offers easy access from three sides for construction and room for staging of materials.*

*The streetscape project completed east of NW 6th Street will be continued from 6th St to 10th St in Phase 2 of the project, which is currently in the engineering planning phase and not expected to be completed until 2010. Because this project is new development, undergrounding utilities on-site may be required per the Land Development code. However, staff is hopeful that given the scale of the overall streetscape project, the on-site streetscape can be included in Phase 2 and not handled as a standalone project.*

*While this site has no Heritage Oak trees and is a "cleaner" site, there are still some planning and engineering considerations that must be addressed: 1) Parking - there are no dedicated parking spaces available and the lot is not large enough to add on-site parking. There is, however, an adjacent city parking lot, but discussions are required with City of Gainesville Planning and Public Works departments to understand if the parking lot can be used for parking demand generated by a new commercial building. 2) Stormwater retention, based on an initial analysis, it is anticipated that the development will not go over threshold requirements for on-site stormwater retention, but further investigation is required.*

#### *Public Meeting*

*On November 6, 2008, a public meeting was held with FAPS residents, property and business owners to solicit input, feedback, and voice issues/concerns. The primary point of feedback was that the residents feel that the "5th Ave" side of the FAPS area has been "left out" and they would like to see some redevelopment take place west of NW 6th. The meeting participants agreed unanimously that 802 NW 5th Ave was the preferred site to locate the CRA mixed-used office building.*

*Additional analysis is included as back-up.*

*Conclusion*

*The 802 NW 5th Ave location has fewer planning and engineering issues to address and has full support of the community. Therefore, staff recommends 802 NW 5th Ave be selected as the site of the new CRA office building.*

*Financing*

*Total construction costs for a building at 802 NW 5th Ave are estimated to be \$763,000. The building will be located in the FAPS redevelopment area, but because the building will house the offices for the CRA, all four of the redevelopment areas will contribute to the construction costs. The building's square footage will be allocated to either commercial or CRA office space. Therefore, the four redevelopment areas will contribute \$511,000 towards construction. The remaining \$270,000 for the non-CRA commercial space will be financed through a private-sector loan, with the debt service payments made from FAPS tax increment.*

*Fiscal Note: Total construction costs are estimated to be approximately \$763,000. Since the building's total square footage will be used as CRA office space, \$511,000 will be contributed by the CRA redevelopment areas. During the FY2009 CRA budgeting process, \$45,000 and \$46,000 were budgeted for estimated construction costs in Eastside and Fifth Ave/Pleasant Street budgets. The remaining \$420,000 of equity funding will be provided by CPUH, Downtown, and Eastside. We will request those transfers once approved by the Advisory Boards. The remaining \$270,000 of construction costs will be funded through debt.*

**RECOMMENDATION**

*CRA Executive Director to CRA: 1) Hear a presentation from staff; and 2) approve 802 NW 5th Ave as site of new CRA mixed-used office building contingent on the resolution of parking availability at the adjacent City-owned lot.*

**Legislative History**

10/9/08	Community Redevelopment Agency	Approved as Recommended (7 - 0)
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**080562.**

**University Avenue Medians Construction (B)**

*Explanation: The CRA is in the process of adding landscape improvements to nine roadway medians on East and West University Avenue in the Eastside, Downtown and College Park/University Heights redevelopment areas. The improvements consist of new plant materials and irrigation systems. The objective of the median project is to provide visual improvements along University Avenue that coordinate with redevelopment activities such as the Eastside Gateway, streetscape improvements, façade grants, development projects, and roadway resurfacings.*

*The improvement plans have been reviewed by staff from the departments of*

*Parks, Recreation and Cultural Affairs and Public Works. The project has also been discussed by the CPUH, Downtown, and Eastside redevelopment advisory boards. The Florida Department of Transportation (FDOT) Gainesville Maintenance Office approved the construction plans and executed the Maintenance Agreement.*

*The CRA, acting as agent for the City of Gainesville, issued an Invitation to Bid and four contractors submitted responsive proposals. On October 9, 2008, the CRA and Purchasing Department staff reviewed the proposals and ranked them (see attached bid tabulation). Garden World of Holiday Inc., based in Land O' Lakes, FL submitted the lowest bid in the amount of \$55,767.51.*

**RECOMMENDATION**

*Executive Director to the CRA: 1) approve the award of the contract for constructing the University Avenue Medians to Garden World of Holiday Inc.; 2) authorize the Executive Director, or his designee, to execute the contract; and 3) authorize the issuance of a purchase order to Garden World of Holiday Inc. in the amount of \$55,767.51.*

**080272.**

**Model Block Architectural and Structural Review & Deconstruction (B)**

*Explanation: In June 2008, the CRA contracted with Jay Reeves and Associates to provide a formal historic preservation opinion and feasibility report for the following properties: 412 NW 4th Avenue (Model Block Site C) and 419 NW 4th Avenue (blue two-story house). The feasibility report includes an inspection, field notes, photograph of damage, overall evaluation, structural engineering review, historic report, and a professional recommendation. The reports are included as back-up.*

*The professional report concluded and recommended to the HPB that 419 NW 4th Ave is a structure that should be selectively deconstructed, but can be preserved and 412 NW 4th Ave is a structure that should be completely deconstructed. On July 15, 2008 Jay Reeves & Associates filed a Certificate of Appropriateness (COA) Application on behalf of the CRA to the Historic Preservation Board (HPB).*

*On September 4, 2008 the HPB approved, with conditions, the recommendation for a Certificate of Appropriateness for full deconstruction of 412 NW 4th Ave and selective deconstruction for 419 NW 4th Ave. The conditions set forth were that CRA would bring redevelopment plans for the two properties to HPB within one year and any materials from deconstruction that can be salvaged will be saved and used in other projects in the FAPS redevelopment area.*

*The CRA Project Number is FAPS-04.01-HS-2007 and FAPS-16-HS-2008.*

*Fiscal Note: Deconstruction is estimated not to exceed \$20,000 (\$10,000 per house) and can be paid from account 9999-613-W509.*

**RECOMMENDATION**

*CRA Executive Director to the CRA Board: 1) Approve full deconstruction of 412 NW 4th Ave and*

*selective deconstruction of 419 NW 4th Ave.*

**080368. SW 13th St Overpass Design Competition (B)**

*Explanation: The overpass that stretches across SW 13th Street near the intersection of Archer Rd presents a unique redevelopment opportunity. It has the potential to serve as both a striking gateway feature into the College Park/University Heights Redevelopment Area and provide an important connection for multi-modal commuters traveling along the Depot Ave Rail-Trail and SW 13th St. However, the current aesthetics and access to the overpass do not embrace these opportunities. Instead the old railway bridge is topped with a chain-linked cage structure, as an FDOT requirement when it was converted into a component of the Rails-to-Trails system. This cage structure is purposeful of providing safety to users of the bridge and motorists below, but its appearance is insensitive to the urban form and context of the surrounding community. Furthermore, accessing the overpass is difficult. As a component of the Rails-to-Trails shared-use path system, it has enormous potential to serve as a vital link for users of the system. At its current configuration, users are required to travel out of their way to access the bridge, either by traveling several blocks east, or crossing congested roadways. For these reasons, the CRA is initiating a design competition that will address these challenges, and re-align the overpass functions with the aesthetic form and redevelopment goals of the community.*

*In August 2007, the CRA Board heard a presentation from CRA staff about a design competition held for the City of Pittsburgh's West End Pedestrian Bridge. The West End Pedestrian Bridge Competition received much attention, and concluded with a high-quality, unique design for the bridge, leading to a successful redevelopment project. After hearing the presentation, the CRA Board authorized staff to initiate a similar design competition with the purpose of addressing the aesthetics and access of the SW 13th Street pedestrian overpass.*

*Currently the RFQ and Design Competition Packet that will be issued through the City's Purchasing Department has been drafted is under review by the CRA attorney to ensure that public agency purchasing regulations are followed (Consultants Competitive Negotiation Act; FS 287.055). The competition is scheduled to begin in late 2008, with final selection of design proposals to occur in early 2009. The current schedule anticipates construction of overpass enhancements to begin mid 2010.*

*The CRA project number is CPUH-03-RP-2007.*

*Fiscal Note: \$1,007,852.00 has been budgeted in account 618-W735-W22. Total anticipated budget for design and construction of overpass enhancements is \$1.5 M.*

**RECOMMENDATION**

*CRA Executive Director to CRA: 1) Hear a presentation; and 2) provide input as necessary.*

**Legislative History**

9/15/08 Community Redevelopment Agency Approved as Recommended (5 - 0 - 2 Absent)

**080601. Kennedy Homes (NB)**

*Explanation: The former Kennedy Homes site is one of the most well-known properties in Gainesville. Funded through a loan from HUD, the development originally opened in 1968. However over the years, the property unfortunately came to embody many negative stereotypes associated with low-income housing. Challenged by poor maintenance, drug, and crime issues, problems at Kennedy Homes resulted in negative impacts to the surrounding community. In 2007, the City purchased and cleared the property. Simultaneously, the City and the CRA coordinated the Southeast Gainesville Renaissance Initiative (SEGRI), which produced a Master Plan consisting of a series of conceptual development visions for six key sites - including Kennedy Homes-- located throughout the southeast Gainesville community. As a follow-up to the conceptual SEGRI Master Plan, the CRA has tackled two major projects. The first has involved coordination with local stakeholders to create a draft Special Area Plan (SAP) for the SEGRI area. The SAP consists of a regulatory toolset to achieve the sense of place, amenities, and high-quality design identified through the SEGRI Master Plan. City planning staff and CRA staff are working on a petition to include the SAP into the City of Gainesville Land Development Code. The second major follow-up project is the implementation of redevelopment activities at Kennedy Homes.*

*At its meeting on May 19, 2008, the CRA approved the proposed redevelopment scope for the former Kennedy Homes property and authorized staff to prepare a Request for Proposals (RFP) for a mixed-use project with a retail/commercial component and a mixed-income residential component, including an affordable housing component. The project scope will reinforce community efforts to establish a high-quality built environment; it will be characterized by innovative and attractive design, green building concepts, and dynamic street-level activity. The CRA, at its meeting on May 19, 2008, and the City Commission, at its meeting on June 23, 2008, authorized the negotiation of an option to purchase agreement between the CRA and the City for the purpose of having the CRA dispose of the property via an RFP process.*

*In order to establish the value of the site, the City had the property appraised in June 2008. The appraisal report valued the property at \$1,160,000. This value is significantly less than the approximate \$2,593,185 the City invested in 2007 to acquire the property and demolish the existing buildings. Given this disparity, along with the City's budget situation, the current real estate market and the CRA's current inability to provide long-term financial incentives (due to the still pending Strand decision), staff believes it would be prudent to allow the RFP respondents to propose the purchase price for the property, rather than for the City and the CRA to "artificially" establish the purchase price in the option to purchase agreement between the City and CRA. In order to do this, the City, and not the CRA, will need to issue the RFP. After evaluation of the proposals (including the proposed purchase price) by staff, the City*

*Commission will be presented with a ranking of the proposals. If satisfied with the proposals and that the purchase price proposed is in the public interest, the City would then enter into an agreement for sale and purchase with the selected developer, with appropriate conditions if the purchase price is for less than "fair value". This is a departure from the process as currently approved by the CRA and City Commission; however, staff believes it is a necessary approach to obtain realistic proposals for a project that (a) achieves the City Commission and CRA vision for the redevelopment, and (b) will actually be constructed and succeed in the market.*

*CRA staff, as agent for the City, will continue to lead the RFP and redevelopment efforts. In addition, CRA staff will continue to work, on behalf of the CRA, by informing proposers of the potential availability of CRA funding for the redevelopment efforts.*

*Fiscal Note: There is \$663,499 currently available in a General Government SEGRI account (Account# 335-790-C331-964). \$25,000 of these funds have been approved by the City Commission for used to support the marketing efforts associated with issuing and promoting this RFP.*

**RECOMMENDATION**

*Executive Director to the CRA: 1) Authorize CRA Staff to act as agent for the City in the RFP process and redevelopment efforts for the former Kennedy Homes site; 2) recommend the City Commission authorize CRA Staff to act as agent for the City in the RFP process and Redevelopment efforts for the former Kennedy Homes site; and 3) recommend the City Commission affirm the general scope of the RFP as approved by the CRA on May 19, 2008.*

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

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

**Downtown Redevelopment Advisory Board**

**Eastside Redevelopment Advisory Board**

**Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

## ADJOURNMENT