



Legislation Text

File #: 18-0074 CRA, **Version:** 1

TO: CRA Board of Commissioners
FROM: Jeff Costello, CRA Executive Director
DATE: August 15, 2018

REQUEST FOR PROPOSALS - SW 600-800 BLOCKS - WEST ATLANTIC AVENUE

Recommended Action:

Authorize the issuance of a Request for Proposals for SW 600-800 Blocks of West Atlantic Avenue.

Background:

At the July 12, 2018 CRA Board Meeting the CRA Board considered an item related to the Development of SW 600-800 Blocks of W. Atlantic Avenue. The CRA Board authorized CRA Staff to do the following:

1. Continue the negotiations with Uptown Atlantic, LLC subject to the following as part of the negotiations: an increase to the purchase price, modifications to the approved architectural elevations, and additional community benefits, including requirements for a full-service grocery store, space for local small businesses at a reduced rent, and local participation by subcontractors and laborers with a mutually agreed upon Purchase and Sale Agreement by August 3, 2018;
2. Reject the Letters of Interest; and,
3. Direct staff to prepare a Request for Proposals ("RFP") for redevelopment of the CRA-owned properties within the Southwest 600, 700, and 800 Blocks of West Atlantic Avenue, between SW 6th and 10th Avenues, for consideration at the August 15, 2018 CRA Board meeting.

Since the July 12th Meeting, the CRA finalized the RFP and the document is included as an attachment to this item. The key elements to the RFP include:

- Provision of housing, including workforce housing on-site or off-site on CRA-owned vacant properties.
- Inclusion of priority uses identified in the 2012 West Atlantic Area Needs Assessment as follows:
 - Full-service grocery store - no less than 20,000 square feet (Required Use);
 - Pharmacy*;
 - Health and wellness facilities (urgent care, clinic, fitness center);
 - Financial institution (Bank or credit union)*; and
 - Family/social entertainment (sports bar, jazz club/lounge, amusement venues)

* Pharmacy & Financial Institution may be located with the Grocery Store.

- Relocation plan for existing business located in the commercial building located in the 700 block of West Atlantic Avenue.
- Space for local small businesses in the new development.
- Local hiring and inclusion plan to provide construction job opportunities for local residents and bid opportunities for local subcontractors and vendors.

Attachments: Exhibit A - RFP SW 600-800 Blocks of W. Atlantic Avenue.

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

N/A