



## Legislation Text

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File #: 18-0074 CRA, Version: 1

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**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 6<sup>th</sup> and 10<sup>th</sup> Avenues, for consideration at the August 15, 2018 CRA Board meeting.

Since the July 12<sup>th</sup> 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