



EAST GAINESVILLE

Legacy

COMMUNITY ENGAGEMENT

Candie Nixon
Community Support Services
August 28, 2024



Board Direction

May 28, 2024 BoCC Meeting:

Commissioner Cornell moved that we initiate a source selection for a development of workforce and market rate single family housing on the 13 acres site. The motion carried 5-0.

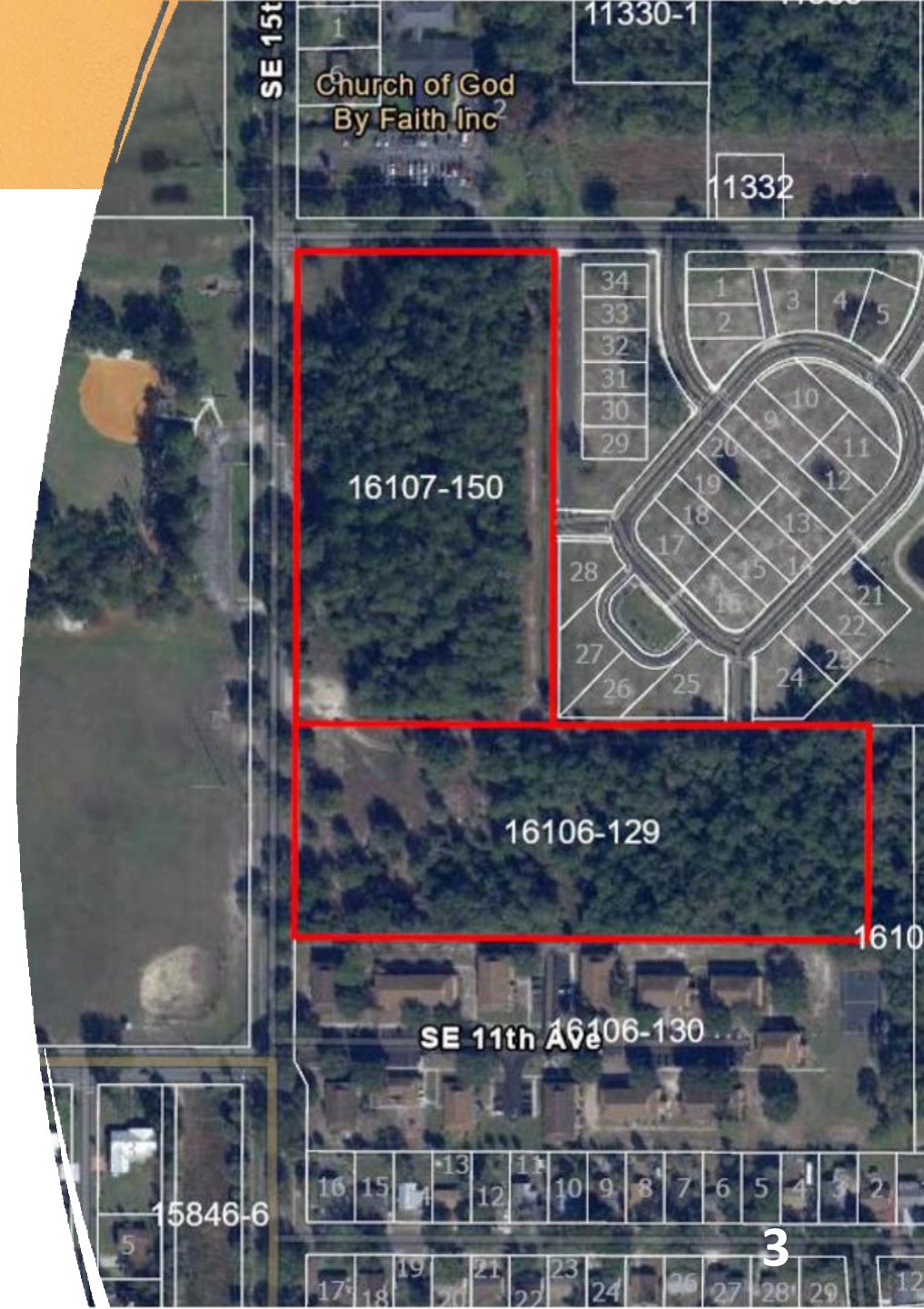


Property Description

Acres: 13.11 acres (Parcel 16107-150 is 6.37 acres and Parcel 16106-129 is 6.74 acres)

Location: Located entirely within the incorporated area of the City of Gainesville, Florida.

Access: The Sites are accessible from the north by SE 8th Avenue and from the west by SE 15th Street.



Descriptions of Land Use Categories*

- **Single Family:** Detached Dwellings
- **Multi-family:** Apartments, Condos, Townhomes, Attached Dwellings
- **Mixed Use:** Residential, Retail and Office Space
- **Planned Use District:** Unique design features for residential and non-residential land use
- **Public and Instructional Facilities:** Administrative, operational, education facilities
- **Recreation:** Public and private leisure activities

*Source: City of Gainesville Comprehensive Plan, Future Land Use Element; Goals, Objectives & Policies, Updated: 9/30/2017



Community Priority Ranking



Single Family Homes
received

101 votes



Mixed Use received

41 votes



Planned Use received

9 votes



Recreation Use
received

39 votes



Public/Institutional
Facility Use received

23 votes



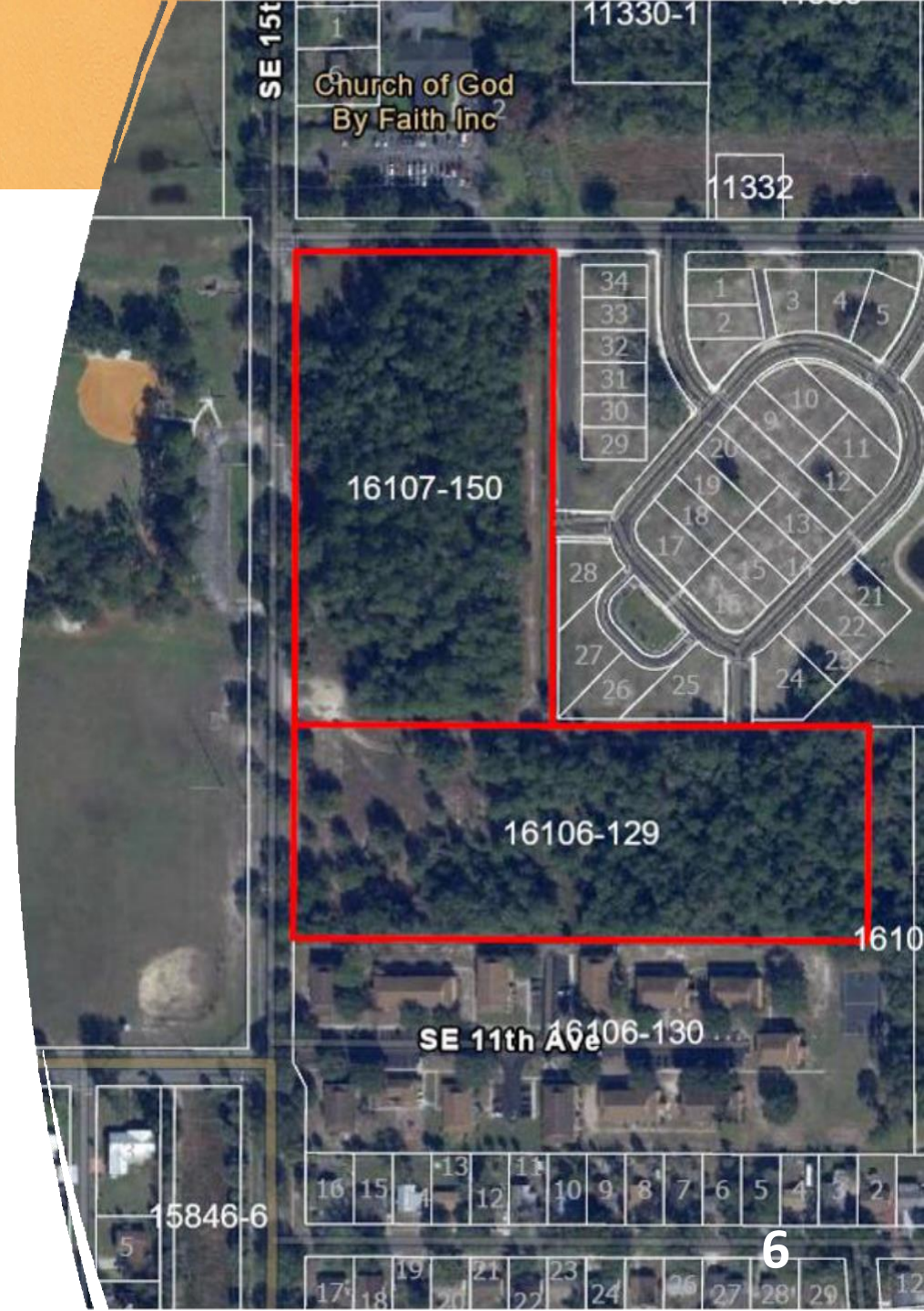
Multi-Family received

7 votes

Proposed Scope of Service

Alachua County is seeking proposals for the development associated with the construction of single-family workforce and market rate housing for and on the County-owned Property.

- Alachua County may choose to provide the Property at no cost to the developer to increase feasibility of an exemplary proposal and assist with the workforce housing affordability.
- To provide workforce housing opportunities at various income levels for Alachua County residents.
- To ensure housing built in the development remains affordable to workforce households as defined in the Alachua County Affordable Housing Plan now and in the future. Deed restrictions on the Property may be utilized to achieve this goal.
- Walkable with safe routes for walkers and bicyclists.
- Anticipating higher density than adjacent neighborhoods.



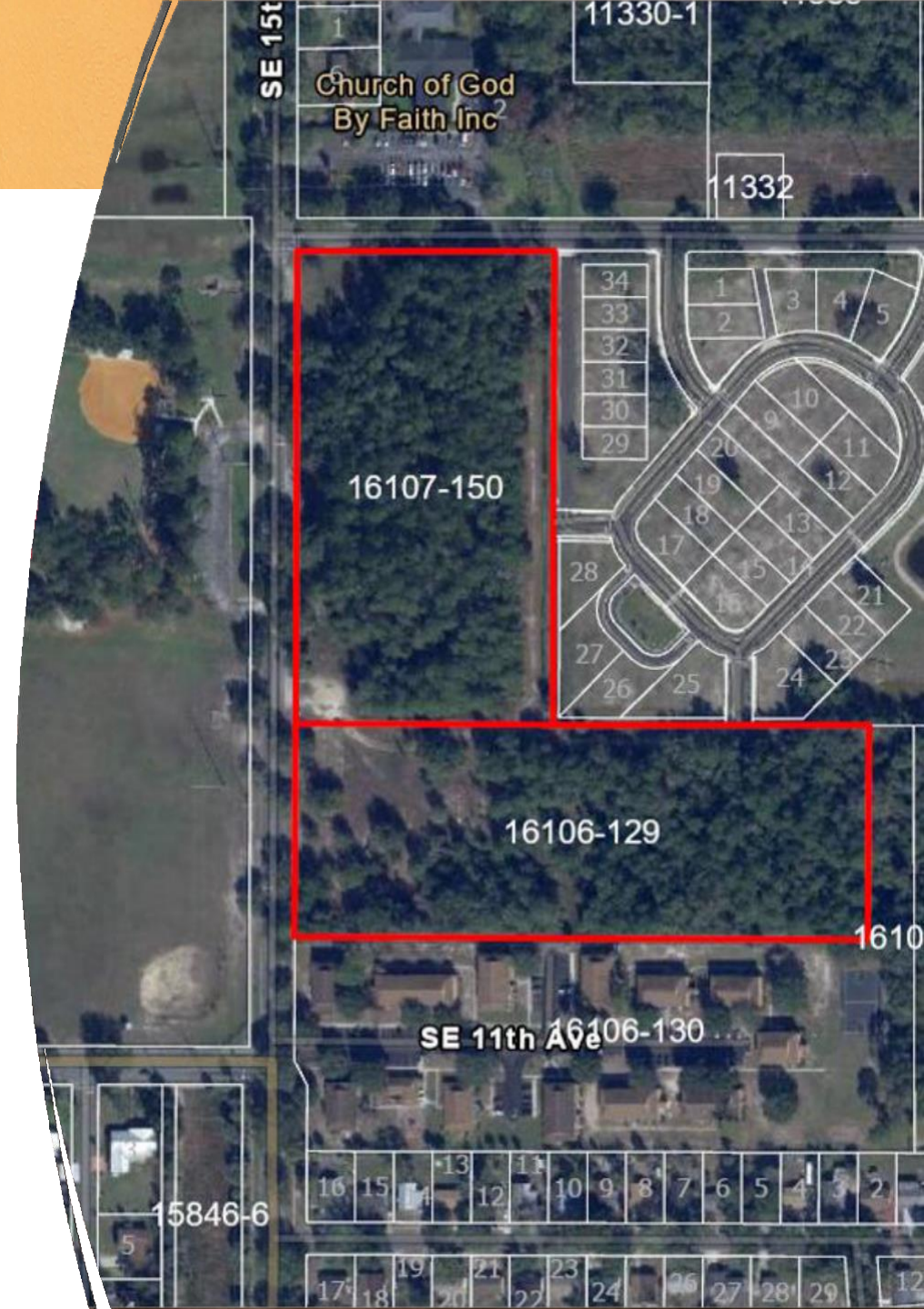
Proposed Scope of Service

- Diverse architectural styles that minimize perceived mass, transition and complement adjacent neighborhoods thoughtfully, and considers human scale at sidewalks, yards, etc.
- Highly energy efficient construction and integration of on-site energy (solar) where possible as well as heat pumps for heating and cooling needs.
- Durable, low-maintenance buildings and landscaping.



Proposed Scope of Service

- The Development Partner will be responsible for leading a community engagement effort regarding the proposed development and visioning process.
- Descriptions and photographs of developer's past successful for sale workforce housing developments.
- A project finance overview that proposes how the project may be financed.
- Final estimated costs per square foot should be included, with more detail of estimated component costs encouraged. Sale price estimates for unit types shall be included, ranges are acceptable.
- A proposed construction schedule that describes the process from design through occupancy with anticipated benchmarks at significant stages such as permit ready building submittals, utility and foundation excavation, etc.



Recommendation

Approve the Legacy Proposed Scope of Service and authorize Housing and Strategic Development Division to work with Procurement for the issuance of an Request For Proposal for the development of attainable single-family and market rate homes.

