

CITY OF
PENSACOLA

Community Redevelopment Agency

February 3 Workshop

TODAY'S WORKSHOP:

- 2010 Urban Core CRA
Plan Recommended
Projects
- Catalytic Project
Concepts
- Recommended Funding



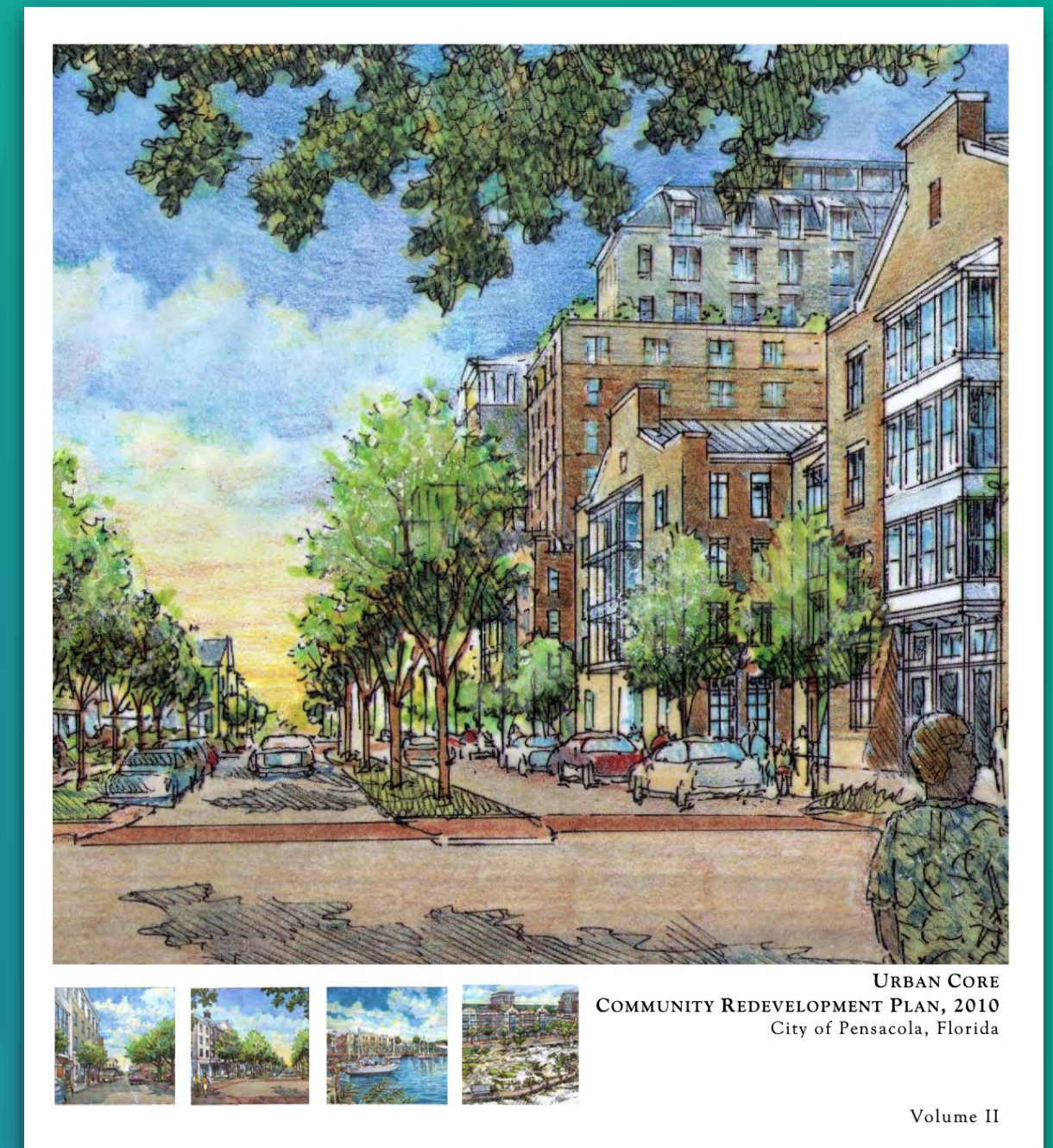
2010 URBAN CORE CRA RECOMMENDED PROJECTS

The CRA and City Council voted last July to approve the Series 2019 Urban Core bond issue providing \$17.8 million in new money to fund these four (and possibly other) capital improvement projects in the Urban Core. With interest earned, the total available is \$18,000,264.

Tonight, we are presenting our recommendation for utilization of the bond proceeds to implement these four projects.



THE CRA REDEVELOPMENT PLAN



The 2010 CRA Urban Core Community Redevelopment plan recommended project concepts and implementation schemes to achieve continued revitalization in Pensacola. Over the 10 years since its adoption, a number of the transformative recommendations contained in the plan have been implemented or come to fruition. We are now looking toward implementation of four of the remaining key catalytic projects.

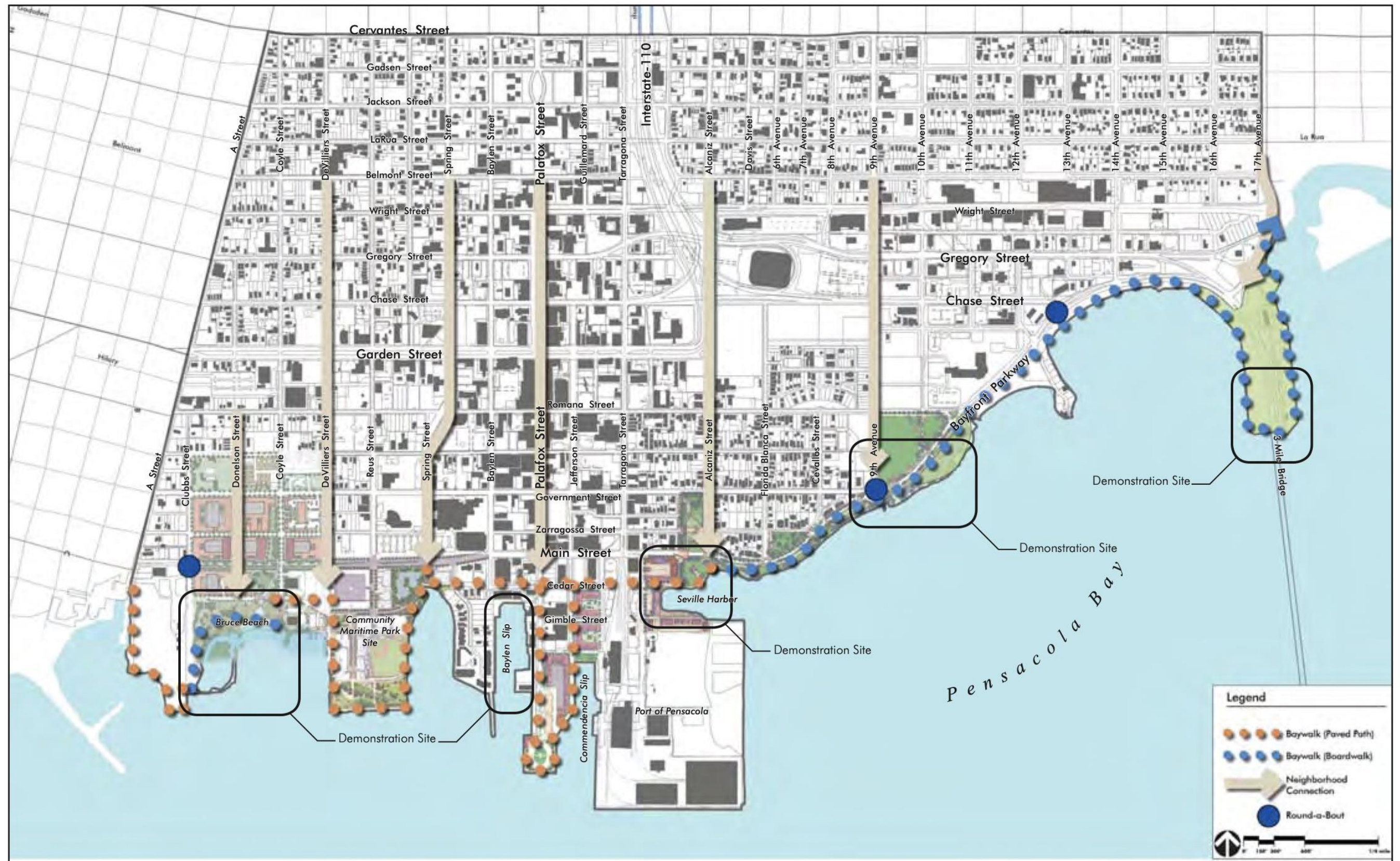
PROJECTS RECOMMENDED FOR FUNDING FROM 2019 BOND ISSUE

- **“Hashtag” Waterfront Connector (Continuous Waterfront Trail System)** – 2010 Urban Core Plan Volume I, pg. 30, 44, 46
- **Bruce Beach Improvements** – 2010 Urban Core Plan Volume I, pg. 30-31, 40, 42, 58
- **Community Maritime Park Day Marina** – 2010 Urban Core Plan Volume II, pg. 10-11
- **“East Garden District” – Jefferson St. Road Diet/Sidewalk and Streetscape Project** – 2010 Urban Core Volume II, pg. 20



PROJECTS RECOMMENDED FOR FUNDING FROM 2019 BOND ISSUE

CRA PLAN - PENSACOLA BAYWALK



PROJECTS RECOMMENDED FOR FUNDING FROM 2019 BOND ISSUE

CRA PLAN - PENSACOLA BAYWALK

BRUCE BEACH DEMONSTRATION SITE

Bruce Beach was once an important recreation site serving the Belmont/DeVilliers and Tanyard neighborhoods to the north. Fortunately, this site has remained undeveloped and presents an opportunity to reconnect those neighborhoods and the rest of Pensacola to the waterfront.

Pensacola Baywalk Phase II will connect Community Maritime Park to Bruce Beach including a new interactive and educational nature park with a focus on environmental sustainability. Where one private parcel separates Bruce Beach from CMP, a public access easement along the water should be negotiated with the private property owner. Strong consideration should be given to improve the water quality and erosion control at the beach to provide future opportunities for swimming and other recreation activities.

Baywalk Phase II shall be closely planned and coordinated with future Bruce Beach redevelopment opportunities and associated infrastructure. Future westerly waterfront access to Joe Patti's and to Sander's Beach with continuous connectivity to Bruce Beach should be planned during Phase II.

Recommended Improvements:

1. Extend Coyle and Donelson Streets from Main Street into Bruce Beach site for public access and parking
2. Extend Community Maritime Park east/west street into Bruce Beach area to provide public access, on-street parking and an active park edge
3. Build a continuous boardwalk and/or trail along waterfront from CMP to Bruce Beach jetty
4. Create an interactive educational nature park with a focus on environmental sustainability and best practices including trails, boardwalks, pavilions, small gathering spaces, bird watching and natural/native landscapes
5. Enhance the existing beach for public access and future safe swimming
6. Protect and improve existing wetlands and storm water management features at Bruce Beach to enhance the educational experience
7. Maintain and coordinate service access to the existing barrier jetty with the City of Pensacola



COMMUNITY PARTICIPATION



2010 URBAN CORE CRA RECOMMENDED PROJECTS

Throughout 2019, the SCAPE team provided considerable community engagement and conceptual planning for the Bruce Beach and Hashtag projects.

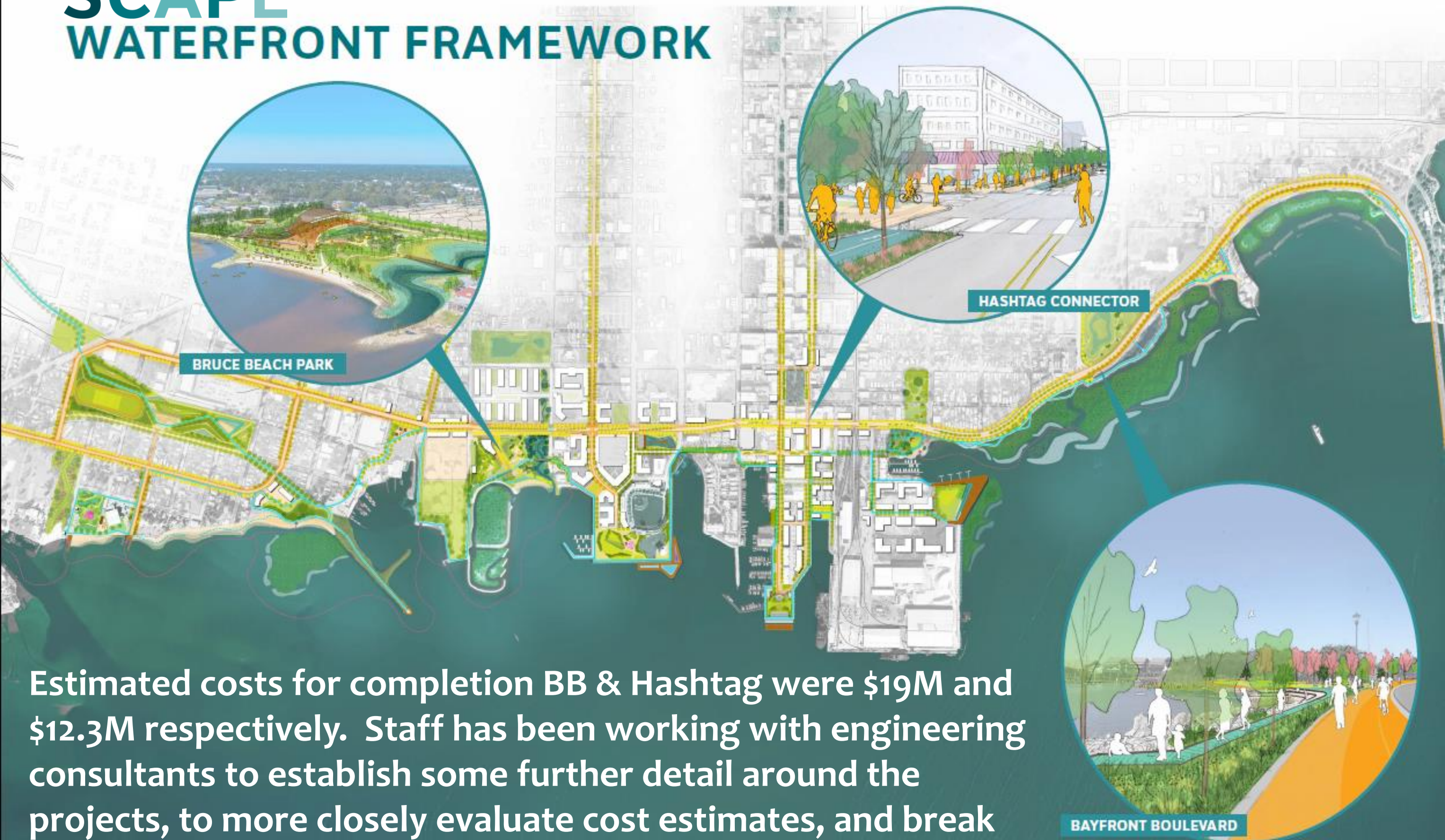


COMMUNITY PARTICIPATION



CONTINUOUS WATERFRONT TRAIL SYSTEM AND BRUCE BEACH

SCAPE WATERFRONT FRAMEWORK



Estimated costs for completion BB & Hashtag were \$19M and \$12.3M respectively. Staff has been working with engineering consultants to establish some further detail around the projects, to more closely evaluate cost estimates, and break the projects into phases that fit our budget.

CONTINUOUS WATERFRONT TRAIL SYSTEM

HASHTAG PHASING PLAN

PHASE 1



COMPLETE STREETS
REVITALIZATION OF MAINSTREET
BETWEEN ALCANIZ AND BAYLEN
STREETS

PHASE 2



COMPLETE STREETS REVITALIZATION
OF CEDAR STREET BETWEEN
BARTRAM PARK AND SPRING STREET

PHASE 3



COMPLETE STREETS REVITALIZATION
OF PALAFOX AND JEFFERSON
STREETS BETWEEN INTENDENCIA
AND PLAZA DE LUNA



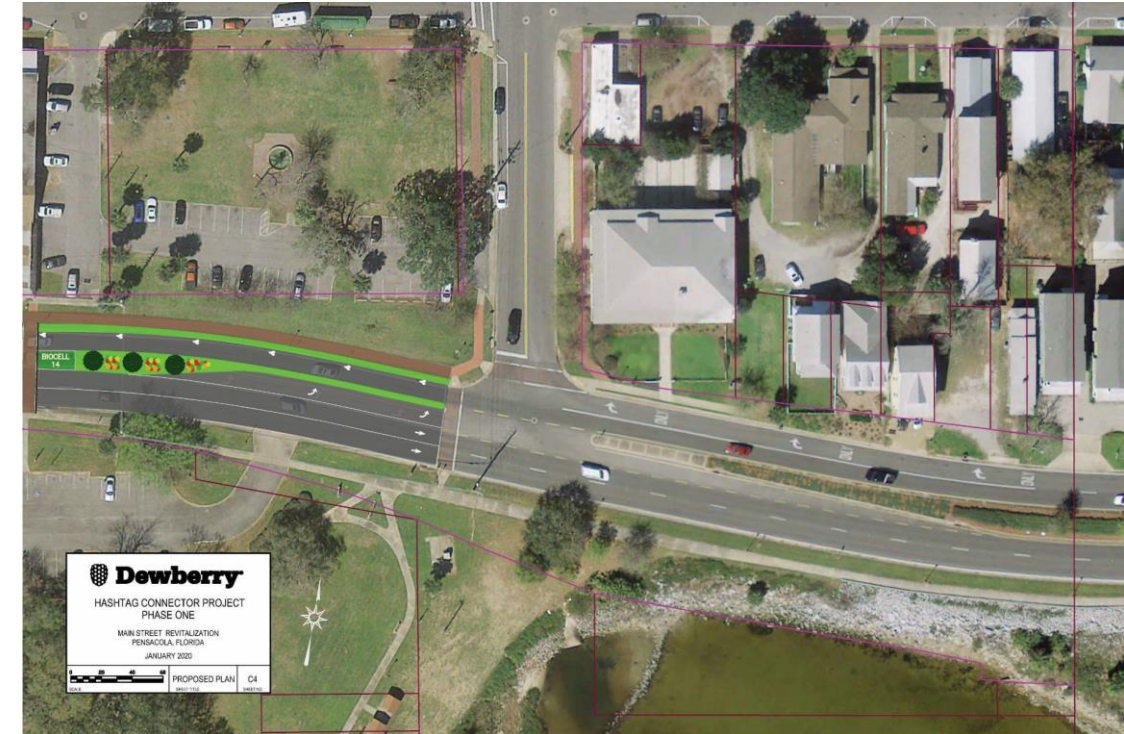
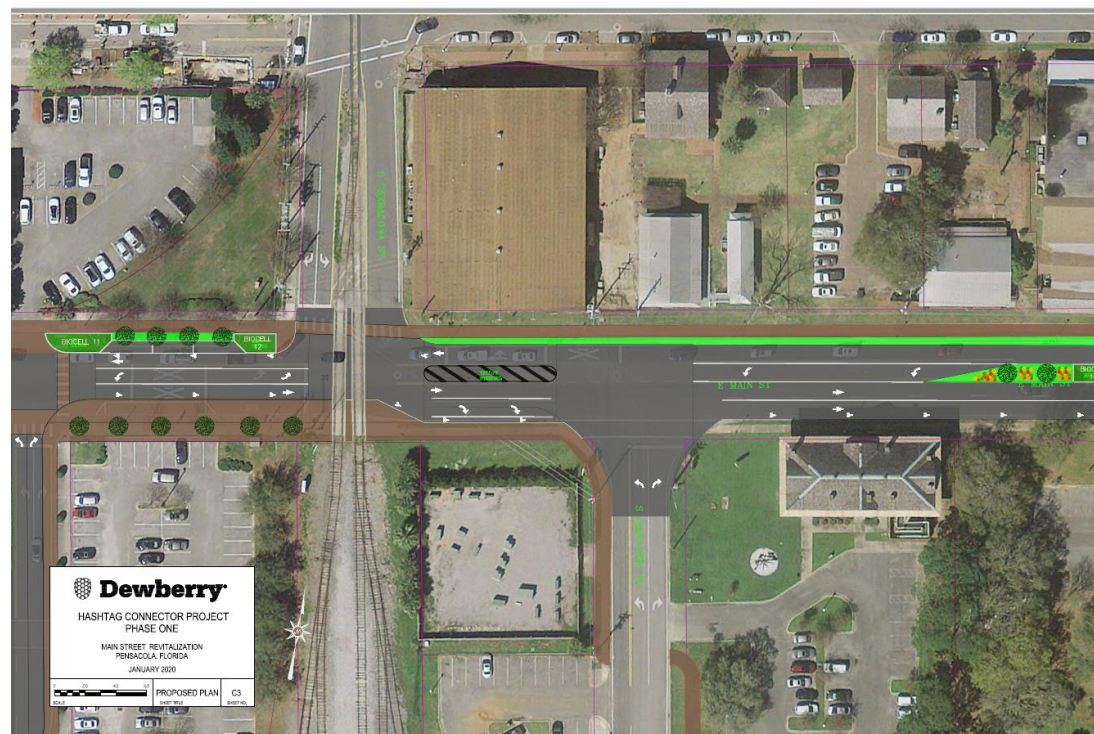
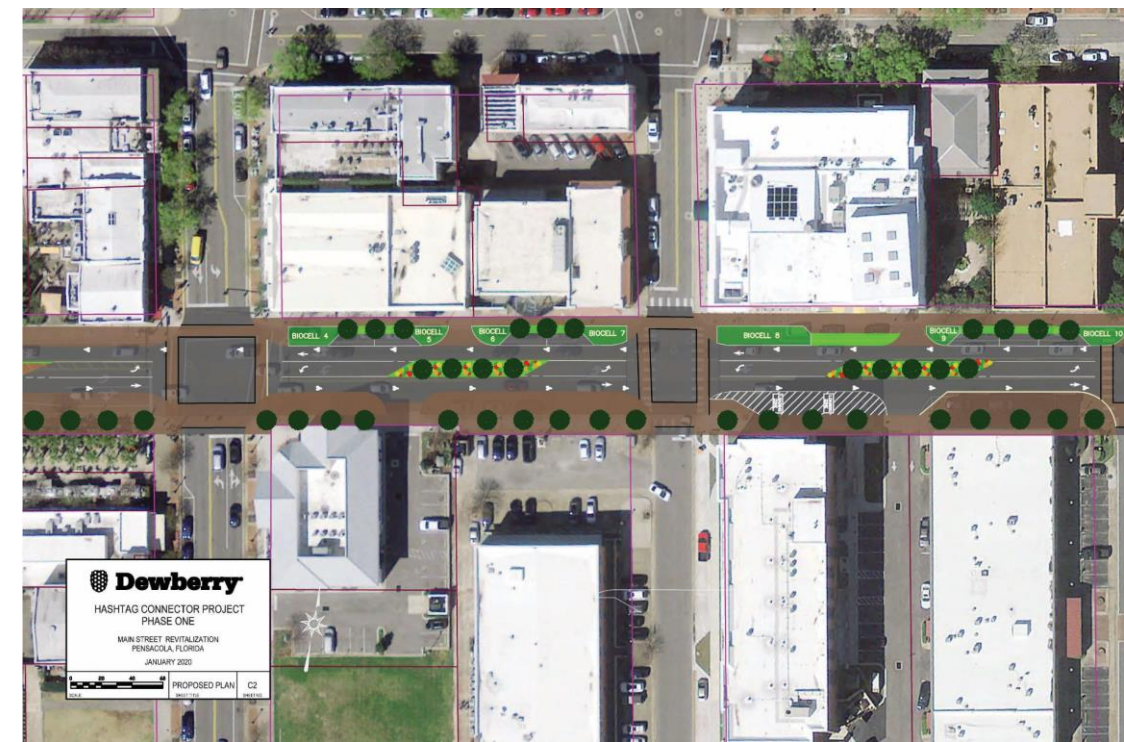
CONTINUOUS WATERFRONT TRAIL SYSTEM

HASHTAG PHASE ONE

COMPLETE STREETS
REVITALIZATION OF MAINSTREET
BETWEEN ALCANIZ AND BAYLEN
STREETS

- TRAFFIC CALMING
- MAINSTREET PROMENADE
- SHARED BIKE LANES
- STORMWATER BIORETENTION
- URBAN LANDSCAPING

OPINION OF PROBABLE
CONSTRUCTION COST
\$4,151,600



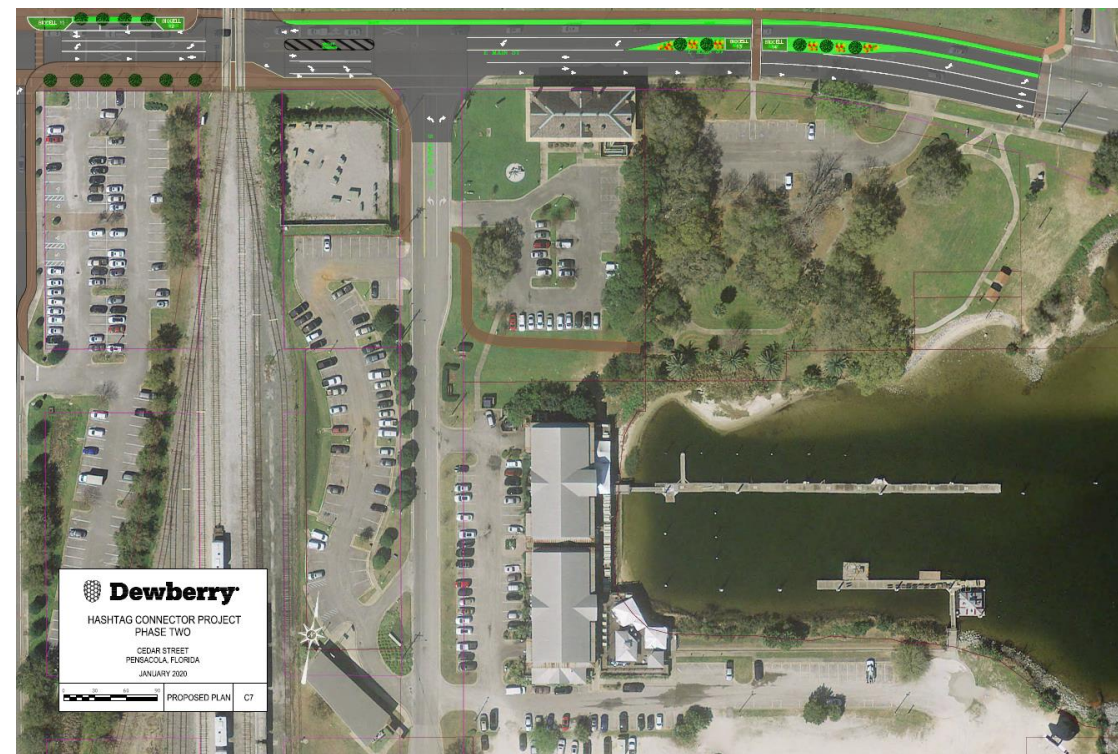
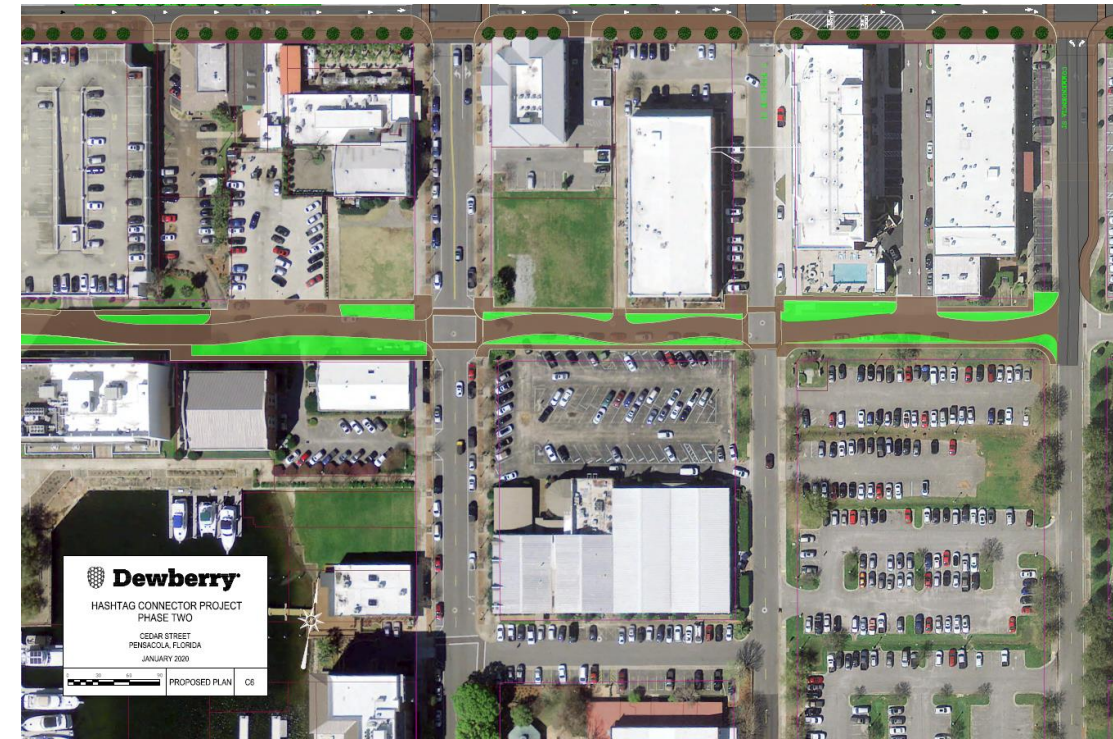
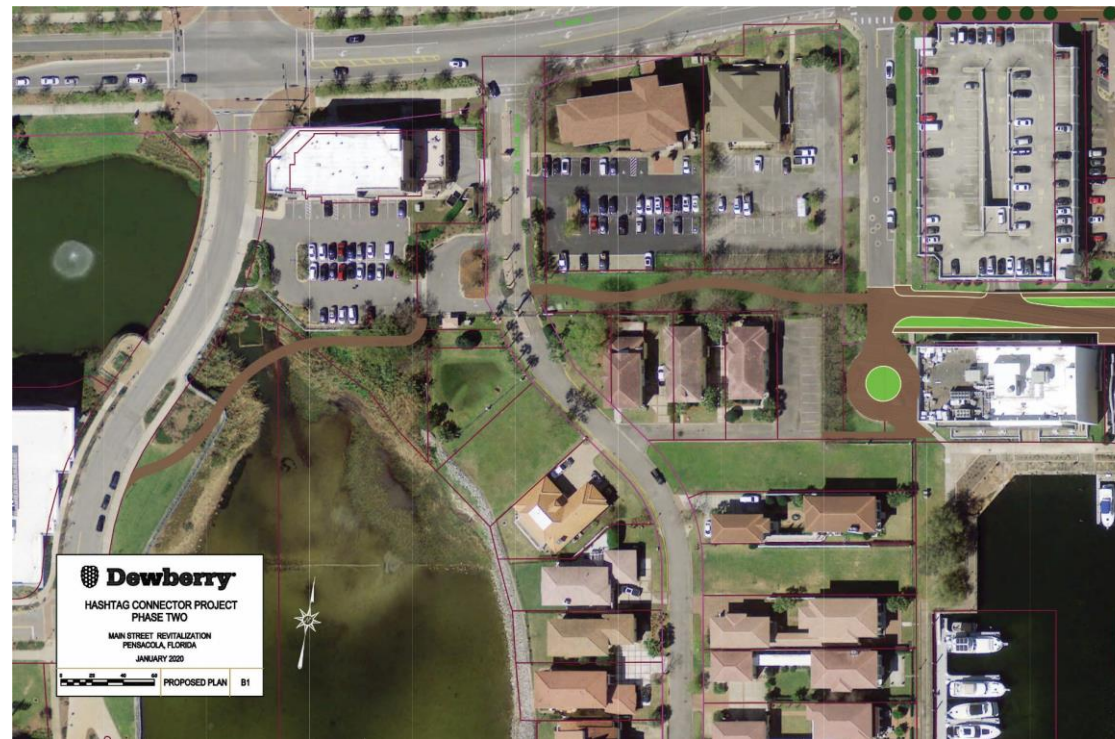
CONTINUOUS WATERFRONT TRAIL SYSTEM

HASHTAG PHASE TWO & THREE

COMPLETE STREETS REVITALIZATION
OF CEDAR STREET BETWEEN
BARTRAM PARK AND SPRING STREET

- TRAFFIC CALMING
- WOONERF ALONG CEDAR
- BAYLEN CUL-DE-SAC IMPROVEMENTS
- PEDESTRIAN CONNECTION BETWEEN BAYLEN AND PORT ROYAL WAY
- PEDESTRIAN CONNECTION TO SPRINGSTREET
- AT-GRADE CROSSING OF THE PORT SWITCHYARD
- URBAN LANDSCAPING

OPINION OF PROBABLE
CONSTRUCTION COST
\$4,965,000



HASHTAG WATERFRONT CONNECTOR

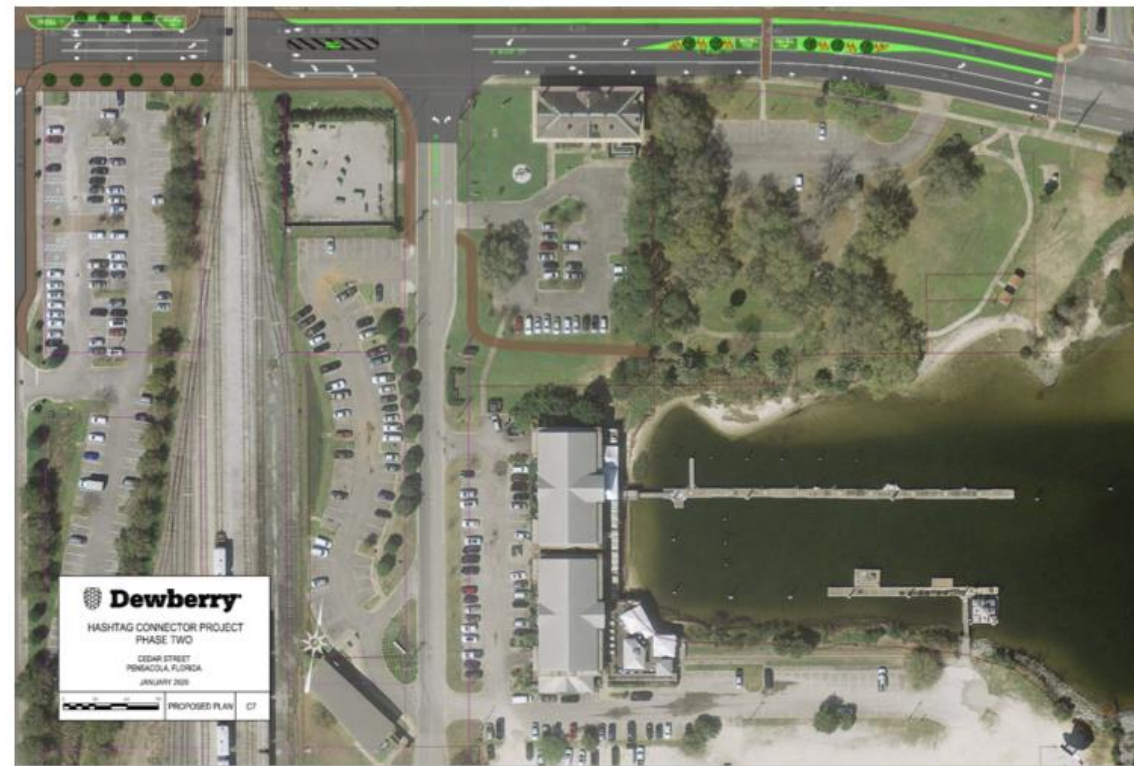
CONTINUOUS WATERFRONT TRAIL SYSTEM

HASHTAG PHASE TWO & THREE

COMPLETE STREETS REVITALIZATION OF CEDAR STREET BETWEEN BARTRAM PARK AND SPRING STREET

- TRAFFIC CALMING
- WOONERF ALONG CEDAR
- BAYLEN CUL-DE-SAC IMPROVEMENTS
- PEDESTRIAN CONNECTION BETWEEN BAYLEN AND PORT ROYAL WAY
- PEDESTRIAN CONNECTION TO SPRINGSTREET
- AT-GRADE CROSSING OF THE PORT SWITCHYARD
- URBAN LANDSCAPING

BUDGETING
SCOPE OF WORK
TO-BE-DETERMINED



BRUCE BEACH IMPROVEMENTS



❖ All Phases Feature: Accessible Connectivity - Landscape Diversity - Hardscapes & Seating

BRUCE BEACH
ILLUSTRATIVE PLAN

MASTER
LAYOUT

PHASE 1

PHASE 2

PHASE 3

BRUCE BEACH IMPROVEMENTS

❖ **Phase 1 Total Cost = \$1.99 Million**

- Features:
 - Beach Terraces
 - Pedestrian Bridge
 - Kayak Launch

❖ **Phase 2 Total Cost = \$1.96 Million**

- Features:
 - Sitting Walls
 - Overlook & Mound Scramble
 - Exercise Equipment
 - Parking & Marsh Trail

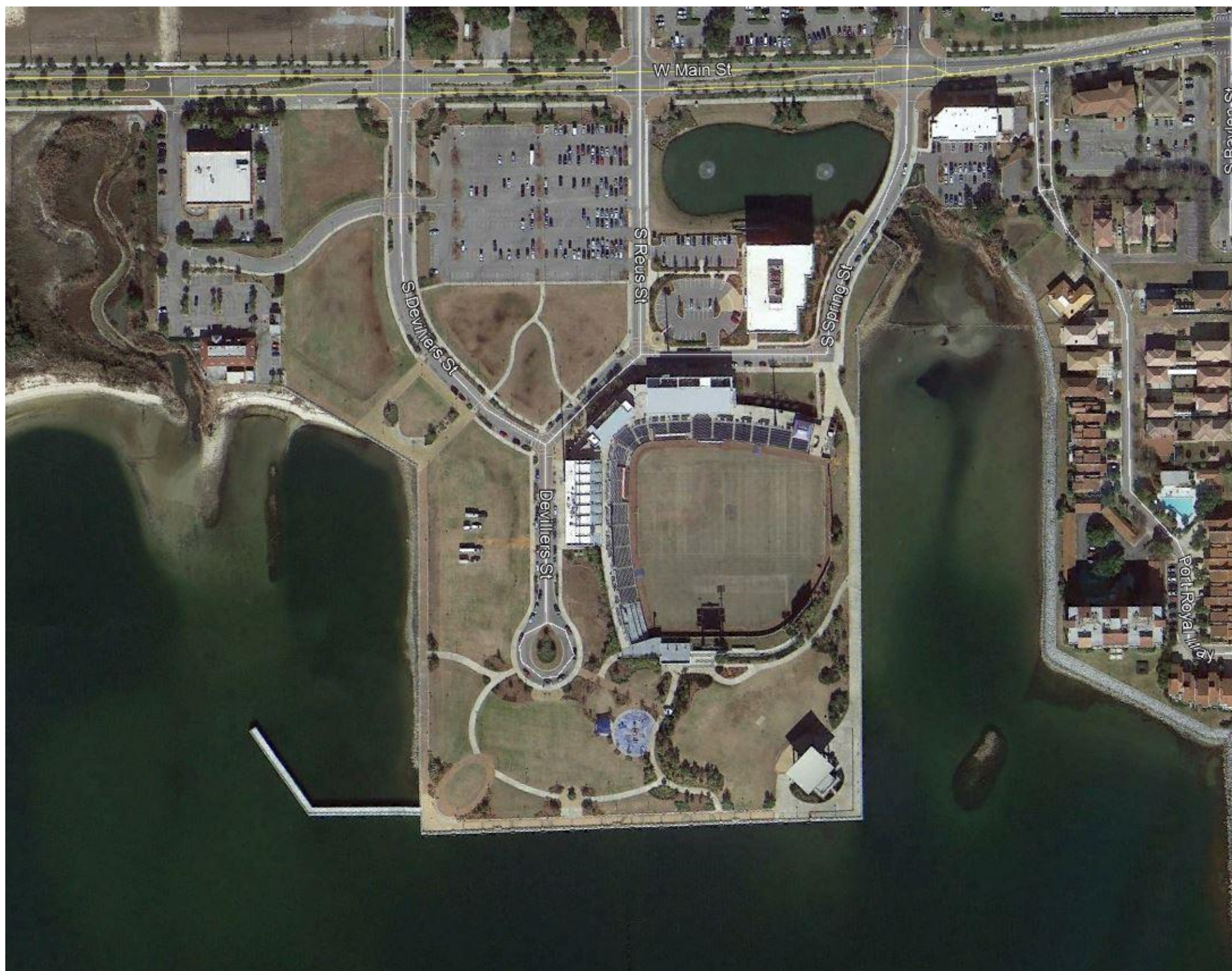
❖ **Phase 3 Total Cost = \$1.94 Million**

- Features:
 - Entry Plaza
 - Learning Garden & Water Feature
 - Shade Structures & Cultural Exhibits

❖ **Phase 4 Total Cost = \$1.98 Million**

- Features:
 - Additional Cultural & Educational Exhibits
 - Additional Site Amenities & Structural Components

COMMUNITY MARITIME PARK DAY MARINA



Maritime Park – Note the Breakwater and Boat Basin on the SW corner of the Maritime Park

COMMUNITY MARITIME PARK DAY MARINA



Floating 49 slip Day-Use Marina

COMMUNITY MARITIME PARK DAY MARINA

Community Maritime Park – Marina

Summary of Dates and Costs

1. Marina Dredging	2010	\$600,000
2. Breakwater	2015	\$1,874,536
3. Floating Marina and Kayak Launch	Proposed	\$1,450,000

Scope: 49 Slips, Day-use facility, no water / sewer / power

“East Garden District” – Jefferson St. Road Diet/Sidewalk and Streetscape Project



East Garden District
Growing Since 1764



Catalyst
healthcare real estate

Chad Henderson, Founder & CEO of Catalyst HRE, is the local developer of the East Garden District project.

Catalyst HRE is one of the nation's fastest growing healthcare real estate development companies with 40 employees, over \$500M in assets across 18 states, & offices in Pensacola & Ocala, FL, Milwaukee, WI, & Dallas, TX.



CiviCon, Southtowne, Pensacola's Complete Streets Initiative, & the CRA's mission to Restore, Revitalize, & Renew Pensacola have all inspired the East Garden District to reactivate a historic block with synergistic placemaking & unique community growth projects.

Growing Our City...



...Together



“East Garden District” – Jefferson St. Road Diet/Sidewalk and Streetscape Project



 **20,000 SF Repurposed Garden Street Buildings**

 **30,000 SF New Mixed-Use Development**

 **175,000 SF New Placemaking Hotel & Parking Garage**



“East Garden District” – Jefferson St. Road Diet/Sidewalk and Streetscape Project



Projected EGD Annual Tax Impacts

\$247,000 Property Tax
\$2.2M Sales Tax
\$368,000 Bed Tax

**\$2.8M Total Projected
EGD Annual Tax Impacts**

Road Diet Design & Best Practices

- ❖ Alignment with Pensacola’s “Complete Streets Initiative”
- ❖ 120% increase in sidewalks & public areas
- ❖ Elimination of all Jefferson Street & Garden Street power poles
- ❖ Permeable pavers in on-street parking areas
- ❖ Planting of over 1,200 new trees and shrubs



215 > New Projected EGD Jobs



“East Garden District” – Jefferson St. Road Diet/Sidewalk and Streetscape Project

Budget Summary • Investment to Date • Project Status



Developer Investment to Date

The EGD developer has spent **\$4.5M** to date on real estate acquisitions & with local professionals on project Master Planning, Landscape Design, Civil Engineering, Electrical Engineering, Architectural Design, Marketing & Advertising, Consulting & Project Management.

Project Status

Construction drawings for Road Diet, Civil Engineering, Utilities & Landscape Architecture are 100% complete & ready to bid. FDOT permit has been submitted & is in final review. City permit is being prepared for submittal. Target construction commencement date for Road Diet & Civil Site work is Q2 2020.

Developer & Partner Investment		Proposed City / CRA R.O.W. Investment	
Line Item	Budget	Line Item	Budget
Developer Expenditure To Date	\$4,500,000	Landscaping	\$50,000
Subtotal --	\$4,500,000	Road Diet / Civil Sitework	\$740,000
Landscaping	\$60,000	Hardscape & Walkways	\$110,000
Civil Sitework	\$480,000	Lighting	\$330,000
Hardscape & Walkways	\$120,000	Contingency 2.5%	\$30,000
Power Underground & Utilities	\$480,000		
FFE	\$70,000		
Contingency 2.5%	\$30,000		
Subtotal --	\$1,240,000		
Hotel & Parking Garage	\$30,000,000		
Mixed-Use Building & Dueling Depots	\$3,800,000		
Garden Street Buildings	\$1,300,000		
Vertical Improvements Subtotal --	\$35,100,000		
Total Developer & Partner Investment	\$40,840,000	Total City / CRA Investment	\$1,260,000

www.eastgardendistrict.com

PROJECTS RECOMMENDED FOR FUNDING FROM 2019 BOND ISSUE

AVAILABLE FUNDING:
\$18 Million

PROJECT NAME/PHASE	ESTIMATED CONSTRUCTION COST	DESIGN COST	TOTAL ESTIMATED COST	AVAILABLE BOND FUNDS
Bruce Beach Improvements (Phase 1 – 4)	\$7,870,000	\$787,000	\$8,657,000	\$8,657,000
“Hashtag” Waterfront Connector- Phase 1	\$4,151,600	\$415,160	\$4,566,760	\$4,566,760
“Hashtag” Waterfront Connector- Phase 2	\$4,965,000	\$496,500	\$5,461,500	\$1,806,504
CMP Day Marina	\$1,450,000	\$145,000	\$1,595,000	\$1,595,000
“East Garden District” Streetscape/Jefferson St Road Diet	\$1,250,000	\$125,000	\$1,375,000	\$1,375,000
Total	\$19,986,600	\$1,968,660	\$21,655,260	\$18,000,264