

Community Redevelopment Agency

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



Meeting Agenda

February 18, 2008

3:00 PM

City Hall Auditorium

*Scherwin Henry (Chair)
Jeanna Mastrodicasa (Vice Chair)
Ed Braddy (Member)
Rick Bryant (Member)
Jack Donovan (Member)
Pegeen Hanrahan (Member)
Craig Lowe (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 - 3:07 PM**ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****070899.****Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

The CRA approve the minutes of December 17, 2007, as circulated.

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070900.**Resignation of W. Thomas Hawkins from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board (B)****RECOMMENDATION**

The CRA accept the resignation of W. Thomas Hawkins from the Fifth Avenue/Pleasant Street Redevelopment Advisory Board.

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EXECUTIVE DIRECTOR CONSENT**070917.****Update on Redevelopment Projects and Development Agreements (NB)**

Explanation: Staff has been asked to provide an update on referrals, several redevelopment projects and development agreements under review. This update is a sampling of the many projects underway by the CRA, and is not a complete list.

Project Updates:

Southeast Gainesville Redevelopment Initiative –Wilson-Miller has provided an initial draft for a SEGRI Special Area Plan (SAP). This document has been circulated amongst CRA and City staff for input and comment. Additionally, CRA staff met with Southeast Gainesville’s neighborhood leaders on January 17th to discuss SEGRI implementation and the proposed SAP. The meeting was well attended and response from the stakeholders was generally positive. A larger public meeting with residents, CRA staff, and Wilson-Miller is scheduled for February 13th at TB McPherson.

SW 2nd Avenue Master Plan – Work has begun on this engineering, site planning, and market analysis. The consultant has met with the CPUH advisory board and is in the process of interpreting data and assessing stakeholders. The project will involve a large level of stakeholder involvement. Staff will

continue to provide updates as this study progresses.

NW 1st Avenue Lighting – Construction/installation of the five new Domus fixtures is scheduled to begin in early February. The fixtures will be a continuation of similar lighting in the area and will be located between NW 19th and 20th Streets.

CPUH and Downtown Parking Studies – The selection committee ranked top respondents on January 30th. A final decision is anticipated for February, following oral presentations from the top candidates.

Gainesville Responsible Hospitality Partnership – GPD has released statistics relating to underage drinking violations for the 4th quarter of 2008. Three GRHP members, all located in the Downtown hospitality district, exceeded the Partnership's 12-violation maximum. Mojitos, Rehab, and Rue Bar will subsequently lose their "Responsible Vendor" status. These businesses may be eligible to rejoin the group if they reduce under-21 violations over the next quarter.

GRU Site Master Plan – Subsequent to the August 22nd public meeting, City, CRA, and GRU officials recognized that this project needed additional attention and retooling. After regrouping to assess the situation, progress on this project is again underway. Representatives from The University Financing Foundation met with City, GRU, and UF officials on February 7th. TUFF has significant experience in funding projects of this scope and magnitude (such as Technology Square at Georgia Tech), and will aid the CRA and the City and the process moves forward.

Hampton Inn/Lot 9 Redevelopment – Fencing, staging, and site-clearing work have begun. Onsite foundation work will commence by the end of the month. Pictures of on-going progress are attached as backup.

Downtown Façade Grants – The CRA received four grant applications, and DRAB awarded funding to all applicants. The majority of funding was awarded to two projects adjacent to Lynch Park on S. Main Street: a vacant building, formerly an automotive imports business, will be converted into a restaurant; additionally a vacant 3-story front building will receive a full architectural restoration in preparation for new retail tenants. Additional funding was also awarded to Emiliano's Café and the Motel Bar on University Avenue. The overall amount of grant funding awarded was \$20,000.

CRA Streetscape Design Standards

The standards have been reviewed by DRAB, FAPS, and CPUH. ERAB will review on February 21st. Bellomo-Herbert is revising the standards from comments submitted by staff.

Cade Museum

The City Commission formally extended an invitation to the Cade Museum leadership on January 14th to explore Depot Park for museum construction. The museum organizers plan to hold a public meeting in Gainesville to develop

concepts.

University Avenue Improvements

Bike racks have arrived. The remaining waste receptacles, planters, and benches are due to arrive the first week of February. Installation is planned for February and March. The roadway median designs (5 in CPUH, 3 in Eastside) are completed and work is underway to design irrigation systems.

Bus Shelters

The Request for Qualifications for Bus Shelter design was issued on January 15th and two firms attended the non-mandatory pre-proposal meeting held January 30th.

Eastside Gateway Project

Construction documents are complete and have been released to the Purchasing Department for bidding. The project is expected to be bid by mid-February.

Fiscal Note: None at this time.

RECOMMENDATION

Executive Director to the CRA: Receive update from Staff.

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REPORTS FROM ADVISORY BOARDS/COMMITTEES CONSENT

College Park/University Heights Redevelopment Advisory Board Consent

070918.

CPUH Sidewalk Powerwashing (B)

Explanation: The CRA issued an Invitation to Bid in November 2007 to procure powerwashing services for sidewalks in the CPUH district. The sidewalks are along West University Avenue between NW 6th Street and NW 20th Street; NW 17th Street between West University Avenue and NW 3rd Avenue, including crosswalks; and NW 1st Avenue between NW 17th Street and NW 20th Street on the north side. A&J Quality Coating was ranked first with its proposal of \$48,747.20 and extensive prior experience with the project. The remaining bidders were ranked as follows: Dluxmann's, B&L Commercial, and Pressure Point. A Notice of Intended Award was sent to A&J Quality Coating. This contract is a continuation of service that has been in place since 2004.

Fiscal Note: CPUH has budgeted \$40,850 in account 618-790-W719-5520-4120 (Maintenance: Sidewalk Powerwashing). The additional \$7897.20 funds can be taken from the Streetscape account (618-790-W711-5520).

RECOMMENDATION

College Park/University Heights Redevelopment Advisory Board to the CRA: 1) Approve ranking of contractors with A&J Powerwashing as the top-ranked contractor; and 2) authorize the Executive Director to authorize any and all necessary documents related to the purchase of the aforementioned sidewalk

powerwashing service.
070918_CPUH powerwashing award_20080218.pdf

END OF THE CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

SECRETARY

EXECUTIVE DIRECTOR

070920.

CRA Website (B)

Explanation: The CRA works closely with many types of constituents such as citizens, businesses, developers, government officials and board members. One of the greatest tools in communicating to this group will be the use of a well designed website. Currently the CRA has very little web presence or a way to update the community regarding projects, meetings or a central place to find all of the reports, plans, budgets and maps of the work that is done by the agency.

In the fall of 2007, Buster O'Connor of eye4 designs, a Gainesville company, was hired to begin the process of designing the website. Mr. O'Connor began the process by providing the CRA staff with three different web styles as well as a way to identify the CRA in a creative manner. At that point CRA hired Conceptual Arts, a Gainesville web development company to build and deploy the website. With Jeff Nelson of Conceptual Arts a systematic and time consuming process was undertaken to look into who the CRA communicated with and thus how to deliver the information to this group efficiently and effectively.

As part of the requirement of the contract with Conceptual Arts the website will be ADA compliant according to ADA/Section 508.

Fiscal Note: Funds totaling \$84,973.51 are currently budgeted in the following district Marketing/Web accounts: 610-790-W220-5520-4120 (\$20,162.14); 613-790-W220-5520-4120 (\$5,464.04); 618-790-W723-5520-4120 (\$54,516.65) and 621-790-W906-5520-4120 (\$4,830.68).

RECOMMENDATION

Executive Director to the CRA: 1) Hear a presentation from staff and eye4 Design and Conceptual Arts; 2) approve web styling and request that staff deploys the CRA website as presented; and 3) authorize the Executive Director implement the web style to other mediums such as the annual report and stationary.

070921.

Depot Rail Trail Improvements (NB)

Explanation: At the November 19, 2007 CRA meeting, CRA staff presented an update on the Depot Avenue Trail Improvements signage for the quarter mile section of trail between SW 11th Street and SW 13th Street. The CRA requested that the guide designs be brought back for review.

Glatting Jackson and Associates, the landscape architectural firm responsible for designing the improvements, developed an initial concept that has since been further developed. Additional refinement is needed to revise the typeface, colors, and structural design. Construction specifications will be developed after CRA approval.

Staff will present the current sign concept and materials proposed for use in the construction of the mounting system.

In addition to the signage work, CPUH expressed an interest in widening the trail from eight feet to 12 feet between SW 11th and SW 13th Streets. CRA staff recommended to CPUH that engineering feasibility be conducted prior to authorizing any design work in the area since the corridor is partially developed and is the site for many GRU utilities routed from Downtown to the new Shands hospital. Staff will update the CRA on the discussion of this matter from the February CPUH meeting.

Fiscal Note: \$310,000 has been budgeted for the Depot Avenue Rail Trail (Lighting/Undergrounding/Trail Improvements) account #618-790-W735-5520.

RECOMMENDATION

Executive Director to the CRA: Review the current sign concept and approve the design.

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070922.

Porters Neighborhood Improvements (B)

Explanation: Both long-term and short-term initiatives in Porters continue to progress. Survey work along key neighborhood corridors is complete, and engineering feasibility studies are currently underway along SW 3rd and SW 5th Streets, as well as SW 5th and 6th Avenues (this includes the roadway directly in front of the Porters Community Center.) These feasibility studies will produce a catalog of information regarding potential Porters improvements, such as street resurfacing, curb and gutter installation, lighting upgrades, stormwater, utilities, sidewalks, streetscapes, etc. Once the engineering study is completed, staff will be able to begin the design and implementation phase in the neighborhood. The engineering work will provide details regarding cost, timeline, and technical issues, associated with each of the proposed neighborhood improvements. This data will allow staff to prioritize, phase, coordinate, and budget for large-scale, long term projects in the most effective manner possible. Particularly of note, GRU has future plans to underground some major utility corridors running through the area. Due to tactical issues, these improvements must be coordinated around the timelines for the Depot Park excavation/environmental remediation and the proposed FDOT Main Street rebuilding project. However, the feasibility studies will help staff plan these activities in conjunction with current improvements to ensure that

resources are allocated as efficiently as possible.

Progress continues with short-term initiatives as well. Staff has successfully collaborated with Public Works to address routine roadway maintenance issues such as the repair/replacement of damaged traffic signs, and the painting of speed bumps, stop lines, crosswalks, and center lines along neighborhood streets. City crews have already replaced and installed numerous traffic signs through the neighborhood and have re-striped center lines and speed bumps in the area. Additionally, CRA staff is coordinating with City staff and Advisory Boards in the Parks and Recreation Department in order to move forward with implementation of improvements and amenities at Lynch Park. The CRA plans to install a dog park area and floral garden at Lynch Park. These amenities will attract new users to the space and will inject liveliness and activity into a previously underutilized area.

A major issue on staff's "short-term list" of neighborhood initiatives is the Porters Oaks fence. The fence has long been recognized for its deteriorated condition, serving as both an eyesore and a potential security hazard (as it blocks the view of "eyes on the street"). Prominently situated along Depot Avenue, the fence visually functions as a gateway to the area. As such, it presents a negative image of the neighborhood to the surrounding community and serves to counteract reinvestment efforts within Porters. In order to address and improve the many negative issues associated with the fence, the CRA is removing the old structure and constructing a high quality, site-built fence in its place. The concept for the new fence was finalized after numerous meetings with the Porters Oaks Homeowners Association. Residents provided input related on various fence designs and stressed the importance that the final product reflect the contextual surroundings and not appear too institutional for a residential neighborhood. Based on this information, staff and Porters Oaks residents worked together to achieve a fence design that reflects the historic, residential character of the Porters neighborhood. Work on the fence project began the first week of February, with fence crews onsite beginning the demolition and removal of the old structure. The new fence will replace the existing section along Depot Avenue, and will be constructed by skilled workers onsite. (In the future, the CRA may pursue similar treatment to the portion of the fence along SW 2nd Street.) The fence will be constructed from pressure treated wood and the design will be both attractive and durable.

In addition to CRA-initiated activities in the area, the City's Housing Division is also planning a major project in the neighborhood: the construction of six new homes to be sold for homeownership. This project, known as Depot Gardens, is located at Depot Avenue and SW 3rd Street, directly adjacent to Porters Oaks. The development, in conjunction with the CRA's fence replacement efforts, will greatly improve the visual impact of the area. In order to maximize the synergy between the two projects, CRA staff is communicating with Housing in order to ensure continuity between the new Porters Oaks fence and the adjacent future fencing that the Housing Division will install as part of the Depot Gardens project. Additionally, CRA staff would like to link these "short term" improvements with the larger scale engineering efforts also underway in the neighborhood. Using the information that will be provided through the

on-going engineering assessment of SW 3rd Street, staff hopes to provide sidewalks, decorative lighting and streetscaping along the entrance to Porters at Depot and SW 3rd Street. The goal is to create an inviting attractive neighborhood entrance that showcases the on-going reinvestment in the area.

Fiscal Note: Removal and replacement of the Depot Avenue section of the Porters Oaks fence will cost approximately \$10,000. Porters Neighborhood improvements (account # 610-790-W231-5520) were approved in the 2007 budget in the amount of \$80,000, and \$131,502.29 was approved in the 2008 budget.

RECOMMENDATION

Executive Director to the CRA: 1) Hear a presentation from staff.

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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

070923.

Preliminary Design for 414 NW 5th Avenue (B)

Explanation: The CRA, along with the Fifth Avenue Pleasant Street (FAPS) Redevelopment Advisory Board, is dedicated to the revitalization of the NW 5th Avenue corridor. The FAPS Board identified the 414 NW 5th Ave property as a prime site to locate a mixed-use commercial/residential structure. With its proximity to the Santa Fe Community College Downtown Campus as well as other area businesses and residential homes, this location will add vibrancy to the area.

At their December 11, 2007 meeting, the Fifth Avenue Pleasant Street Redevelopment Advisory Board unanimously approved the schematic design for a mixed-use concept at the location. The CRA proposes to redevelop, either by itself or in partnership with others a mixed-use commercial (mercantile)/residential structure complying with the historic nature of the historic district. The design was inspired by the architecture of the former Union Academy, an African-American Educational Institution housed in the Fifth Avenue Pleasant Street neighborhood from 1867 to 1925. The building went on to become a community fixture, housing a recreation center and then a retirement home before its demolition in the early 1960's.

The proposed three story building will have space to provide for several retail establishments as well as residential units. This project will not only provide an

attractive building to the neighborhood but also has a positive economic impact on the community.

Fiscal Note: None at this time

RECOMMENDATION

Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: 1) Hear a presentation from staff & Jay Reeves; and 2) provide input and approve schematic design for this project.

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MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

March 17, 2008

ADJOURNMENT - 4:57 PM