

LEGISLATIVE

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INNOVATION SQUARE

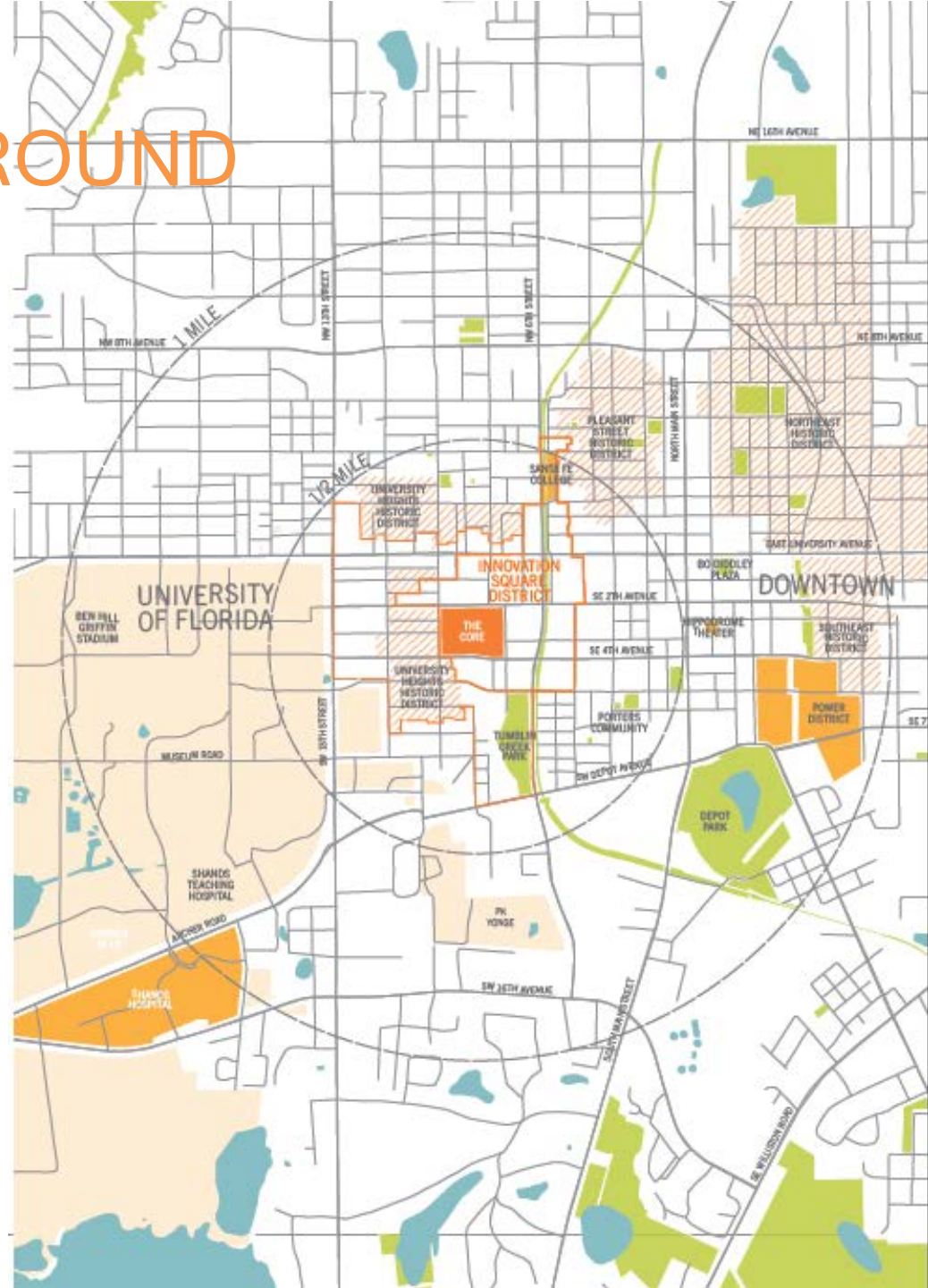
SW 9th Street and SW 3rd Avenue
60% Design Update



City Commission
December 6, 2012

PROJECT BACKGROUND

- Innovation Square is a technology/science/research-oriented development within the College Park/University Heights (CPUH) Redevelopment Area
- The plan for Innovation square emphasizes flexibility within the private realm and the creation of a lasting public framework that is adaptable to change
- The goal is to make appropriate development as easy as possible to accomplish and to remove roadblocks hindering the development and economic development of the City
- The Innovation Square Development Framework is the guiding document for work within the iDistrict
- Continued collaboration and coordination through the Innovation Square Workgroup is building the vision into a reality



PROJECT BACKGROUND

The development of SW 9th Street and SW 3rd Avenue is one of the first steps in executing the **6 critical elements** of the “Innovation Square Development Framework”



DISTRICTS



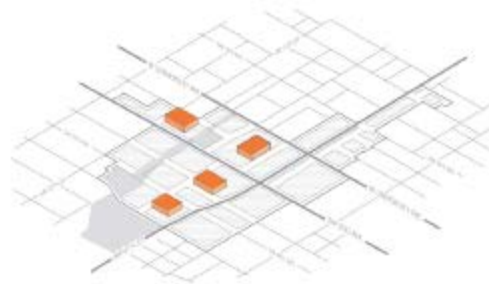
GRID



GREENWAY



STREETS



PARKING

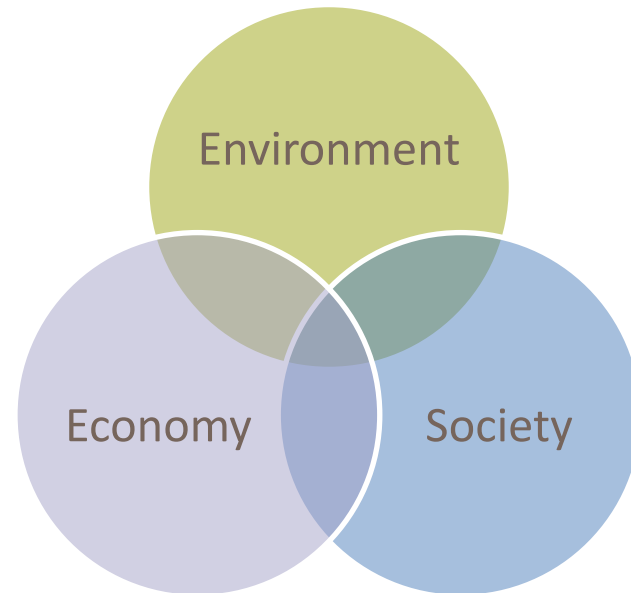


USES

PROJECT APPROACH

The designs take into account the components of **sustainability** and consider the lifecycle of the elements:

- Context
- Flexibility/Adaptability
- Materials
- Maintenance
- Lifecycle Costs



Sustainability is the ability of environment, economy, and society to exist in a state of dynamic equilibrium, so that potentials are maximized for all, without compromising the success of future potentials.

PROJECT CONSIDERATIONS

- LAYOUT

- Engineering standards
- Development standards (UMU2)
- Utilities
- Development scenarios
- Use scenarios (pedestrian, vehicular)
- Connections and viewscapes
- Permeability

- STORMWATER MANAGEMENT

- 100% quantity treatment credits provided by property owner from demolition of impervious surfaces
- 100% quality treatment to be provided within project limits through bioswales, park, exfiltration on SW 3rd Ave
 - OTHER OPTIONS CONSIDERED: A) Purchase of credits from SW 5th Ave basin, B) Off-site compensatory treatment

- BUDGET & MATERIALS ITERATIONS

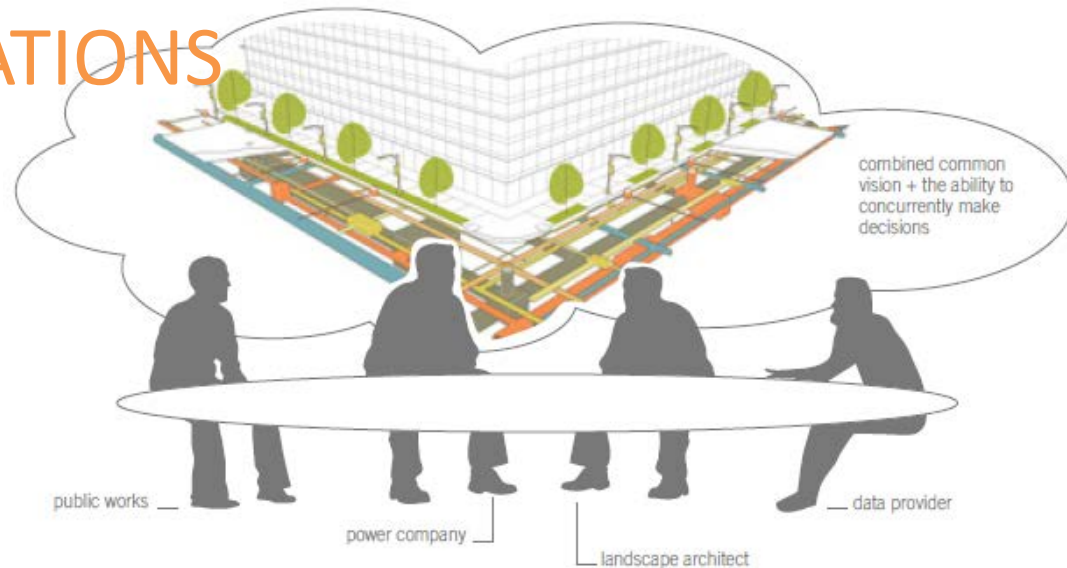
- Material selections will be finalized once base budget is finalized

- OPERATIONS AND MAINTENANCE

- Upfront costs, lifecycle costs, maintenance frequency, lifetime, aesthetics

- KNOWN CONTINGENCIES AND FUTURE PROJECTS

- SW 4th Avenue and SW 2nd Avenue connections
- Utility installation coordination and future connections
- SW 9th St - Greenway continuation (Tumblin' Creek Park and University Ave connections)
- Replication (6th Street Greenway)
- Streetscape standards



SW 9th STREET and SW 3rd AVENUE OVERALL PLAN



SW 9th Street – The Greenway

Engineering - Brown & Cullen, Inc. (BCI)

Landscape Architecture – Perkins + Will (P+W)

SW 3rd Avenue – The Utility Corridor

Engineering - Causseaux, Hewett, Walpole (CHW)

Landscape Architecture – Perkins + Will (P+W)

SW 9th STREET

THE GREENWAY



View north from SW 4th Avenue

Project Team:

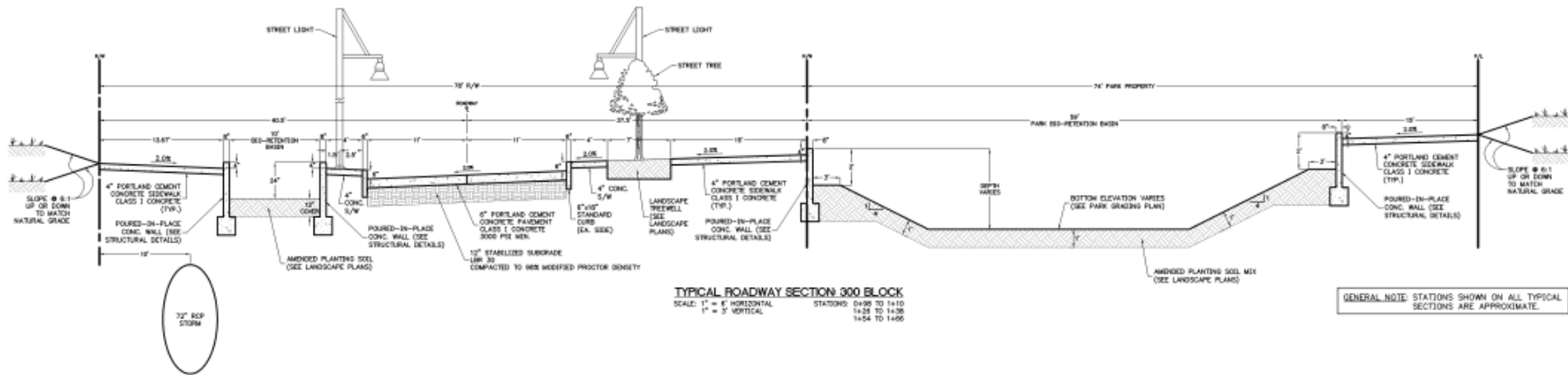
Engineering - Brown & Cullen, Inc. (BCI)

Landscape Architecture – Perkins + Will (P+W)

Project Management Assistance – Josh Highlander, P.E.

SW 9th STREET

TYPICAL SECTION (300 BLK)

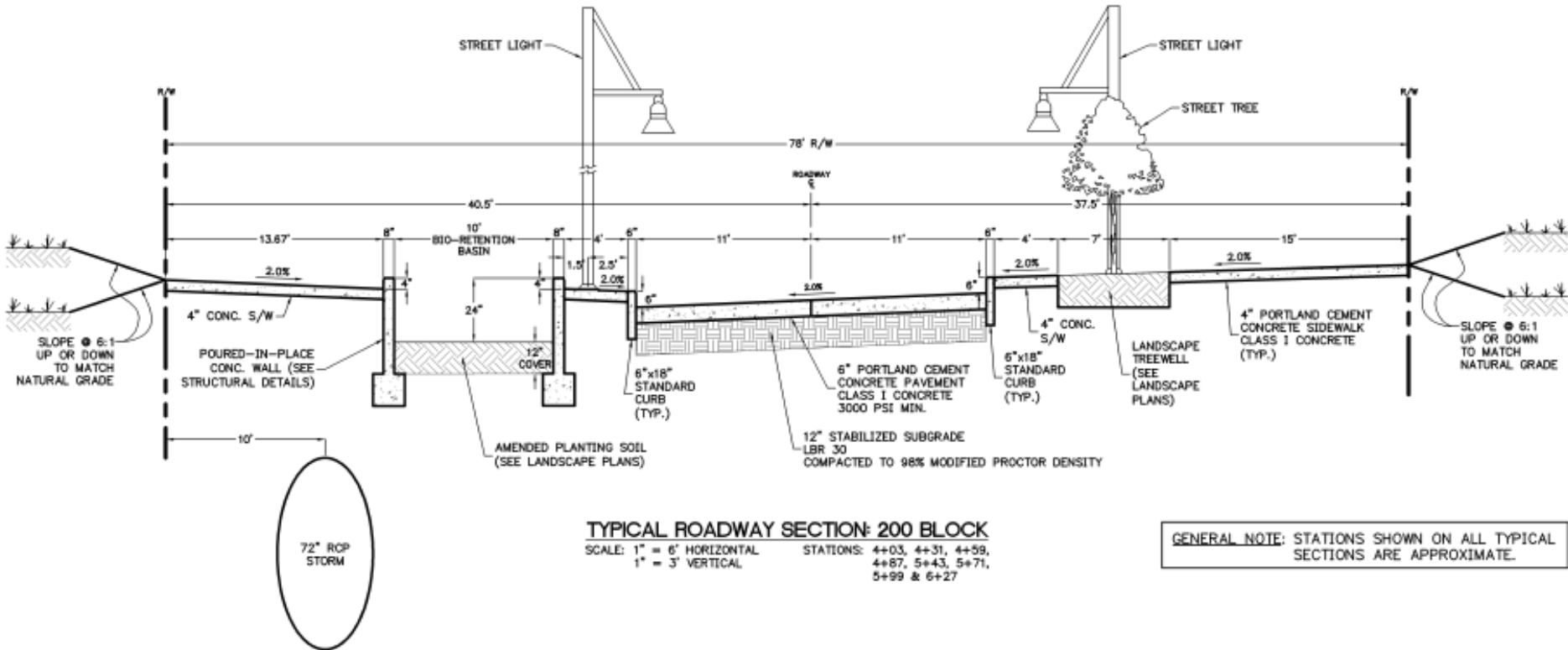


Street Section

Park Section

SW 9th STREET

TYPICAL SECTION (200 BLK)



SW 9th STREET

HARDSCAPE MATERIALS



1 compacted crushed slate
5/8" minus size



2 Scofield Dark Grey
Integral Color Concrete
Sandlast finish not shown



3 Scofield French Grey
Integral Color Concrete
Sandlast finish not shown

SW 9th STREET

SITE FURNISHINGS



Landscape Forms Chase
Park Litter Receptacle
Metallic Silver Finish



Landscape Forms
Ring Bike Rack
Stainless Steel Finish



Landscape Forms
Palisade Bench (72")
Jarrah Wood



Custom Cumaru
Wood Bench
(Similar to picture)

SW 9th STREET LIGHTING



Phillips Lumec
Sole City LED luminaire
Single fixture
Aluminum- Mill Finish



Phillips Lumec
Sole City LED luminaire
Double fixture
Aluminum- Mill Finish



Selux Exelia
Light Column
Aluminum - Silver Finish

SW 9th STREET

TREES



Quercus virginiana
Cathedral Live Oak



Ulmus alata
Winged Elm



Nyssa sylvatica "Wildfire"
Wildfire Tupelo

Taxodium distichum
Bald Cypress

SW 9th STREET GROUNDCOVERS



1. Muhlenbergii capillaris
Pink Muhly Grass



2. Spartina bakerii
Sand Cordgrass



3. Juncus effusus
Common Rush



4. Coreopsis leavenworthii
Coreopsis



5. Iris virginica
Virginia Iris



6. Liriope muscari
Big Blue Liriope



7. Lachnanthes carolina
Redroot

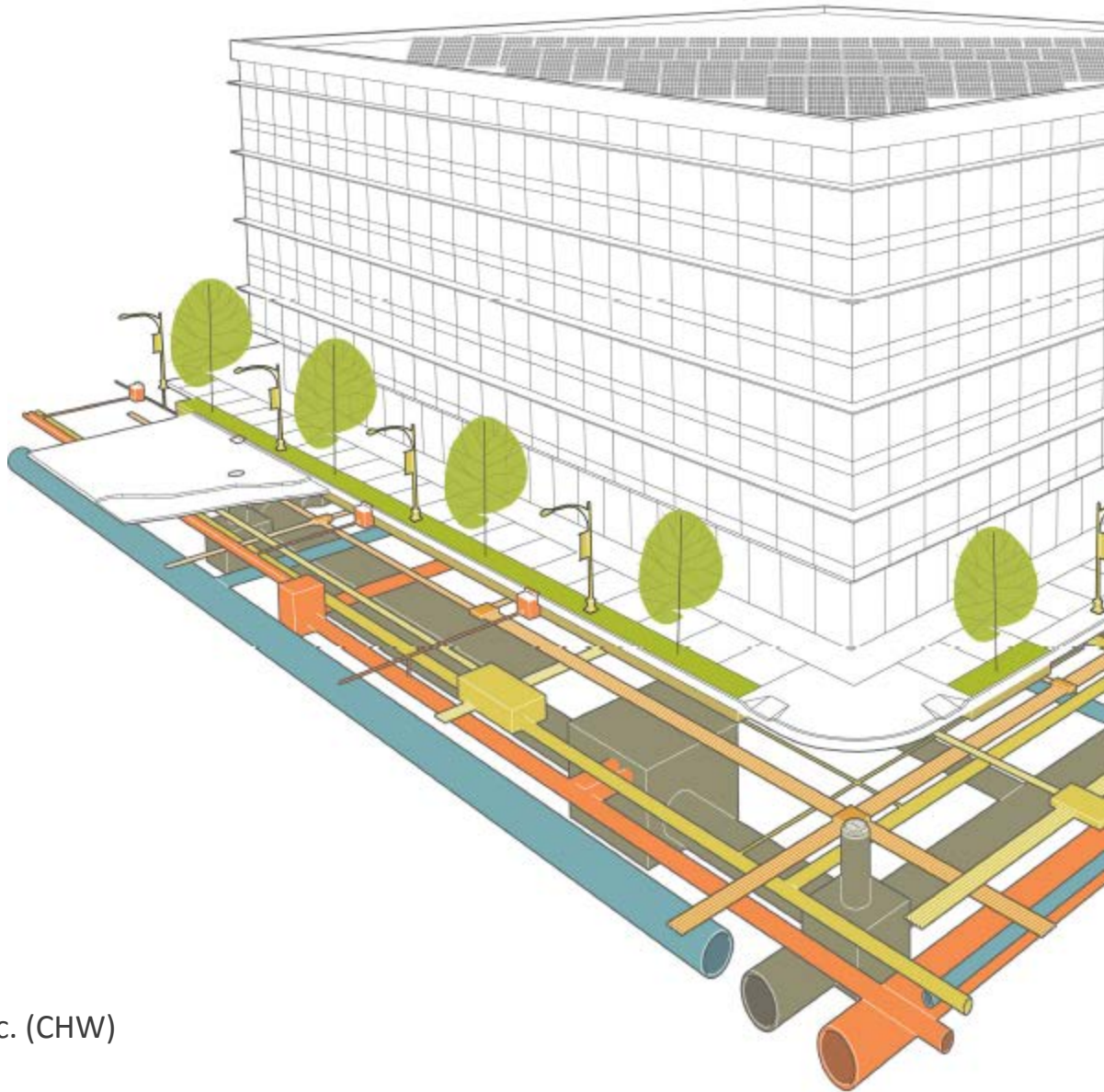
SW 9th STREET

PARK CONCEPTUAL RENDERING



SW 3rd AVENUE

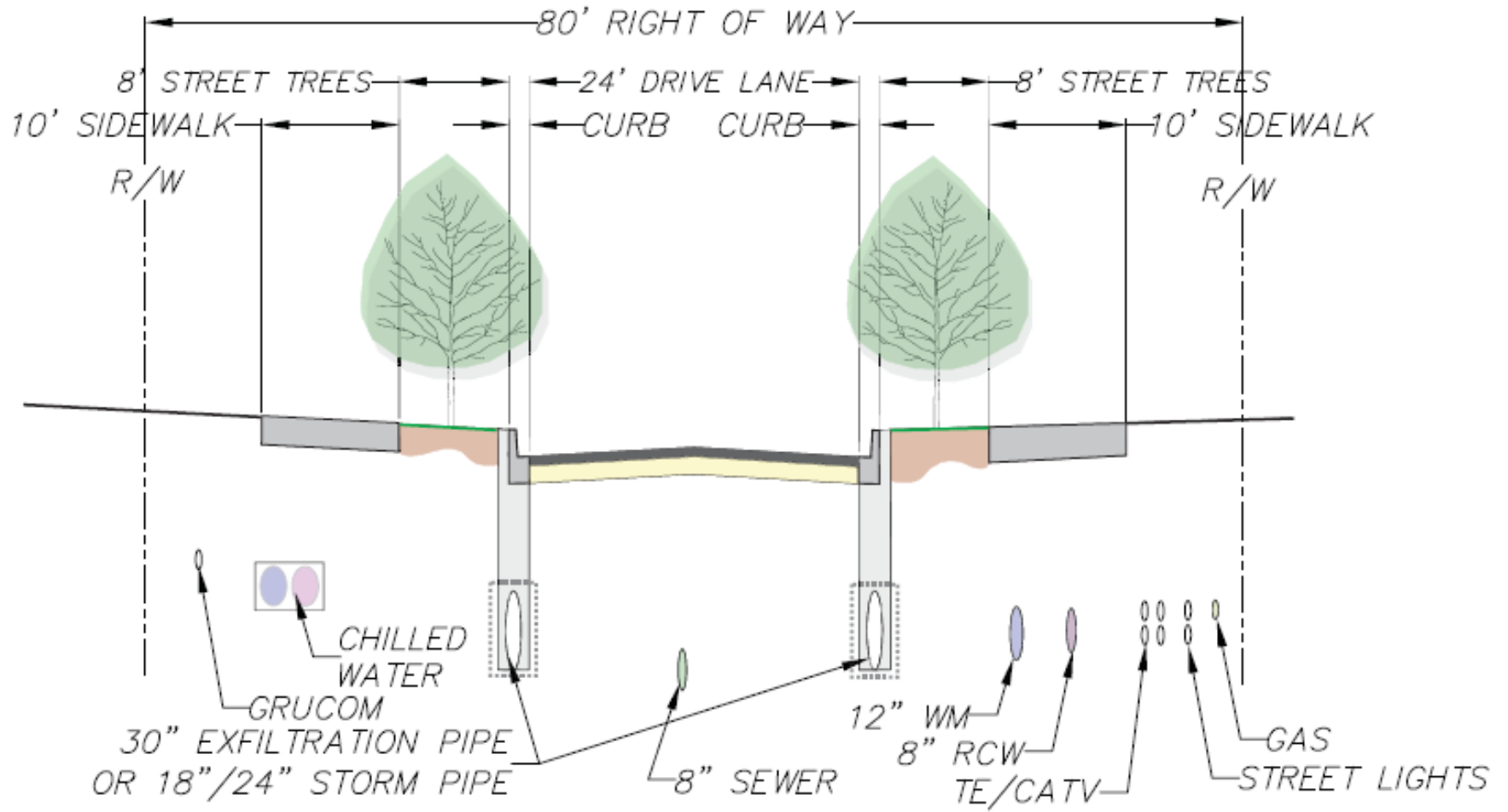
THE UTILITY CORRIDOR



Project Team:
Engineering – Causseaux, Hewett, Walpole, Inc. (CHW)
Landscape Architecture – Perkins + Will (P+W)
Project Management Assistance – Josh Highlander, P.E.

SW 3rd AVENUE

TYPICAL SECTION



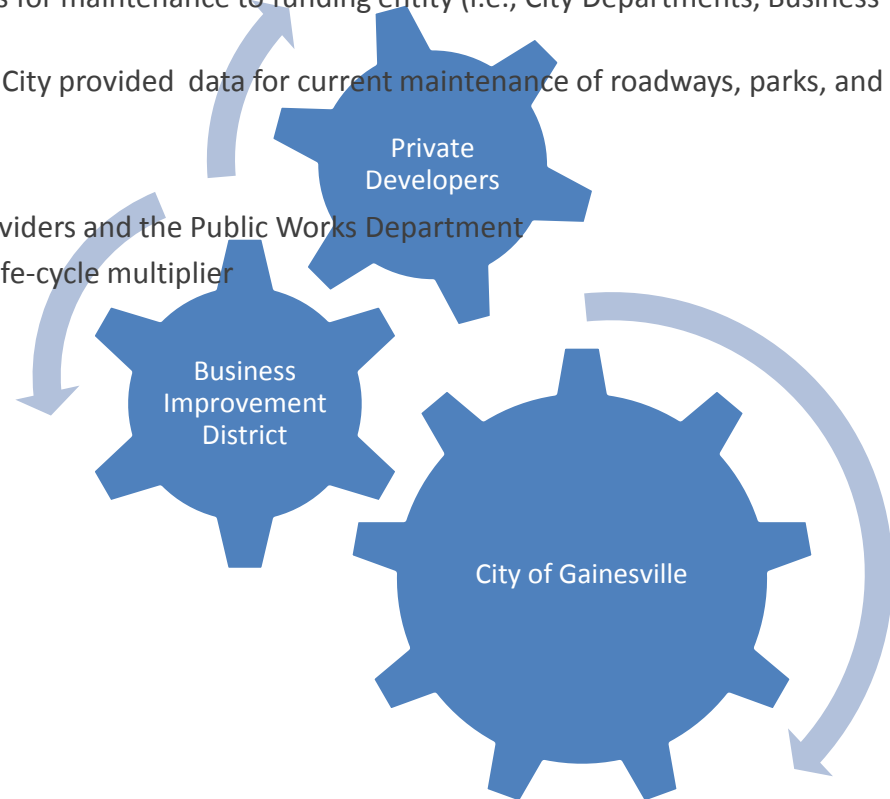
PROJECTED MAINTENANCE COSTS- 60% DESIGN

- **PURPOSE**

- Consider life-cycle of project with respect to maintenance
- Provide feedback loop to design team on design decisions that impact maintenance
- Provide order of magnitude cost projections for maintenance to funding entity (i.e., City Departments, Business Improvement District)
- Compare projected maintenance costs with City provided data for current maintenance of roadways, parks, and stormwater management facilities

- **METHODOLOGY**

- Costs estimates from local maintenance providers and the Public Works Department
- New construction unit cost multiplied by a life-cycle multiplier
- Conservative approach



“Collaboration is the key to success”

PROJECTED MAINTENANCE COSTS- 60% DESIGN

- MAINTENANCE CONSIDERATIONS

- Street sweeping
- Crack Repair/Section Replacement
- Pressure Washing
- Vehicle Damage Repair (curb)
- Restriping
- Weed Control (joints)
- Remove Debris (stone mulch)
- Restore Displaced Stone (stone mulch)
- Monitoring (irrigation controller)
- Reprogramming (irrigation controller)
- Adjustment/Replace Damaged (irrigation heads)
- Repair Damage/Fix Leaks (irrigation)
- Consumption (Water)
- Trim, etc. (trees)
- Debris & Sedimentation Removal (storm structures)
- Sedimentation Removal/Flush (storm pipe)
- Crack Remediation (retaining walls)
- Weed Control & Removal (groundcover)
- Pruning (groundcover)
- Slat Repair/Replacement (fixed benches)
- Ballast Replacement (lights)
- Stain Removal/Cleaning (lights)
- Repair/Cleaning (Prefab. Benches)
- Waste Removal (receptacles)
- Cleaning/Replacement (bike racks)
- Repair/Plank Replacement (boardwalk)
- Patch/Repair (asphalt)
- Reapplication (pine straw mulch)

PROJECTED MAINTENANCE COSTS- 60% DESIGN

Project Component	Average Annual Maintenance Cost (includes life-cycle replacement)
SW 9 th Street - Roadway	\$ 15,652.45* - \$37,450.00**
SW 9 th Street - Park	\$ 4,836.25*-\$8,200.00**
SW 3 rd Avenue	\$ 7,453.50*-\$11,300.00**

* Estimate provided by CRA

** Estimate provided by Public Works Department



RECOMMENDATIONS

- Hear update from staff
- Authorize staff to move forward with final CD's for SW 9th Street, SW 3rd Avenue and SW 9th Street park projects as publicly maintained infrastructure
- Authorize the City Manager to accept the deeds for right-of-way dedication

