

# GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY

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PROJECT UPDATE

May 19, 2008

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# Recently Completed Projects

# Fifth Avenue Tot Lot



**2007  
Beautification  
Award Winner**



**Gainesville CRA  
Projects**



# Model Block Homes



**Gainesville CRA  
Projects**

# NW 5<sup>th</sup> Avenue Streetscape





# Façade Grant Program B'nai Israel Cemetery Wall

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**2007  
Beautification  
Award Winner**

# WalMart Streetscape

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**Gainesville CRA  
Projects**



# Regents Park Phase 2

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# Southeast 7<sup>th</sup> Street Lighting

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**Gainesville CRA  
Projects**

# Porters Neighborhood Improvements





# Rush Building – Facade Grant



**2007  
Beautification  
Award  
Winner**

**Gainesville CRA  
Projects**

# NW 14<sup>th</sup> Street Lighting





# Stratford Court



# Revised Incentive Programs

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## Transformational Incentive Program

- Baseline criteria added i.e. LEED
- Revised scoring to be more selective
- Revised eligible costs

## Redevelopment Incentive Program

- Tailor costs
- Revised qualifications
- “Green” building



# Revised CRA Streetscape Standards



**Gainesville CRA  
Projects**

# SW 2nd Avenue Reconstruction

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# Tumblin Creek Fence

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# Southwest 5<sup>th</sup> Avenue Triangle

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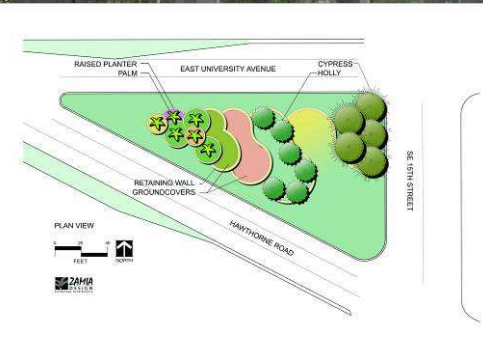
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# Projects In Process

# Eastside Gateway



VIEW TO EAST -- UNIVERSITY AVENUE AT HAWTHORNE ROAD





# Kennedy Homes Redevelopment



Eastside

Gainesville CRA  
Projects

# 1712 & 1714 SE Hawthorne Rd.

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Eastside

Gainesville CRA  
Projects



# East University Avenue Medians

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Eastside

Gainesville CRA  
Projects



# Cotton Club & Perryman's Grocery



Eastside

Gainesville CRA  
Projects

# Porters Improvements

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Downtown

Gainesville CRA  
Projects



# Lynch Park Improvements

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Downtown

Gainesville CRA  
Projects



# Downtown & CPUH Parking Study



Downtown/CPUH

Gainesville CRA  
Projects

# GRU Operations Site Master Plan

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Downtown

Gainesville CRA  
Projects



# Model Block & Santa Fe Homes



Fifth Ave/Pleasant St.

Gainesville CRA  
Projects

# NW 6<sup>th</sup> Street Rail Trail

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Fifth Ave/Pleasant St.

**Gainesville CRA  
Projects**



# University House



Fifth Ave/Pleasant St.

Gainesville CRA  
Projects

# Bethel Station Adaptive Reuse



Downtown

Gainesville CRA  
Projects



# Jefferson 2<sup>nd</sup> Avenue

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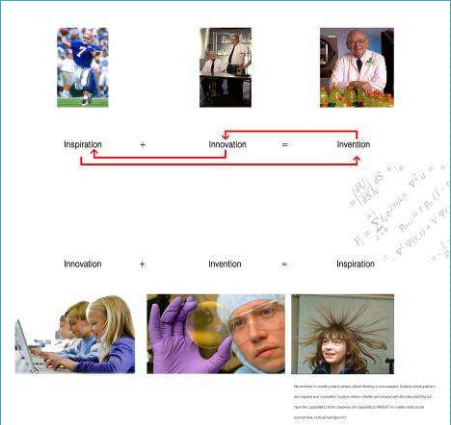


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Downtown

Gainesville CRA  
Projects

# Depot Park/Cade Museum



Downtown

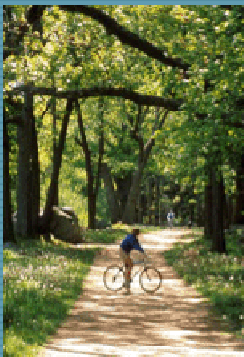
Gainesville CRA  
Projects



# Depot Park Design & Tech Standards

C R J A

Carol R. Johnson Associates is an award-winning landscape architectural design and environmental planning firm with offices in Boston, MA, Knoxville, TN, and Abu Dhabi, UAE. Founded in 1959, our practice has expanded over the years into a 65-person firm serving national and international clients. CRA has developed a reputation for excellence in the design of both natural and urban environments. This multifaceted reputation and our ability to collaborate effectively in team situations have led to long-standing relationships with many of the country's leading architects and engineers. Our contribution brings measurable value to the projects we undertake. Our design approach integrates natural systems with built features, achieving high quality, cost-effective solutions through the use of innovative and environmentally sensitive design.



We are landscape architects devoted to excellence in the planning and design of outdoor spaces. We seek clients who are interested in us as collaborative partners and in the thoughtful, creative problem solving that is our hallmark.

Our projects focus on people, the environment, and connections between the two. We combine unflinching design, horticulture, art, and sciences to make meaningful and uplifting places for people to live, work, and play. We are also known for our careful selection of materials, our craftmanlike details, and innovative construction techniques that make our built work durable, elegant and still easily maintainable. We view Landscape Architecture as a craft and an art, and treat each project in that spirit.

CAROL R. JOHNSON ASSOCIATES INC

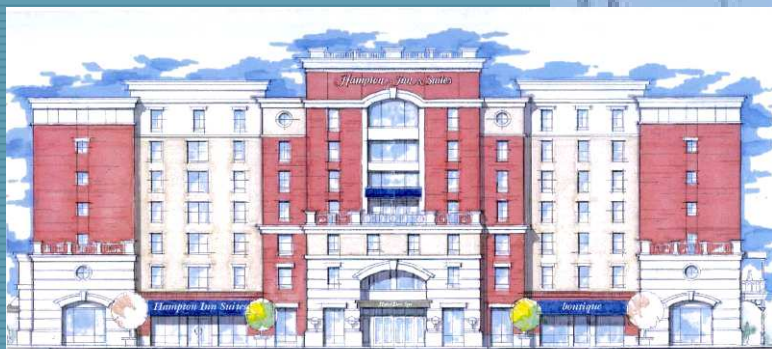
LANDSCAPE • ARCHITECTURE • ENVIRONMENTAL PLANNING • DESIGN • PROJECT MANAGEMENT



Downtown

Gainesville CRA  
Projects

# Hampton Inn



southeast first street elevation



Downtown

Gainesville CRA  
Projects



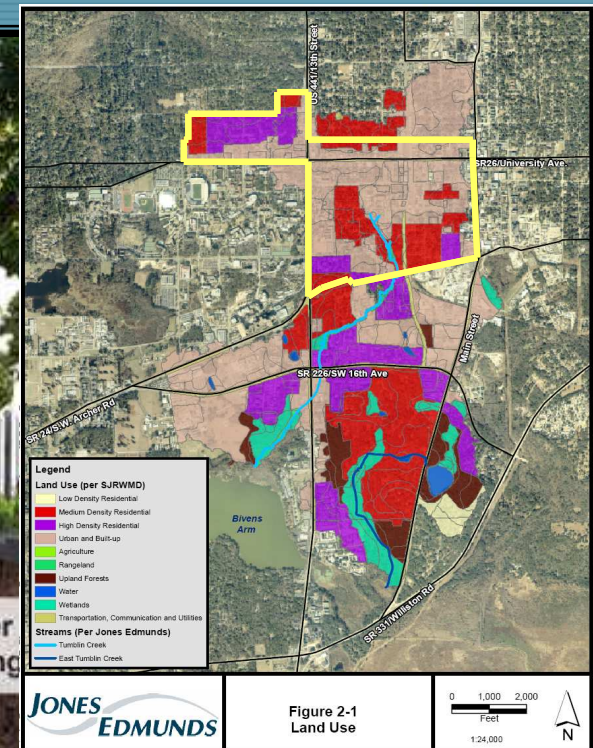
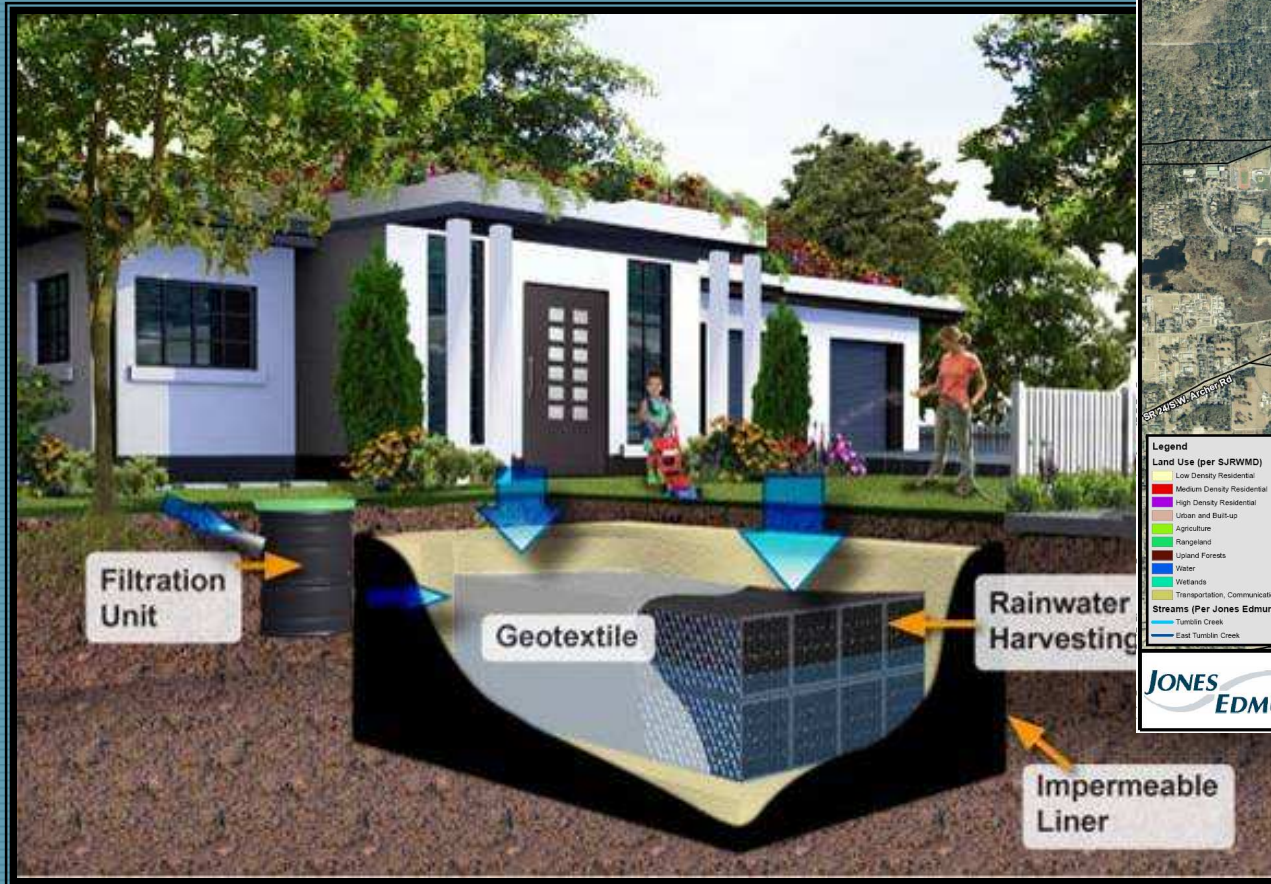
# University Avenue Improvements



Downtown/CPUH

Gainesville CRA  
Projects

# SW 7<sup>th</sup> Avenue Improvements



College Park/University Heights

Gainesville CRA  
 Projects



# SW 2nd Avenue Master Plan

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College Park/University Heights

**Gainesville CRA  
Projects**

# SW 13<sup>th</sup> Street Overpass

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College Park/University Heights

**Gainesville CRA  
Projects**



# Depot Avenue Trail Enhancement



College Park/University Heights

Gainesville CRA  
Projects

# CRA Changes

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- Staff position re-alignment
- Office Assessment
- Develop project numbering system
- Develop schedule tracking system



# Staff realignment serves as a good foundation for greater efficiency

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## Pre-Realignment (and pre-hiring)

### Characteristics

- Primary focus is the area
- Projects organized by area with limited assistance from areas
- Difference levels of functional expertise among staff, but expertise not shared across areas
- Absence of expertise in Budgeting, Finance, and Engineering

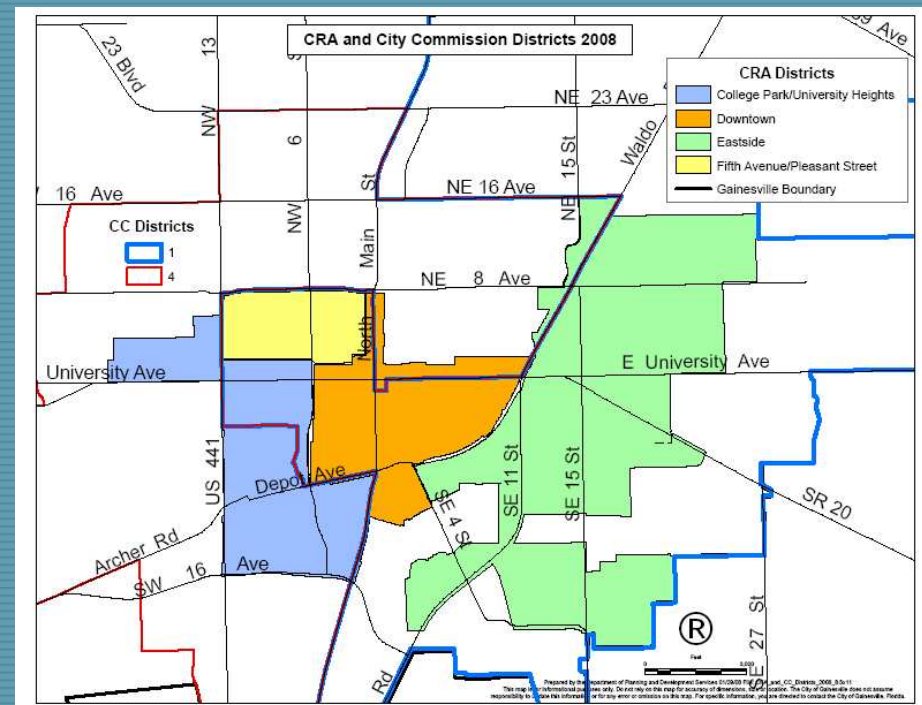
## Post-Realignment (and post-hiring)

### Characteristics

- While projects are still specific to an area, the primary focus is the project
- Projects organized by teams to bring required functional expertise\*\* necessary for particular project
- Includes staff expertise in Engineering, Budgeting, and Finance\*\*
- Consolidated area-specific positions to provide capacity for functional-specific positions

# 2007-2008 CRA Office Assessment

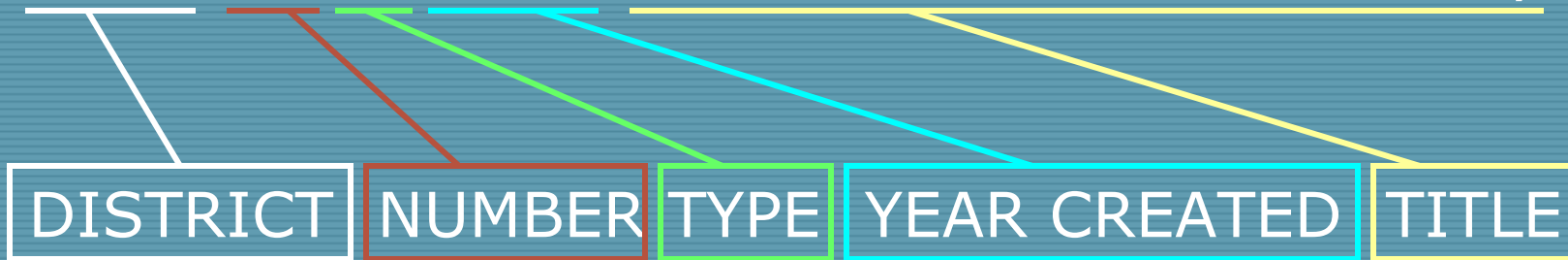
- 74 total projects
- 12 multi-district projects
- 10 CPUH
- 31 DRAB
- 9 ERAB
- 12 DRAB





# Project Identification/Sorting System

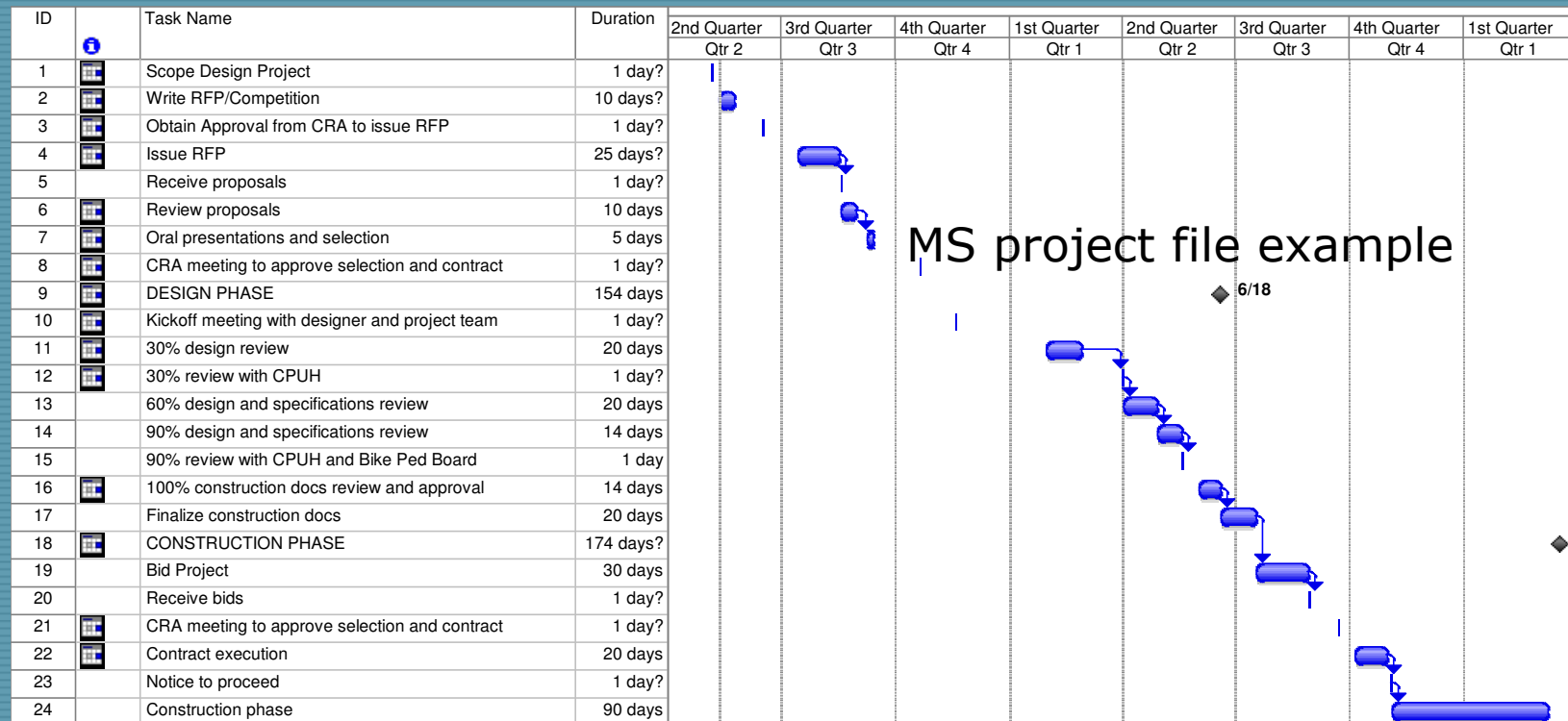
CPUH-02-IF-2008:SW 7th Ave Exfiltration Study



Other Examples:  
FAPS-14-SC-:NW 5th Ave Streetscape  
ERAB-03-AQ-2008:Kennedy Homes  
DRAB-32-SC-:Main Street Medians  
CFED-04-SC-:Bus Shelter Design

# Project Tracking

## MS Project Application





# Conclusion

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- 74 projects, 8 staff members
- CRA has added new functions
- Workload requires changing strategies
- Workload is not expected to lessen any time soon