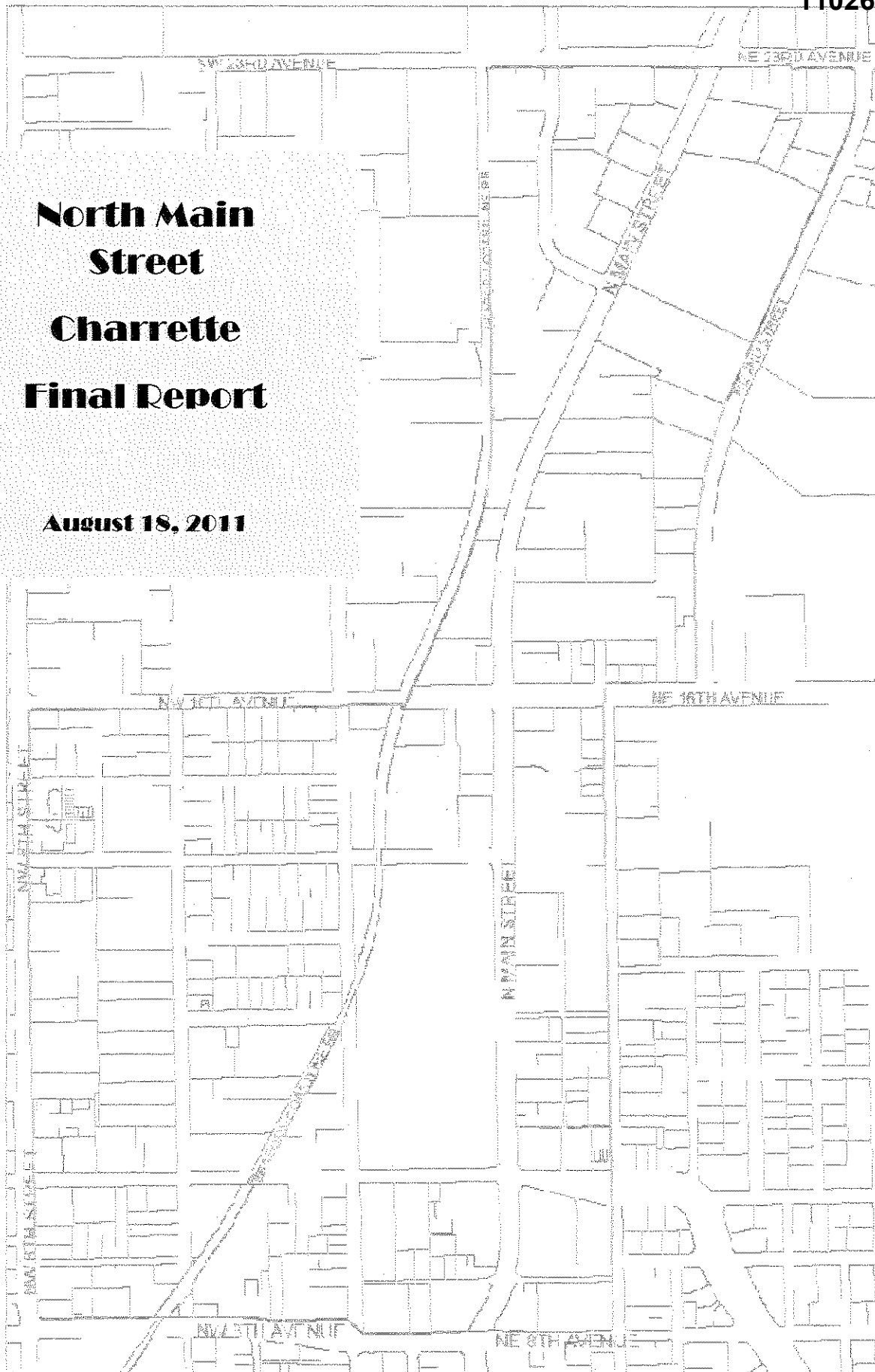


LEGISLATIVE #

110264

**North Main
Street
Charrette
Final Report**

August 18, 2011



Final Report

North Main Street Charrette of February 15, 2011

Explanation

The Gainesville City Commission in 2010 requested that the Planning & Development Services Department hold a public planning workshop (or charrette) to allow residents, businesses, and other interested parties to voice their recommendations and concerns regarding an area in the North Main Street corridor. The 213-acre Charrette Area (see Exhibit B-1: North Main Street Charrette– Background Information) is located between North 8th Avenue and North 23rd Avenue, between Northeast 2nd Street and Northwest 6th Street south of Northwest 16th Avenue, and between the railroad right-of-way north and Northeast 2nd Street north of Northwest 16th Avenue. Public notice for the Charrette was published in the Gainesville Sun on February 10, 2011. The Charrette was also announced by mailed and hand-delivered flyers (Exhibit B-5) within the Charrette Area, by e-mail, and on the City's website, where background information was posted.

The North Main Street Charrette was a two and one-half hour, evening event held at the St. Patrick Interparish School on February 15, 2011. Approximately 100 people attended, including several City Commissioners and members of several citizen advisory boards. A background information document (Exhibit B-1) was provided for attendees, various large maps were displayed, and staff from several City departments and from Alachua County Public Works were in attendance and served as resources for the Charrette. Presentations on the Charrette Area were made by City staff on land use and census information, transportation, code enforcement, and on crime and traffic incidents. A presentation was also made by a developer's representative on the redevelopment of a vacant car lot at 1703 North Main Street into a two-story medical office building for UF & Shands Family Medicine. After the presentations, participants broke into discussion groups on Transportation Topics, Neighborhood Concerns, Business & Development Opportunities, and Land Use & Urban Design. Spokespersons from each group then presented their group's comments to the re-assembled charrette participants.

Planning staff has provided summary comments (Exhibit A-1) from the four discussion groups in the North Main Street Charrette report. Staff has also provided updated information (see Charrette Results, below, and Exhibits C-1, C-2, C-3 and C-4) on projects within the Charrette Area. These include projects discussed at the Charrette such as the Main Street resurfacing and signalization project from NW 8th Avenue to NW 23rd Avenue, and the UF & Shands Family Medicine office building. Of particular note are two City transportation projects that have been built and/or funded as a result of public input provided at the Charrette. The first is the construction of sidewalks on NW 14th Avenue between NW 2nd and NW 4th Streets, and between NW 5th and NW 6th Streets. This project was not previously programmed by the Public Works Department. The second project is the reconstruction of NE 2nd St between NE 10th & NE 16th Avenues. Subsequent to the Charrette, the City Commission amended the CIP to include funding for project design in FY13 and construction in FY15. Another City project is

GRU's water distribution system rehabilitation and replacement in the Grove Street Neighborhood. This was in response to GRU's investigation of customer reports of rusty water in the Grove Street Neighborhood during the past year, including comments made by Charrette participants.

Charrette Results

Transportation Projects:

- **Main Street resurfacing and signalization project from NW 8th Avenue to NW 23rd Avenue** (Alachua County Public Works Department). This \$1.2m project includes placing the final layer of asphalt on the roadway from NW 14th Avenue to just north of 16th Avenue, the reconstruction of the signals at NW 10th Avenue and NW 16th Avenue, sidewalk construction where feasible (i.e., where easements have been provided), and the placement of fiber-optic cable to connect the signals to the Traffic Management Center. Work began on June 20, 2011, and is expected to last through December 2011.
- **NE 2nd St reconstruction between NE 10th & NE 16th Avenues** – Subsequent to the Charrette, the City Commission amended the CIP to include funding for project design in FY13 and construction in FY15. Preferred cross-section is two lanes with curb and gutter, with sidewalks on both sides (one is shared-use path), and with stormwater treatment.
- **Construction of sidewalks on NW 14th Avenue between NW 2nd and NW 4th Streets, and between NW 5th and NW 6th Streets**- This project was not previously programmed by the Public Works Department and is a direct result of citizen comments made at the North Main Street Charrette.

Utility Projects:

- **Water distribution system rehabilitation and replacement in Grove Street Neighborhood** (GRU). Over the last year or so, GRU Murphree WTP Lab staff and Water Distribution personnel have investigated periodic customer reports of rusty water in the Grove Street Neighborhood. The investigation revealed that in one or more cases routine fire hydrant flushing by Gainesville Fire and Rescue (GFR) caused a short-term occurrence of rusty water. This was noted when the fire hydrant on the SE corner of the intersection at NW 4th Street and NW 12th Avenue was flushed. GRU Water Distribution staff communicated the customer concerns and discussed the issue with GFR Senior Staff.

GRU's Murphree Water Treatment Plant lab staff responded to one or more complaints of rusty water at 1214 NW 4th Street which is the Small World Day Care Center. GRU Lab staff confirmed the rusty water report, and GRU Water Distribution personnel subsequently replaced the existing galvanized steel water service with new HDPE piping, which resolved the problem.

GRU also received customer complaints concerning rusty water at 1022 and 1102 NW 4th Street. Investigation confirmed the rusty water reports, and GRU Water Distribution personnel subsequently replaced the existing galvanized steel water service with new HDPE piping, which resolved the rusty water problem at both residences.

GRU Lab staff confirmed the rusty water reports by Quick-Med Tech at 902 NW 4th Street. In this case, GRU Water Distribution personnel replaced several hundred feet of existing two-inch galvanized steel water main with new SCH 40 PVC pipe (on NW 9th Avenue) and replaced the customer's water service. This appears to have addressed the rusty water complaints from Quick-Med Tech.

Private Projects:

- UF and Shands Family Medicine - new medical building, 1703 North Main Street, discussed in a presentation at the North Main Street Charrette. The Development Review Board approved the site plan on July 14, 2011. This was preceded by rezoning from Automotive-oriented business district to General business district (Ordinance 100865 approved on June 16, 2011 by City Commission).
- Wade Raulerson Buick/GMC site has an approved site plan for improvements. A development order was issued on June 15, 2011.
- Recent refurbishment of the Jiffy Lube at 1921 North Main Street.
- Repainting of Gainesville Housing Authority's multi-story residential building at 100 NE 8th Avenue.
- Repainting of Firestone Complete Auto Care, and signage replacement – 725 North Main Street.
- Repainting of Gainesville Shopping Center – 1002 North Main Street.
- Repainting of used car dealership across from new medical building at 1700 N. Main Street.
- Repainting of U-Haul facility at North Main Street and 8th Avenue.
- Repainting of Popeye's restaurant at 1412 North Main Street.
- Repainting (in 2010) of Wood You Furniture at 1601 North Main Street.
- Note: Although the rear of the Gainesville Shopping Center was mentioned by a citizen during the Charrette as something that could be aesthetically improved, staff has no basis to believe that this or any of the other exterior paint jobs arose because of the Charrette. Nonetheless, it is encouraging to see good property maintenance as evidenced by the above-listed projects, and it bodes well for the area.

List of Appendices**Appendix A – Summary Comments from Discussion Groups**

Exhibit A-1 Summary Comments from Discussion Groups

Appendix B – Background Information

Exhibit B-1 North Main Street Charrette – Background Information

Exhibit B-2 Agenda – North Main Street Charrette, February 15, 2011

Exhibit B-3 Charrette PowerPoint Presentations

Exhibit B-4 Charrette Flyer

Exhibit B-5 Acknowledgments

Appendix C – Updated Information

Exhibit C-1 NW 14th Avenue Sidewalks

Exhibit C-2 N Main Street Charrette Study Area (Transportation Projects)

Exhibit C-3 Summary of Transportation Projects

Exhibit C-4 Main Street Mill & Resurface (County Project)