

NW 1st Avenue Streetscape



Project update, CRA Board August 21, 2017

Sarit Sela, AIA, Project Manager, (352) 393-8207 selas@cityofgainesville.org

Agenda

- Project Recap
- Maintenance of Business
- Construction Update
- Schedule & Next Steps



Project Recap



Why NW 1st Avenue?

- Prime location
- Use and user variety
- Potential redevelopment



Why NW 1st Avenue?



2014: Community Priorities

- **Underground utilities**
- **Maximize on-street parking**
- **Improve waste management**
- **Improve accessibility & safety**



Redevelopment Principles

- Maintain 2-way traffic flow
- Underground utilities
- Upgrade water service
- Add continuous sidewalks
- Increase multi-modal on-street parking
- Plant quality shade trees
- Add consistent street lighting
- Relocate dumpsters from right-of-way & provide enclosures
- Install safety cameras
- Prepare for Smart Lights



Artist view of renovated NW 1st Avenue

Maintenance of Business



Façade Programs

- Area targeted, time limited, enhanced programs
- (6) Architectural Assistance + (8) Façade Grant + (4) Residential Paint
- So far, 18 properties approved for 3 programs
- Total approximate CRA investment \$180K



Baptist Collegiate Ministries, view from W University Avenue

KEY



Architectural Assistance



Paint Program - Complete



Facade Grant - Complete



Façade Grant - Undergoing



Proposed Façade Grant Program Revision

- **Direct Stakeholders:** Non-residential properties located within the Target Area, whose main access is off NW 1st Ave, business address is on NW 1st Ave, or retail plazas with (6) businesses or more.
- **Direct Stakeholders**
 - 100% subsidy for initial investment of up to \$7,500
 - 50%-50% thereafter up to \$57,500 CRA share
- **Other eligible stakeholders**
 - 75%-25% CRA support up to \$10,000
 - 50%-50% contribution thereafter, up to \$57,000 CRA share
- **Time limited**



Marketing & Communications

- Branding
- Social media
- Direct stakeholder + community emails
- Wayfinding, parking information + handouts

OFFICIAL SOCIAL MEDIA

#midtownGNV

facebook.com/midtownGNV
instagram.com/midtownGNV

www.moreinmidtown.com

@GainesvilleCRA



On-Going Support

- Complementary decals & parking
- Daily site visits & stakeholder engagement
- Midtown team lunches

City of Gainesville
"THE UNIVERSITY CITY"

SPECIAL VISITOR PARKING PERMIT
For Controlled Vehicular Parking Area
Place On Driver's Side Of Dashboard

Expires: 12/31/17 No.: 2402

Name: _____

Address: NW 1st AV ZONE 2/3/10

Date Issued: _____

Approved: _____



Construction Update



YOU HAVE TO BREAK A FEW

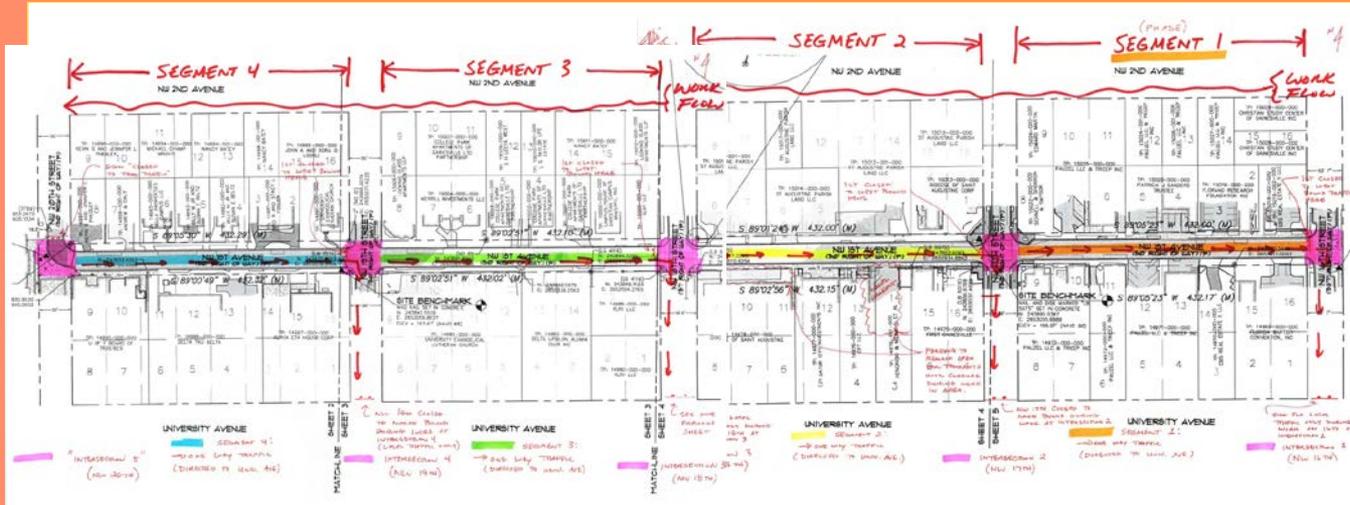
EGGS

TO MAKE AN OMELETTE



Guiding Construction Strategy

- Goal: minimize impact to businesses
- Self imposed accelerated construction timeline between Gator football seasons (December 2016 through August 2017 = 9 months)
- Block by block construction with one way closure at a time, maintaining vehicular and pedestrian access to all blocks at all times



Construction Challenges

- **Implications of block by block construction:**
 - Multiple mobilizations: more time, money, and lack of work continuity for subs
 - Project multiple rebid due to high bidding prices and low participation
 - Time consuming on-going coordination with local stakeholders to allow constant vehicular and pedestrian access
- **Construction unknown unknowns**
- **Labor shortage**
- **Unprecedented rainy season**

http://www.alligator.org/news/article_be2c1f34-7649-11e7-822b-cf10643a2515.html

LOCAL

Gainesville reached a record high for rainfall in June and July

Sara Marino Aug 1, 2017

Construction companies anticipate more work in 2017, but labor shortage looms

<http://www.sun-sentinel.com/business/fl-construction-hiring-outlook-20170110-story.htm>



Herald-Tribune

Construction projects are delayed and cost more because of a labor shortage

Posted May 29, 2017 at 12:01 AM



Man hole conflict with AT&T pipe



Utility conflict with tree roots

Schedule Remediation

- Expedited construction during summer months
- Simultaneous work on all 4 blocks
 - 1600 + 1900 open to through traffic
 - 1700 + 1800 local traffic only (June-August)
- Multiple crews on sites
- Weekend work



1700 & 1800 Blocks Mid-June until the first week of September

Construction work areas will include road closure for through traffic with accommodation for residents and service vehicles. On street parking and multi-tenant parking lots off NW 1st Avenue, 1700 and 1800 blocks, will not be available during this time.

LEGEND

- Work Area Closed to Vehicular and Pedestrian Traffic
- One Way Service Drive maintained through-out Construction
- Prohibited Path Maintained through Construction
- Scooter Parking to be provided inside work area



EXPEDITED Summer Construction Plan Mid-June until the first week of September

Questions? Contact Gainesville CRA (352) 395-8200 or visit www.moreinmidtown.com

- Parking for Residents and Owners available at 1955 NW 1st Avenue parking lot, 7a.m. to 5p.m. Monday through Friday. Complimentary decals for zones 2, 3, and 10 are available from CRA for stakeholder use. Pick up at CRA Office: 802 NW 5th Avenue, Suite 200 Monday to Thursday 7a.m. to 6p.m.
- Pedestrian access maintained from 17th Street to The Social and from 18th Street to Stadium Club shops as long as possible to not delay construction.
- Residential properties on 1800 block will have access to driveways, or will be directed to nearby on-street parking near their driveway.
- Parking for Delta Upsilon Fraternity in the overflow lot on the corner of NW 1st Ave and 20th Street or via complimentary street parking decals from the CRA. Pick up at CRA Office: 802 NW 5th Avenue, Suite 200 Monday to Thursday 7a.m. to 6p.m.
- 18th Street will be closed to local traffic-only at University Ave. The local traffic will be allowed for the Stadium Club Parking Garage.
- A temporary one-way service drive will be maintained to the dead-end alley near Study Edge to allow the existing dumpsters to remain in place during construction.
- Scooter parking will be provided at the intersection of NW 1st Ave and NW 17th Street.
- Delivery and solid waste trucks for businesses on the 1700 and 1800 blocks will be accommodated in the work area as they have been on the 1600 and 1900 blocks during construction. Coordination will be done between businesses, truck drivers and on-site CPSS Superintendents.

Underground Work Completed

- Primary & secondary utility trenches
- Utility connections to all properties
- Street and tree light preparation
- Upsized water pipe
- Gas pipe
- GRUcom
- Cox
- AT&T



Underground Work Completed

- Silva Cells install = Improved tree growth & stormwater system



Aboveground Work

- 4,000 LF Sidewalks
- On-street parking: 110 scooters & ~55 cars, including 7 loading zones and 2 ADA cars
- 2,000 LF Overhead utility conversions & connections to ~50 private properties/businesses
- 47 Shade trees + Tree lights outlets
- 43 Street lights + Prep for Smart Lights
- 29 Driveways
- 32 bike racks
- 9 Private dumpster enclosures for 16 dumpsters
- 8 Trash & recycling bins
- 5 Benches
- 4 GPD safety cameras
- 1 Newspaper rack



Schedule & Next Steps



What to Expect on Friday, September 8?

- **Gator home football games 2017**
Sept. 9, 16, & 30, Oct. 7 & 14, Nov. 18 & 25
- **Safe passage for pedestrians & vehicles**
coordinated with GPD and PWD
- **On-street parking on 1600 & 1900 blocks**
- **1700 & 1800 dirt roads**
- **Photo-ops, hydration station, project info**



What's Left?

- 1600 & 1900 blocks: utility conversions, decorative pavers, trees, dumpster enclosures, street furniture
- 1700 & 1800 blocks: all concrete, decorative work & utility conversion
- Final layer of asphalt at work completion on all 4 blocks
- GPD-CRA Midtown Ambassador pilot program
- PWD-CRA Parking management



View of 1900 block facing west - taken August 4, 2017



View of 1700 & 1800 block facing west. One College Park construction site the north of the street project.

Community

"It's really looking good. I can't wait to see it finished!"
Ernie Cox, Pi Kappa Alpha, 1900 block, 8/10/17

"Thank you Sarit for the good work that you do!"
Mickey Milam, property owner 1700 block, 8/3/17

"I have a lot of respect for the crews working on this project out in the heat all day. They work so hard and they are doing a terrific job." *Mary Wise, St. Augustine Church, 1700 Block, 7/20/17*

"Thanks again for all your help with this project. You've been wonderful! ... Thanks again for all your help." *Gregory Kraak, Delta Upsilon, 1800 block, 7/6/17*

"Thanks also for all the work that we know you are doing. I spotted you out in your bright orange vest the other day chatting with a bunch of construction guys. I'm sure it gets more than a little challenging sometimes, so thank you."
Richard Horner, Christian Study Center of Gainesville, 4/11/17

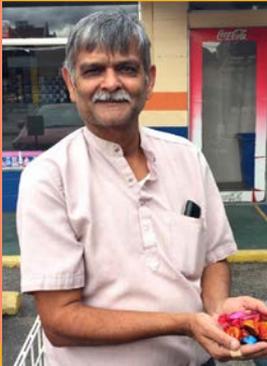
"Wow! I love these!!! What a blessing to have stumbled into this project. I am so grateful for the work you have all done and very much looking forward to getting this completed. ... Again, what a blessing you all have been."
John Roberts, Delta Upsilon, 1800 block, 12/12/2016



City of GAINESVILLE
BUDA
MOBILIZING YOUR WORLD
COX
HINES
Hamlet CONSTRUCTION COMPANY
CPPI CHARLES PERRY PARTNERS, INC.
CHW Professional Consultants
GRU
DAVID CONNER + ASSOCIATES
HICKS SPECIALTY PAVING & CONCRETE
P.W. Norfleet, LLC

Through effective collaboration and communication, this team will transform Midtown into a flagship streetscape that instills pride in the team and community.

www.moreinmidtown.com



Recommendations

1. Hear presentation from staff.
2. Approve proposed program changes as described, and authorize CRA Executive Director or designee to execute all necessary documents once approved by CRA Attorney as to form and legality.



Sarit Sela, AIA, Project Manager

(352) 393-8207, selas@cityofgainesville.org

