

# Community Redevelopment Agency

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



## **Meeting Agenda**

**July 21, 2008**

**3:00 PM**

**City Hall Auditorium**

*Jeanna Mastrodicasa (Chair)  
Thomas Hawkins (Vice-Chair)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Scherwin Henry (Member)  
Craig Lowe (Member)  
Lauren Poe (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 - 3:01 PM****ROLL CALL****ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****080177. Community Redevelopment Agency (CRA) Minutes (B)**

**RECOMMENDATION**            *The CRA approve the minutes of June 16, 2008, as circulated.*

080177\_min\_20080721.pdf

**EXECUTIVE DIRECTOR CONSENT****080178. CRA Project Summary (B)**

*Explanation: As a regular informational item on CRA agendas, Staff provides a brief update on selected referrals, redevelopment projects and development agreements under review. This monthly update is typically a limited sampling of the CRA's many on-going projects, as opposed to a complete list. The entire list of projects is attached as backup to this item.*

*CRA Wide*

*CRA Sustainability Policy - On this agenda*

*CRA Annual Report - The CRA report for FY 2007 has been published and distributed to taxing authorities, Board Members, and the general public. The CRA will continue to utilize the Annual Report as a valuable marketing tool over the next year.*

*CRA Maintenance Programs - CRA currently provides/manages maintenance activities such as pressure washing, landscaping, and street cleaning. The Downtown Board is currently examining the feasibility of using free labor from the Alachua County Corrections Dept. as an alternative to funding maintenance services in the area.*

*CRA Website - On this agenda*

*Awards Applications - Staff has submitted the CRA's FY 2007 Annual Report to the International Economic Development Council (IEDC) for consideration in the IEDC's Annual Awards. Staff has also submitted the rehabilitated 5th Avenue Tot Lot and the FY 2007 Annual report for the Florida Redevelopment Association (FRA) annual awards.*

*Façade Grants - CRA staff and the CRA attorney are finalizing legal agreements for recent recipients of the DRAB façade grant program. The CPUH Advisory Board approved two façade grants at the June 2008 meeting, and one façade grant at the July 2008 meeting.*

*Architecture, Landscape Architecture, Historic Preservation Services - In March 2008, the CRA issued a request for statement of qualifications to obtain annual professional services for architecture, landscape architecture, and historic preservation. The selected firms are Zamia Design Landscape Architecture (Gainesville, FL), RBK Architects (Tampa, FL), and Jay Reeves and Associates, Inc Architecture and Design (Gainesville, FL). Examples of the types of projects that these firms will be selected for are the Model Block, streetscapes, and adaptive reuse projects.*

*University Avenue Medians - The construction documents for the 5 medians in CPUH and 3 medians in the Eastside, including irrigation systems, are complete. The bid documents are being prepared and it is anticipated that the invitation to bid will be released before the end of July.*

*CPUH and Downtown Parking Studies - Staff is working with consultants from Rich & Associates to coordinate a timeline for services. It is anticipated that background work will occur over the summer. However, in order to achieve an accurate assessment of local conditions, observations of local parking demand will be scheduled after students have returned for Fall Semester.*

#### *Eastside*

*Southeast Gainesville Redevelopment Initiative - Wilson-Miller presented the Special Area Plan document to the City at the May 12th City Commission meeting. Staff from the CRA, Community Development, and the City's Attorneys office are currently working together to finalize the document in order to begin the process of incorporation into the Land Development Code.*

*Kennedy Homes - At the May 2008 meeting, the CRA approved the scope for redevelopment at the former Kennedy Homes property. On June 23, 2008, the City Commission approved optioning the property to the CRA. Staff anticipates issuing the RFP in late summer or early fall, in conjunction with a targeted marketing campaign aimed at attracting top caliber respondents.*

*Hawthorne Road Properties - At the April 2008 meeting, the CRA approved the purchase of two lots on Hawthorne Rd to be redeveloped to encourage economic development in the SEGRI area. The CRA closed on the properties on June 9. A survey has been completed and internal site analysis is underway.*

*Renaissance Lights on University from Waldo to SE 15th Street -Work has begun on installing the Renaissance poles on E. University Avenue adjacent to the existing concrete poles, which will be removed once the 6ft arms have arrived from the vendor and installed.*

*Cotton Club - The rehabilitation effort is still underway and is taking place in three phases; stabilizing the main building, rehabilitating the surrounding*

*shotgun houses and grocery store and building new structures for additional classroom space. The rebuilding of the foundation is complete. Architects will be interviewed for the Grocery store in the month of July. A new roof has been installed. Framing of the structure is also in progress. The 2nd Annual Juneteenth Festival & Juried Art Show was held at Lincoln Park June 14 & 15, 2008. This event was produced by the Cotton Club and funded by the Alachua County Convention & Visitors Bureau.*

*Eastside Gateway Project - Two bids for the Gateway construction were obtained on April 10, 2008. Both bids were over the budget of \$300,000. The Anglin Construction bid was \$386,400 and the Lawson bid was \$457,773. The project was re-bid on July 15th.*

*Exterior Paint Program- Implementation of the Exterior Paint Improvement Grant Program was approved at the June 2008 CRA meeting.*

#### *Downtown*

*Lynch Park - The Parks Advisory Board has enthusiastically approved of the dog park/garden concept for Lynch Park. CRA staff has also received approval from the City of Gainesville Parks & Recreation Director regarding an implementation strategy at Lynch Park. The City Commission and CRA have also approved the project. Upon more detailed inspection of the park, the project will likely be more involved than originally envisioned. Staff is working to compile a detailed scope of work and cost estimate. This information will be presented to the CRA at a later date.*

*Bethel Station/Downtown Plaza - The CRA is the lead agency for revitalization of the Downtown Plaza and Bethel Station. Staff is currently formulating the scope for installing a new business at the Bethel Station. It is anticipated that this business will be food service oriented. The RFP is expected to be issued later this summer. Additionally, the CRA has contracted with Anglin Construction for demolition and removal of the old, discontinued bus shelter adjacent to Bethel. That project is now complete. Staff is also formulating additional concepts for revitalization of the Plaza.*

*Hampton Inn/Lot 9 Redevelopment - Construction is currently underway; foundation work is complete and the structure is now going vertical. It is anticipated that the project will be complete and the hotel will be operational by July 2009.*

*Jefferson on 2nd Avenue - Construction is nearing completion. The CRA Engineer is working with developers to ensure that CRA standards are well reflected in the finished product.*

*Gainesville Greens/Lot 10 Redevelopment - The City Commission approved a 6-month extension to the option, for a period ending in December 2008. Simultaneously, Staff will prepare a new RFP for redevelopments at Lot 10. This RFP will be issued should Gainesville Greens be unable to move forward with the project at the close of the option period.*

*The Palms - Construction on this condominium project is nearing completion.*

*The CRA Engineer is working closely with the developer and the construction team to ensure that CRA standards are met and that the finished product is of high quality.*

*Porters Neighborhood Improvements - The new Porters Oaks fence has been installed along Depot Avenue. The CRA Engineer is working with DRMP and coordinating with local utilities to develop 30% plans for improvements along SW 3rd Street. Considerations for improvements include undergrounding utilities, completing connectivity of sidewalks through the neighborhood to the Porter's Community Center, and upgrading street and pedestrian lighting.*

*Cade Museum - The museum organizers addressed the City Commission on April 28th. The museum concept and history were presented as well as the themes of Inspiration, Invention, and Innovation developed at the March charrette. Refined concepts are anticipated to be presented at a later date.*

*CPUH*

*Bus Shelters - The CRA approved the selection of Bentley Architects on April 21, 2008. Staff and Bentley Architects could not negotiate a professional services contract because the proposed fee exceeded the CRA's budget of \$25,000. Staff will proceed with reviewing alternative designs available from existing bus shelter manufacturers.*

*Gainesville Responsible Hospitality Partnership - GRHP continues to work with Greek students to formalize support for the Partnership. GRHP will also be reaching out to other student and professional groups at UF.*

*CRA Streetscape Design Standards- Bellomo-Herbert has finalized the revisions to the standards. Staff is reviewing changes with the advisory boards and making revisions.*

*University Avenue Improvements - The FDOT Maintenance Agreement has been completed and is being routed for signatures. It is anticipated that execution and installation of the first improvements (waste cans and benches) will take place in late June. The improvements extend from NW 20th Terrace to Waldo Road.*

*Depot Rail Trail - JMJ Consulting Engineering is developing a feasibility study and alternative concepts for trail widening. Public Works, GRU, and CRA staff met to discuss the concepts and evaluate concerns. Refinement to the concepts and a review of permit requirements are currently taking place.*

*Tumblin Creek Watershed Management Plan - The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Currently, staff is working on the implementation strategy of the plan. Projects listed within the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration.*

*SW 2nd Avenue Master Plan - Both Staff and the Advisory Board have*

*expressed concern over fundamental assumptions and level of analysis used by the consultant teams in formulating a development program. After discussing these issues as well as future project deliverables with the Advisory Board and the consultant, it has been determined that the project should not continue to move forward in this fashion. A new consultant team will be selected, and Staff will coordinate with the Advisory Board to formulate a refined approach to this project.*

*SW 7th Ave Exfiltration Basin and Improvements - CRA staff is working to issue a purchase order for CES, Inc. to develop designs for the underground exfiltration basin and above ground roadway and streetscape improvements along the SW 7th Ave corridor. This contract will be piggybacked off of the Public Works continuing services contract with CES.*

*SW 13th Street Pedestrian Overpass Enhancement Design - Staff is planning to develop a Request for Proposals (RFP) and design competition for this project to be launched August 25. The project involves redesigning the pedestrian structure atop the FDOT bridge at SW 13th Street and Archer Road.*

*Rails-to-Trails Signage - The City Commission has adopted the CRA's design for guide signage for the City's rail trail system. CRA is currently designing the mounting system and design specifications.*

#### *FAPS*

*FAPS Redevelopment Plan - With input from the FAPS Advisory Board and from neighborhood stakeholders, the Plan update has been completed. Staff presented the plan to neighborhood members at the FAPS Crime Watch on May 13th, and conducted a final discussion of the Plan at the FAPS Crime Watch on June 10th. On July 28th, the City Commission will consider a resolution formally adopting the amended Plan.*

*NW 5th Avenue Streetscape - The streetscape project is completed. The final inspection of the project by Public works, the CRA, and Anglin Construction was completed on April 25, 2008. Anglin Construction has installed new sidewalks, brick pavers, street and pedestrian lights. CRA staff has requested that Public Works perform some cosmetic repairs on the curb faces, which has been completed. A ribbon cutting ceremony is anticipated for July 24, 2008.*

*University House - Construction is underway, with the first phase of buildings nearing completion. The CRA engineer is working closely with the developer and the construction team to ensure that CRA standards are fulfilled. The development agreement may be on the August CRA agenda.*

*5th Avenue Mixed-Use Project (Union Academy Building) - The rendering was approved by the CRA and the Fifth Avenue Advisory Board. Staff is currently reviewing options to be presented later this summer or early fall.*

*NW 6th Street Rail Trail - Public Works and CRA staff are collaborating on this project, which involves the design and construction of the 6th Street rail trail*

from South Main Street to approximately NW 14th Avenue. CRA will participate mainly on the design of the project. The trail project spans the Downtown, CPUH, and FAPS redevelopment districts.

A. Quinn Jones House - This house is located at 1013 NW 7th Avenue. Staff is in the preliminary process of recommending that the A. Quinn Jones House be placed on the National Register of Historic places. The text for the State marker has been written and submitted.

*Fiscal Note:* None at this time

**RECOMMENDATION**

Executive Director to CRA: Receive an update from staff.

080178\_CRA Master Projects List\_20080721.pdf

**080179.**

**CRA Sustainability Policy (B)**

*Explanation:* Over the past year, the CRA has made significant steps towards encouraging sustainable redevelopment practices. The Redevelopment Plans, which guide CRA activities in each Area, have been updated to discuss and provide support for green buildings practices, energy efficiency, and other sustainable initiatives. Additionally, revisions to the Redevelopment Incentive Programs (small scale) and the Transformational Incentive Program (large scale projects) now require all CRA-assisted projects build according to green practices. Redevelopment projects are required, at a minimum, to achieve LEED Certified (or equivalent) building status. Projects that attain higher levels of sustainability are then eligible for increased levels of CRA assistance. In addition to these program requirements, the CRA is also working to ensure that other large-scale redevelopment efforts, such as revitalization of the former Kennedy Homes property, are built to green, energy efficient standards.

The initiatives listed above provide a solid foundation for addressing sustainability within the Redevelopment Areas. However, Staff is continuously examining methods to improve upon existing efforts. To that end, CRA staff is exploring the creation of a sustainability policy that can guide both internal operating procedures and programs the CRA conducts externally in the Redevelopment Areas. The policy could set goals for such things as reducing waste and energy consumption, promoting green building, providing sustainability outreach to community stakeholders, and supporting healthy neighborhood initiatives. Through initial background research, Staff has acquired a model policy that is utilized by the Community Redevelopment Agency of the City of Los Angeles. This document (attached as backup) may provide a useful tool should the Gainesville CRA opt to pursue a sustainability policy.

*Fiscal Note:* None at this time

**RECOMMENDATION**

Executive Director to CRA: Direct staff examine the issue a CRA sustainability policy and provide a full report to the CRA at a later date.

080179\_Sustainability Policy Example\_20080721.pdf

**END OF THE CONSENT AGENDA**



**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****080180. GRU Site Redevelopment Update (B)**

*Explanation:* At the November 2007 meeting, the CRA requested that Staff formally separate redevelopment planning for the GRU site and for the adjacent Depot area into two separate and distinct master planning processes. Since that time, staff has formulated an action plan for Depot Park, and brought that program to both the CRA and the City Commission. Concurrently, Staff has also been pursuing initiatives related to the GRU site. At Staff's recommendation, the CRA has approved utilizing the planning and design services of Lord-Aeck-Sargent in formulating an approach to GRU redevelopment. Lord-Aeck-Sargent provided the planning, design, and architectural components of the Technology Square project in midtown Atlanta, and are experienced in the nature of work that will be involved with a project of this type and scale. Staff feels that this experience, coupled with the firm's specialization in science facilities and mixed use development, uniquely qualifies Lord-Aeck-Sargent to provide master planning and site layout services for the project.

On June 27th, Staff met with consultants from Lord-Aeck-Sargent regarding the project. Master planning at the site is anticipated to take approximately eight weeks. Lord-Aeck-Sargent will consider generalized site layout, distribution of various uses and compatibility with surroundings, redevelopment phasing, and other planning/urban design issues. This schedule is comprised of three weeks devoted to background work and concept planning, and five weeks for the creation of the master plan. Lord-Aeck-Sargent will present findings to the CRA and to the public in a forum session at the July 21st CRA meeting.

*Fiscal Note:* Lord-Aeck-Sargent is contracted to provide services for \$33,800, which is funded by Downtown Redevelopment Trust Fund (account# 610-790-W736-4110-5520). Once the project is completed, GRU and General Government will be charged \$11,266.67 each via an inter-department billing to cover their portion of the project.

**RECOMMENDATION** Executive Director to CRA: Hear an update from staff.

080180\_GRU Site Dev PPT\_20080721.PDF

**080181. Depot Park (NB)**

*Explanation:* At its March 3, 2008 meeting the CRA Board designated the CRA as the lead agency for the construction of Depot Park, including all park and recreation elements and the Depot Building rehabilitation. Since the meeting, the CRA has assumed leadership of the Depot Park Team (comprised of CRA, GRU, Public

*Works, and Parks, Recreation and Cultural Affairs staff) and is responsible for providing the CRA Board with bi-monthly updates on project milestones.*

*One of the major project milestones is GRU's remediation of the Poole and CSX sites. The remediation project defines the critical path for Depot Park completion. Based on information collected from GRU staff in early March, the CRA established late-2009 as the target completion date for remediation of the site and start date for constructing the remaining park and recreation improvements.*

*At this meeting, GRU staff will provide an update of remediation milestones completed and overview of the current schedule. At the next progress update CRA staff will return with an update on park elements, including the Design and Technical Standards, Cade Museum, and Depot Building Rehabilitation.*

*Fiscal Note: None associated with this item.*

**RECOMMENDATION**                      *Executive Director to CRA: Hear a presentation from GRU staff.*

080181\_Fee Proposal\_20081009.pdf

080181\_Firm Profile\_20081009.pdf

080181\_PPT GRU\_20081009.PDF

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080181\_MOD\_PPT\_20081009.PDF

## **080182.**

### **CRA Website (NB)**

*Explanation: At its February 18, 2008 meeting the CRA Board heard a presentation from staff, eye4 design and Conceptual Arts detailing their plan to develop a website for the Community Redevelopment Agency. Staff conveyed that 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. At that time the CRA had 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 being done by the agency. The CRA approved the web styling and requested that staff deploy the CRA website as presented.*

*At this meeting, Conceptual Arts along with staff will present the new Gainesville Community Redevelopment Agency website as it is simultaneously posted live to the public.*

*Fiscal Note: The value of the contract with Conceptual Arts is for \$17,370 and has been funded from the following accounts:*

*Downtown 610-790-W220-5520-4120 \$4,516.20*

*FAPS 613-790-W513-5520-4120 \$1,389.60*

*CPUH 618-790-W723-5520-4120 \$9,553.50*

*Eastside 621-790-W906-5520-4120 \$1,910.70*

**RECOMMENDATION**                      *CRA Staff to the CRA: Hear a presentation from staff and Conceptual Arts.*

**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**College Park/University Heights Redevelopment Advisory Board**

**Downtown Redevelopment Advisory Board**

**Fifth Avenue/Pleasant Street Redevelopment Advisory Board**

**DISCUSSION OF PENDING REFERRALS**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

**ADJOURNMENT - 4:41 PM**