

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, April 5, 2010**

**5:00 PM**

**City Hall, Room 16**

## **Community Development Committee**

*Commissioner Thomas Hawkins, Chair  
Mayor-Commissioner Pro Tem Scherwin Henry, Member  
Commissioner Craig Lowe, Member*

*Persons with disabilities who require assistance to participate in this meeting are requested to notify the Equal Opportunity Department at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.*

## CALL TO ORDER

*Chair Hawkins called the meeting to order at 5:00 PM.*

## ROLL CALL

*Commissioner Henry arrived at 5:35 PM.*

Present: Craig Lowe, Scherwin Henry and Thomas Hawkins

## ADOPTION OF THE AGENDA

*The Community Development Committee approved the April 5, 2010 agenda as circulated.*

## APPROVAL OF MINUTES

### **090879. The Community Development Committee meeting minutes of March 1, 2010 (B)**

*The Community Development Committee approved the meeting minutes of March 1, 2010 as circulated.*

**RECOMMENDATION** *The Community Development Committee adopt the March 1, 2010 minutes as circulated.*

**Approved as Recommended**

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### **090880. The Community Development Committee special meeting minutes of March 8, 2010 (B)**

*The Community Development Committee approved the special meeting minutes of March 8, 2010 subject to: Amend motion on item 090776 - Cabot-Koppers Superfund Site - Future Land Use to read "MOTION: Recommend to the City Commission that they discuss a future land use designation residential or residential with mix-use, to identify and appropriate land use on the subject property on a time schedule that allows the use of the information produced by E2, Inc. to be considered.*

**RECOMMENDATION** *The Community Development Committee adopt the Community Development Committee special meeting minutes of March 8, 2010 as circulated.*

**Approved as Modified**

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## DISCUSSION OF PENDING REFERRALS

### 080980.

#### **Design Charrette/Future Use of the 39th Avenue Public Works Compound (B)**

*The Community Development Committee heard Erik Bredfeldt, Director of Planning & Development Services, give a brief history and overview of the Design Charrette/Future Use of the 39 Avenue Public Works Compound.*

*The Community Development Committee heard a presentation from Teresa Scott, Director of Public Works. Ms Scott discussed the background of the Public Work Compound site itself, some of the changes they are committed to doing following past meetings, some opportunities that they have with the property, changes that are going on around the compound with the Koppers site, and some of the existing needs are that are unmet concerning space needs throughout the site.*

*The current site has Public Works' Operations and Material Storage on the south side of the creek and the Fleet Garage. Those are the two uses that were approved for relocation and those plans are being worked on. There is a creek that runs through the property and basically, this is the area that is subject to flooding because of the creek. Also on this property are the buildings of Facilities Management offices, Parks Operation offices and the Fueling Station. There is just less than 38 acres. The configuration of the property in proximity to the neighborhood causes some issues in the neighborhood, and because of the site being substantially in the flood plain, it limits our ability to do certain things.*

*After the commission approved the relocation of the Fleet Garage and the Materials Storage site, we also relocated our Street Sweep Operations. The street sweepers now report to work at the Murphy Water Treatment Plant and leave that site with their sweepers; at the end of the day they park their sweepers there and leave for home in their personal vehicles.*

*We have also gotten authorization to proceed with the new Administration Center and Traffic Management Center which is under construction. They are offices that will house the staff that is right now at the Thomas Center, as well as Solid Waste staff which are in a separate privately leased facility and the General Services office and Management staff.*

*Opportunities that we have are that the Fleet Garage building is basically a very large warehouse with offices and storage areas. Some of the things that we have gotten requests for over the years are that Public Works is the need for indoor storage of vehicles and equipment. And there are some open sheds on the property but they are not sufficient enough to house as many of the vehicles as we need to be. The Fire Stations particularly, they have some vehicles that they use periodically but they would like to store them in an internal building to prolong the life of them as well as some of our equipment. And there is also a lot of file storage that goes on throughout the City and right now we are paying Iron Mountain for the storage for a number of files and that is another use we've looked at.*

*Basically, the Materials Storage property is located to the south; the area to the north*

*is still predominately Public Works operations and offices, so we wanted to talk about the possibility of separating these two areas and looking at them separately.*

*The south side we can look at in conjunction with the redevelopment of Koppers as it does about the Koppers property and it may be that we would want to fold it into what is going to happen there and with something that could be compatible with Koppers' future development. On the north side we look at what the needs are and how that property could be more compatible in its use with the neighborhood.*

*Some of the other buildings out there are numbered on the small site plan. In A building we have our surveying offices; the surveyors report there and they have all their office functions, file storage as well as our supervisors' offices where the crews come in and they meet with their supervisors in building A. In B building is traffic engineering, traffic operations, the sign shop, traffic signals maintenance and they do have some outside storage in a covered area where the sign marking machines and street striping machines are housed. And those machines need to be out of the weather. In C building is the Mosquito Control offices and as well as the open shed I mentioned with the equipment under it. Building G is the Parks and Building H is the Facilities Maintenance. Building E is where our Warehouse operations and the crews to go there to get equipment that they may need for work that day; so they check in and out of building E. Building F is the asphalt shed and that property needs to be torn down, it is a building that is falling apart. Originally our thinking was and intent to move that equipment into the storage garage, but basically it just stores the asphalt machines.*

*The next step for Public Works is to get feedback from the Community Development Committee members, and your thoughts on splitting out the two pieces of property to look at them separately, perhaps with a consultant to evaluate some site modifications that we could do in uses of that property and look at doing a charrette for the south side of the property perhaps in conjunction with the Koppers site. We seek clarification from the Community Development Committee before we proceed.*

*Chair Hawkins inquired, referencing the Power Point slide #3 the flood plain map, regarding what uses are definitely staying. Ms. Scott replied that right now everything north of the creek is staying except Fleet Operations and the Garage. But the Fueling Station is staying which is located just south of the Garage but all the other building uses are staying in the north side of the creek area.*

*To reiterate Public Works' request to the Community Development Committee, Chair Hawkins summarized: 1) Do we want to do the charrette on just the south, just the north, some combination of the two; and, 2) how and whether pulling in the budget process and Planning, we should look for money for a consultant to help with the charrette or whether we should do it in-house. Ms. Scott confirmed the presented request for clarification and direction from the Committee Members.*

*Commissioner Lowe asked did we not budget for the charrette in the current year's budget?*

*Ms. Scott responded that they were talking to Fleet about possibly using some of their funding. The direction to Public Works was to go see if we could find the money.*

*Commissioner Poe stated he was the one who made the request for \$50,000 to do a charrette and contract an outside consultant but it came back to try to do some of the work in-house.*

*Commissioner Lowe commented and asked the question of; do we really need an outside consultant to do this as I am confident we have people that are qualified to compile input to put into a document?*

*Chair Hawkins' thought on the charrette process is that the real benefit comes from having an informal process with maps on the table where people will start and he agrees that can be done in-house. But if we made the budget request, we need to find out.*

*Paul Folkers, Assistant City Manager, commented that at the time there was discussion about that and staff is looking at that as well as the Finance department and the conclusion was that we utilize money from Fleet to the extent that we needed to be able to do a charrette. One of the things we are looking for is some clarity in terms of what the Committee and Commission is really looking for here and based on the nature of that, try to determine what degree staff can do it and to what degree we need to go outside to consultant services support.*

*Commissioner Lowe noted that we made a commitment in terms of relocation of the Fleet Maintenance facility and the Materials Storage and Handling facility, so that is something we see as a given at this point. And beyond that, I think a charrette could be simply a statement of what we plan to keep there, and make sure we are all on the same page with respect to what expectations have been laid out. But I guess we're starting with a blank page, I think that would be focused on the southern portion. There might be some discussion on where we want to draw the line, probably somewhere north of the creek or perhaps just north of the creek including a buffer for the creek as we normally do for construction. But additionally, as part of the charrette information, convey with respect to what division is for the northern portion as well, so we all know.*

*Chair Hawkins noted that on the southern half, it will be information gathering for the community; and the northern half it will for information sharing.*

*Commissioner Lowe noted that information gathered could lead to what goes on in the northern as well.*

*Chair Hawkins called for comments from residents in attendance and further comments from Commissioner Poe.*

*Commissioner Poe stated he has several questions: First, at some point he recalled discussion at the Commission level about the Parks department relocating some of their equipment to Smokey Bear Park because there were some facilities there that were being abandoned by the State that might be used. And I am wondering if that could include equipment in those two northeastern buildings?*

*Ms. Scott responded that the most eastern one is Facilities Maintenance; it is just the*

*one building second from the railroad and called for Mr. Folkers to speak to the status of that.*

*Mr. Folkers responded that this is part of the Wild Spaces Public Places funding that City has been trying to acquire Smokey Bear Park and have run into challenges and we do not yet have that property. The City will have to look at the cost of the property and cost of renovating the spaces there.*

*Commissioner Poe noted regarding the Public Works compound, that there is some opportunity there regarding the line of demarcation and how far north do we go, the shed needs to be torn down and we could try to relocate some of the facilities on the southern most part up to the northern part that is already in use, Fleet Maintenance and the Parks annex that gives us more liberty to include the southern part where there is a lot of opportunity.*

*Commissioner Poe's second question has to do with whether or not Koppers - E2 has been contacted and have they been asked to think about this or include this in any of their plans or will this be a surprise to them?*

*Ms. Scott replied no, they have not been contacted.*

*Commissioner Poe noted that the southern portion would be an integral part of whatever they (Koppers) come up with too. And I am not trying to make decision now about what should go there but I think that Mr. Pearce has been a very strong advocate for a stormwater program that far exceeds anything that is in place there and this would have to be integrated into that program because that is some of the heart of the problem. That is the other thing that I would want to be in the discussion as part of the process from the beginning so we make sure that that is addressed.*

*Chair Hawkins called for resident comments and summarized the questions to be focused on are appropriate use after charrette; however, the more important questions at this stage is what's the scope of the charrette and how should we structure that process to get the most out of it?*

*Residents that commented were:*

*David Pace - Stephen Foster Neighborhood.*

*In answer to your question, Commissioner Poe, in the preliminary meeting we had with E2 last week, we discussed the possibility of including the southern part in their redevelopment plans. Notable is that we talked about the possibility of creating a corridor park similar to Ring Park that might run along the creek bed and also address the issue of adequate buffers. We would like to see a maximum buffer of at least of 100 feet and maybe more on both sides of the buffer spring fed creeks in addition to whatever stormwater management program we come up with. In addition, talking about connectively with the Stephen Foster Neighborhood, in Ms. Scott's presentation that was mentioned, but right now it is kind in disarray as you come up to the City compound with barb wire and we would like to see some connectivity, especially in the southern part of the site near the neighborhood. This will also potentially be addressed in the design charrette and I want to throw out the possibility we may have not to pay for that. I know in the University of Florida Department of Landscape Architecture, Jim Gurucharri has done similar design*

*charrettes and they love to get grads students involved so we might get some free design charrette input from UF and the neighbors. And finally, I would like to make an appeal that we do have an independent consultant to hold the charrette, just for purposes of some impartiality. I would feel awkward if the City ran the whole show because there is a somewhat of a best of interest there. As far as where the property is divided, I prefer to see it further north than just at the creek bed. Also, I mentioned interest in bike corridor connectivity with the extension of the 6th Street bike path. We would like to see that also incorporated as an element. And finally, no attention has been addressed to the current Materials Storage. Right now there is a mountain of loose soil and debris that is approximately 40 to 50 feet high with no visible signs of dust management or stormwater management. I think the City is in violation of water management district, at least in parameters for maintenance of that big pile of dirt. So at a minimum, we would like to see something addressed immediately for further stormwater. There has been a feeble attempt by the City to build some ponds which have breached repeatedly, and only some dust management for the dust that is blowing off the pile of dirt into the adjacent neighborhood. Thank you.*

*Dr. Harnsberger*

*A quick question, will the schedule for the design charrette, in any way interfere or interact with the schedule of the relocation of the Material Storage?*

*Ms. Scott responded that the charrette will not interfere with the relocation of the Material Storage and we have been approached by one of the Koppers' representatives, that I talked with Mr. Murry about, that is interested in taking some of the dirt from the site. We are working in conjunction with the Fleet Maintenance relocation so that it is all on the same schedule.*

*Chair Hawkins confirms that the Materials Storage will not precede the Fleet Maintenance relocation.*

*Dr. Harnsberger commented that the Material Storage should be, feasibility wise, much easier to move from the Public Works compound and it would be kind of a shame to tie them together to wait on the hardest thing when you have got a situation down there.*

*John Scrivere - Stephen Foster Neighborhood. Incorporate something to basically get out all the floating debris that comes down the creek. It drains a good portion of east Gainesville so we get a lot styfoam, plastic bottles, glass bottles and other sort of garbage.*

*Chair Hawkins commented that while incorporating Green Space, we can have some kind of stormwater achievement for upstream. That may well be in the scope of possibility.*

*Euen Thomson - Stephen Foster Neighborhood. I live downstream from Koppers along Hoggetowne creek. I have few comments and first of all, David Pace referred to Tina Gurucharriis who is a friend of mine at the University of Florida. I have been emailing Tina and apparently one of the students has already worked on this plan at Koppers. I am attempting to get whatever information she has in some format we can understand. Basically, in a couple of weeks we should have something and I will do*

*my best to attempt to communicate to everybody what the UF has because this whole area is ripe of redevelopment with the Koppers site and the City site. The other thing is the 6th street trail. If you continue south on the right hand side of the property there is a railroad line, which is a little discontinuous, but the 6th street trail is presently being built within a few months and it will terminate at 16th Avenue due south. I think it is obvious there is going to be a railway corridor that is not being used that should be turned into a rail trail. Another thing is, to the east of the property, if you look at a map of Gainesville, you'll notice that after a while the creeks turn linear and the reason for that are the ditches. And if you go over to Main Street there is a lot of concrete and there are wetlands that are being filled in and because they are lower quality wetlands, and because of the mitigation policy now, we can replace those with high quality wetlands which actually aren't even in the same basin. So, I think this is a perfect opportunity to not only removal mediate Koppers but also to take care of the polluted water that is flowing off Main Street on DOT ditches that goes right through this property. I think this is a golden opportunity we have now and a huge amount of area to put filtration in there, but eventually we drink this water, it goes down to the Hail sink, and then down to the aquifer. This is the most polluted part of our creek system because of Koppers and also because of east ditches. So, it is those three points: the golden opportunity that we can redevelopment this whole area; the connectivity for bicycles and pedestrians; and also the wetlands watershed.*

*Robert Pearce - Stephen Foster Neighborhood. I have one question and am curious to how the charrette will be coordinated between the City property and/or the Kopper's property.*

*Chair Hawkins responded we're not really sure that this stage.*

*Mr. Pearce stated at the last discussion with the USEPA, they were trying for a final proposed plan or final decision around June, which should not be postponed depending upon the charrette process with Koppers, to preserve the neighborhood, the City and all interested parties. All that would have to be in conjunction with the compound City charrette. I would interested to see that proposal offering of the south and if it could be incorporated into the Koppers property because that would make a lot of sense. There is that one bridge that joins the two pieces of the Public Works compound which is pretty low, it is very low, and is really an invitation to sediment. And we need to redevelop the banks of the creek the way it should be.*

*Ms. Scott responded that the uses are wide open for south side of the creek and actually can be severed from the north. And that pipe needs to be replaced to get continued access from the north to the south. We have money programmed for that before the Material Storage yard will be relocated, we would want to do that pre-crossing in conjunction with the design of the south side. We are waiting right now to see what is going to happen on the south side because if it does get to be incorporated more into the neighborhood, because there is access from the neighborhood, or there could be access from the neighborhood, and then we might want to just take that pipe out altogether. We didn't want to spend money to rebuild it without knowing what might come in the future. This is the creek crossing from the north side to the south side of that property. Our thought is that there is a lot more opportunity south of the creek to talk about what might be in the future, whereas the*



*north side has a lot of uses that need to continue on the north side.*

*Ms. Scott further commented on stormwater because it's been brought up a couple of times. I just want to clarify that the basins that we constructed on the south side was to capture sediment but the out fall of those have never been completed. The out fall was going to be put in with the creek crossing construction; periodically, we pump those because they are not functioning completely because they were not completed. The basins on the north side are within that flood plain area, they are functioning on the north side and provide some water management and clean up of the discharge, so it is two separate issues. The ones on the south side are not real stormwater management facilities because they are not completed.*

*Commissioner Lowe commented that he wants to know what Planning staff thinks about the coordination of the southern portion site with the Koppers site and how we might coordinate charrettes and whether we should do that.*

*Erik Bredfeldt, Planning and Development Services Director, commented that we have already gotten direction in one sense from the Commission to try to coordinate the E2's uses assessment of the property in terms of bringing back a petition to the Plan Board at some point. So, you have already given us that direction and we will be moving forward on that. I would say in terms of the specific charrettes, I think that we could probably handle a portion of that in terms of trying to hold that information gathering session meeting with the affected residents. That would not be an issue; it doesn't get to the gentleman's issue of total impartially but for us to hold something on site where everybody use affected is close to the property, and then be able to get a description of all the same, and to get paper out on the table to sketch some things out.*

*Commissioner Lowe noted that we can do this with respect to the southern portion of the Public Works compound. And then if the charrettes for the Koppers go in a different direction, how can we manage that? Also, the surrounding current land uses, and our vision for the area as well, would be similar for one property and the other in terms of compatibility with single family residential. Just to the west some similar factors will be in play.*

*Mr. Bredfeldt responded that between staff, also the Assistant City Manager and E2 there is an open direct line of communication which will continue and to include as well with the folks in the community that are affected. About a year ago, as I was reminded by a Commissioner last week, we had a plan staff that sketched out a proposal which would be a step down to give more intensity to the eastern side of the property and in the southern portion but much less intensity when we got closer to the single family residential areas. We have already communicated that to E2 and actually had discussions with them prior to having our CDC meeting on March 8th. So, I think we are on the same page.*

*Commissioner Lowe commented, also one thing that is different with respect to this property is that there is residential. Also, to the northeast of this property and to the northeast is condominiums and mobile home park just on the south side of 39 Avenue which we need to watch what might be there.*

*Commissioner Lowe asked, so the thought is that we don't really need to hold or schedule a charrette for the southern portion of the Public Works compound to coordinate with what E2 is doing?*

*Mr. Bredfeldt responded no, that staff can probably do something like that in the next couple of months.*

*Commissioner Poe noted that what he would like to see happen between now and when we do this, considering the moving pieces, I would like to see a couple of different scenarios. If Parks vacates their building and they moved to Smokey Bear, how can we efficiently rearrange the use of the property with the ultimate goal of abandoning as much as we can as far north as we can? Because I think the more space that we involve in the southern portion, then the more flexibility and opportunity we have when we consider the Kopper's redevelopment. So, as far as how we integrate the current uses vs. the redevelopment of the southern side, I think for me that is the biggest point of how much do we have to work with and how can we creatively reorganize the current operations of that space with the goal allowing as much property included in that as possible.*

*Commissioner Lowe said that would also be helpful in creating a kind of buffer for the stream for stormwater.*

*Commissioner Henry noted that he has followed the progress and has no comment at this time.*

*Chair Hawkins commented that he agrees with everything he has heard so far and he doesn't have anything new to add. I think that it does seem to be pretty clear that down the south side of the creek, we are looking at design issues and use questions and those are very much what Mr. Pace did the best job of hitting on every single one of those. Do we be concerned about water quality, whether that is capacity or quality of run off? We need to be worried about set back buffers to the creek. We need to be worried about making sure the use is compatible and integrated with the neighborhood, whether it is a passive park or low density residential or whatever it ends up being. On the north side there is a smaller set of issues, we don't have any use questions and it is just as Commissioner Poe said, how much space are we getting between the creek, what is that set back buffer, how much space is there on the south side that will enable us to pull in from to increase our buffer?*

*Chair Hawkins commented on one other issue that Mr. Thomson and Mr. Pace noted which was the rail trail. My understanding is that our current plan is to go up to 16th Avenue and one reason we are not going north of that is because there is contamination present in the area at 16th by Sidney Lanier and Florida Pest Control.*

*Ms. Scott responded the State was not interested in purchasing the part that is contaminated that runs adjacent to the Florida Pest Control. But it is still an active rail north of 23rd Avenue, so the State only abandoned up to 23rd.*

*Chair Hawkins asked is it safe to assume that they would abandon it if Koppers is not an industrial client any longer?*

*Ms. Scott replied there is still one client that they deliver bricks to in the Industrial Park, Harwood Bricks, so they are still using that part.*

*Ms. Scott commented that it is helpful to understand a little bit better what the vision is and what you're wanting to see. We will work with the Planning staff and provide maps and better information on what is there.*

*Chair Hawkins commented: we didn't give any decisive advice on the question of whether we do it in-house or out-house. As Commissioner Poe suggested, if we have budgeted for that or made a specific request for allocation for that, considering Mr. Pace's comment, I would like and it makes sense to go ahead and do that. If we haven't, I do think that staff is capable but maybe it would make sense to have it directed by somebody from outside to avoid that. I don't necessarily think there is a conflict problem but we could get more creative ideas maybe from somebody outside and whether it's partnering with Ms. Gurucharri or Dr. Gurucharri or somebody else at the University. And that's an idea worth exploring.*

*Commissioner Henry noted that also we want to avoid perception as well, that is the other thing.*

*Chair Hawkins called for further comments, and asked Members if they have a desire to take action or just by certified consensus that we have given staff our direction. All Members agreed by consensus that direction has been given to staff.*

**RECOMMENDATION**    *The Community Development Committee hear a presentation from staff on the operations at the 39th Avenue Compound. The Community Development Committee provide guidance to staff on the goals, scope and process for a Charrette on the future use of the 39th Avenue Public Works Compound.*

#### **Discussed**

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### **090310.**

#### **Sidewalk and Road Improvement Plan (B)**

**This item involves developing a plan to build out sidewalks and make other road improvements throughout the portion of the City annexed in 1905.**

*The Community Development Community heard staff report that the next three items 090310 (Sidewalk and Road Improvement Plan), 090311 (Utility Infrastructure to Support Small, Urbanized Areas) and 090392 (Vision for East University Avenue to Hawthorne Rd Corridor - 5 Points Area) are two maps for their review and approval.*

*Erik Bredfeldt, Director of Planning and Development Services reiterated that this item has been on the pending referrals list and is really the issue how to deal with gaps in sidewalks. Ms. Scott and her staff submitted the back-up maps for you to view and the bottom line is that in this core area of Gainesville depicted in yellow on the map is the existence of sidewalks but then in the map's blue areas are the gaps. What we are looking for from the Community Development Committee is to find out if you approve the area maps and then give approval to let staff move forward on a work*

*plan.*

*Ms. Scott, Public Works Director gave a brief overview of the project. The City Commission provided some funding some years ago to address gaps in the central core area of the City and we have been doing that. It was one time money so we are looking for further opportunities of funding. The problems that we have encountered with most with these gaps at this point are: there are utility conflicts; there is no right of way; and, there are residents who don't want the sidewalks. It will take much more significant effort put into these gaps, as there are gaps for a reason.*

*Commission Lowe commented that in addition to the financial constraints of what we can afford to put in but also to consider where to put in gaps and where not to. Neighborhood meetings may be of assistance in prioritizing where the gaps are put in. There are some areas where there is a higher level of pedestrian and bicycle traffic and these are good guidelines.*

*Commissioner Henry noted that one of his concerns is the increased wheelchair scooter usage. And especially on 2nd Street just past Sidney Lanier by the senior living apartments where a number of those residents use those scooters. There is short distance of sidewalk running along Sidney Lanier but as you get past the parking lot of Sidney Lanier the scooters actually have to ride on the road. My concern is with the increased traffic of those "vehicles", we're really concerned that someone will get hit by car traffic traveling along that street. Since we're talking about prioritizing, I would look at those types of areas that have a high senior population that's utilizing those scooters to be considered. More and more we are seeing people use the wheelchair scooters on the actual street to go grocery shopping and other transportation uses.*

*Ms. Scott responded they have looked at that particular situation a number of times and the difficulty is that there are very large ditches and those are controlling the water table. And we have certain limitations and we can't just go in and pipe them, we would have to then build a stormwater basin to treat the stormwater in order to meet the water management district requirements. That would be a major capital project to put a sidewalk there.*

*Commissioner Henry commented as side issue that at the ditch there on the eastern part 2nd St, is there a barrier that may be put there? A citizen contacted him and she has concerns in that if someone is riding their scooter on that particular side of the road and there happens to be a meeting between the scooter and the car, the person on that scooter could actually go over into that ditch. But if we had a side barrier at that ditch, that would avoid keeping someone from falling into the ditch.*

*Commission Lowe had one other question as to the map; is there sufficient right of way at least on one side of the street for these gaps?*

*Ms. Scott responded that it varies across the board. For example, in a lot of places like NE 3 Avenue, the right of way ends at the curb. In some places there may be some right of ways and other places there are none.*

*Chair Hawkins noted the NW 3rd Ave through the southern half of 5th Avenue as*

*getting a lot of automobile traffic and bike pedestrian traffic, and pedestrians have to walk in the street as cars are coming around. And prioritize these segments based on zoning and use. And if it is residential single family /RC or Industrial, forget about it but where it is mixed use or commercial, let's get that list to review for long term expectation. That is the quality infrastructure we should be providing.*

*Commissioner Henry suggested that other coordination issues of funding, utility and priority areas for future analysis could be detailed in writing and submitted back to the Committee.*

*Commissioner Lowe commented that people in east Gainesville have expressed a strong desire for more neighborhood transportation infrastructure, especially around the Duval area with respect to sidewalks and also the neighborhood street conditions need improvement. In putting in sidewalks in certain areas, the staff was very much in keeping with the direction in terms of the areas to be analyzed but I am wondering if we would want to move the boundary of consideration eastward to NE 25th Street? That takes in quite a bit of more real estate but there is a strong desire on the part of those neighborhoods to see more done in this regard to not just the sidewalks but to neighborhood street conditions.*

*Commissioner Henry inquired about the Booker T Washington area where we are going to begin work on primarily stormwater, but are any sidewalks going to go in that area?*

*Ms. Scott replied that there are not sufficient right of ways for sidewalks and because we are using Federal funds we have to use existing right of ways. And the Federal job must be completed before any consideration can be given to any other project and must be at a later time after the Federal monies job is completed.*

*Chair Hawkins commented that what he would like to do moving forward is to do that prioritization that he described based on either use or zoning. Primarily clarification by zoning and one modification would be to changing the boundaries of this map to go further east. But this doesn't answer the funding question: my idea with this exercise is that we compile a sort of 'public infrastructure investment list', one that had a high public policy priority so that each year when we amended our capital improvements program, we would have this high priority list that would fit in the course and we could get it done.*

*Commissioner Henry stated that the Front Porch Florida boundaries goes to NE 25th /Waldo Road and the Legislature did not fund them last year, and Ms. Hamilton said she didn't know if they would get funding this year. Maybe there could be a partnership and Ms. Hamilton could submit a grant to get monies to put in some sidewalks for the Front Porch Florida area.*

*Ms. Scott replied that we worked closely with Front Porch Florida when they first started up and actually we going in to do some sidewalk construction in the older section of Duval on the north side. And actually we were getting ready to start construction and the residents were very upset and did not want sidewalks there. It is very important for the community to want sidewalks otherwise there is conflict.*

*Chair Hawkins called for citizen comments. One Citizen commented he would like to see more redevelopment dollars go towards infrastructure improvements, and sidewalks is one of the most important things that he thinks that should be part of our redevelopment district and active projects.*

*Commissioner Lowe brought forward a Motion to: 1) continue the analysis based upon land use and zoning either natural or what is in the Code; and, 2) also incorporate and expand the boundary to NE 25th Street which would be an additional 10 blocks and then bring the new map back to the Committee.*

*Chair Hawkins additionally clarified the motion with: 3) the land uses that will have a lower priority for sidewalks are Industrial and Single Family Residential, and the areas where we have a higher interest in sidewalks are all other land use categories. Additionally, that the residential sidewalks will be evaluated on a case by case basis.*

*The Motion passed.*

**RECOMMENDATION**    *The Community Development Committee provide direction to staff on a work plan.*

**Discussed**

090310a\_Letter\_20090914.pdf

090310b\_Comm Approval\_20090914.pdf

090310\_Map for CDC Mtg\_20100405.pdf

**090311.            Utility Infrastructure to Support Small, Urbanized Areas (B)**

**This item involves developing a plan to build out utility infrastructures to support development of the allowable density in a few small, urbanized areas of the city, such as Five Points.**

*The Community Development Committee heard a brief overview from Erik Bredfeldt, Director of Planning and Development Services. These next two items are both related and these items relate to an area you wanted to define for critical public infrastructure in the eastside. You indicated that you wanted us to get a preliminary analysis and GRU brought some information back to us and we had input from the CRA that you have in your back-up packet. The redline area is an area that you may want to take to the Commission for public infrastructure and today we just want to get your feedback whether this is the map or not and if so, then we would go back and do some additional analysis on it.*

*Chair Hawkins commented his recollections on area in red as to how we came up with this. Chair Hawkins wanted us to start at 5 Points, Commissioner Lowe wanted us to go a little east and north, he wanted more north and west, and Commissioner Henry wanted to go more east. The map shape ends up and touches all of the corridors that we each individually were interested in.*

*The Committee members agreed upon the map and Mr. Bredfeldt indicated that based on that map, after staff's preliminary analysis they will go back to GRU and CRA to*

*for infrastructure issues.*

*Staff will look into a creative solution to hold a roving meeting for the area.*

*Chair Hawkins commented as to a component of our question is; what can we do to frontload public infrastructure that has a reasonable likelihood of lowering barriers to private investment?*

*Rick Hutton, Supervisor Engineer Utility Designer, GRU addressed the issue and they have done some initial analysis of the some of the infrastructure uses and in turn ask the question, when we are thinking about future development it depends on what kind of development you had and where you had it, and there may be some infrastructure improvements that will need to be performed. And that is typical anytime you develop a property, you are almost always going to have some kind of off site water or waster infrastructure and how much you need depends on what your new development looks like and where it is located. We have done some initial analysis of what some projects could be need but one of the difficulties is generally we are not big on trying to do a big pipe line project ahead of time before development because if we don't know what the development is going to be or where it is at, then you might put the pipe in the ground, but you might be putting it in the wrong place or maybe it is not big enough or maybe you have overdesigned for actually what ends up being there. So, one of the things that would be helpful if there is a way if you can somehow have money allocated or earmarked that you could put the infrastructure in place when you need it. That probably would be more efficient instead of doing projects ahead of time.*

*Commissioner Henry asked what is meant then by the comment that has been said, that there is sufficient infrastructure along that corridor. What is the difference in that statement and what you are saying as far as putting piping in when the business actually needed it, when beforehand we had been told there is sufficient infrastructure?*

*Rick Hutton and Ron Herget, Wtr/Wstwr Engineering Director, discussed the maps in detail to inform and advise the Committee Members in terms of property infrastructure on East University Avenue vs. Infrastructure of other lots on the map within the corridors requiring water/wastewater for future development.*

*Chair Hawkins summarized the direction for staff as follows: 1) continue our conversations with advisory boards;  
2) amend the Connect Free Plan to read; any property within this defined geographic area.*

*Commissioner Lowe commented the possibly of bringing forward the plan that is used for College Park areas and see how that might apply to this area. That would be a logical next step for an analysis of this area and specifically how it might apply to specific lots that aren't currently served.*

*Commissioner Henry noted that we are going to accept that we can work on both areas simultaneously, with an extension of the eastern boundary line to the east to the Sheriff's office.*

*Commissioner Hawkins request from GRU staff an update on downtown north park area, the Connect Free Program and maybe that will generate proper referrals to the Utilities or the full Commission.*

*Commissioner Hawkins moved to adopt the staff direction by consensus.  
The staff direction adopted by consensus.*

**RECOMMENDATION** *The Community Development Committee: 1) endorse the East Gainesville Public Investment Area Map or amend it as appropriate; and 2) direct staff to analyze the area in terms of any public service deficiencies and bring back this information to the Committee for review and referral to the City Commission.*

**Discussed**

090311a\_Letter & Approval\_20090914.pdf  
090311\_PW Map\_20091026.pdf  
090311a\_Map CDC Mtg\_20100201.pdf  
090311\_Memo CDC Mtg\_20100201.pdf

**090392.**

**Vision for East University Avenue to Hawthorne Rd Corridor - 5 Points Area (B)**

**This item involves developing a vision for the transformation of the Area of East University Avenue to Hawthorne Rd. Corridor (5 Points Area).**

*The Community Development Committee heard discussion of this agenda item in the previous item of 090311 - Utility Infrastructure to Support Small, Urbanized Areas.*

**RECOMMENDATION** *The Community Development Committee: 1) endorse the East Gainesville Public Investment Area Map or amend it as appropriate; and 2) direct staff to analyze the area in terms of any public service deficiencies and bring back this information to the Committee for review and referral to the City Commission.*

**Discussed**

090392\_Referral\_20090914.pdf  
090392a\_Map CDC Mtg\_20100201.pdf  
090392\_Memo CDC Mtg\_20100201.pdf

**090322.**

**Greenbelt Study for City Perimeter (B)**

**This item involves analyzing existing plans and policies designed to establish and maintain a Greenbelt around the City of Gainesville's incorporated perimeter.**

**RECOMMENDATION** *The Community Development Committee review the information and provide direction to staff.*



**Continued**

090322\_Approval\_20090924.pdf  
090322a\_CDC Mtg\_20100201.pdf  
090322\_Memo CDC Mtg\_20100201.pdf  
090322b\_Map\_20100201.pdf  
090322\_CDC Mtg\_Approval\_20100405.pdf  
090322a\_CDC Mtg\_Analysis\_20100405.pdf  
090322b\_CDC Mtg\_Memo\_20100405.pdf  
090322c\_CDC Mtg\_Map\_20100405.pdf

**MEMBER COMMENT****CITIZEN COMMENT**

*Euen Thomson - Stephen Foster Neighborhood*

*REF: Bike Trails in the Five Points Area*

*Per the Google map in the Five Points Area shows that the bike trail crosses some places 10 lanes of traffic. Mr. Thomson asks that a there might be some way to divert the trail at some point to dog-leg it off to go across two lanes at a time to make this a viable crossing. At the moment this is not a viable crossing.*

*Commissioner Hawkins suggested at the next Commission meeting we refer this issue to Public Works Committee.*

**PENDING REFERRALS**

*040180 -- Principles of Sustainability in Significant Decisions*  
*050761 -- Energy Efficiency Standards and Requirements*  
*061025 -- Landlord License Fees for Non-Conforming Uses*  
*070777 -- Removal of Lien Affecting 1245 SE 4th Ave & 1239 SE 3rd Ave*  
*080465 -- Initiative 2.4: Ensure Transparent, Efficient and Consistent Regulation of Land Development in Furtherance of the Comprehensive Plan*  
*080467 -- Increase the Amount of Affordable and Low Cost Housing Throughout the City - CCOM Strategic Initiative*  
*080468 -- Improve Coordination with Alachua County in Order to More Effectively Plan And Develop Gainesville's Urban Reserve Area - CCOM Strategic Initiative*  
*080469 -- Continue Implementation of the 10 Year Plan to End Homelessness (One Stop Center, Review Ordinances to Increase Beds, etc.) - CCOM Strategic Initiative*  
*080473 -- Continue Annexation Effort In the Urbanized Area In Order to Maintain Social, Economic, and Financial Diversity - CCOM Strategic Initiative*  
*080579 -- Landlord Licensing Late Fees - Reid Fogler - Citizen Comment*  
*080817 -- Citizen Comment - Robert Pearce - Light Trespass Issues*  
*080980 - Design Charrette/Future Use of the 39th Avenue Public Works Compound*  
*090303 - Request for Consideration of Providing Wastewater Service to the City of Waldo*  
*090310 - Sidewalk & Road Improvement Plan*

*090311 - Utility Infrastructure to Support Small, Urbanized Areas*  
*090322 - Greenbelt Study for City Perimeter*  
*090392 - Vision for East University Avenue to Hawthorne Rd Corridor - 5 Points Area*  
*090648 - Contaminants from the Cabot-Koppers Superfund Site (3/18/10 retitled to "Industrial Stormwater Pollution and Airborne Dust Pollution")*  
*090679 - City of Gainesville Land Acquisition Process*  
*090737 - Historic Preservation Issues*  
*090776 - Cabot-Koppers Superfund Site - Future Land Use*  
*090795 - Nuisance Abatement Referral*

## **NEXT MEETING DATE**

*May 27, 2010 at 1:00PM in room 016.*

## **ADJOURNMENT**

*The Community Development Committee was adjourned at 7:05pm*