

# **City of Gainesville**

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



## **Meeting Agenda**

**June 20, 2005**

**3:00 PM**

**City Hall Auditorium**

## **Community Redevelopment Agency**

*Craig Lowe (Chair)  
Rick Bryant (Vice Chair)  
Ed Braddy (Member)  
Chuck Chestnut (Member)  
Jack Donovan (Member)  
Pegeen Hanrahan (Member)  
Warren Nielsen (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 48 hours in advance.*

**CALL TO ORDER****ROLL CALL****ELECTION OF OFFICERS****050098 Election of Community Redevelopment Agency (CRA) Officers (NB)****RECOMMENDATION**

*The CRA elect a new Chair and Chair Pro Tem for the 2005-2006 term.*

**ADOPTION OF THE CONSENT AGENDA****SECRETARY CONSENT****050078 Community Redevelopment Agency (CRA) Minutes (B)****RECOMMENDATION**

*The CRA approve the minutes of May 16, 2005, as circulated.*

**EXECUTIVE DIRECTOR CONSENT****050099 Removal of Board Member from the Fifth Avenue Pleasant Street Advisory Board (NB)**

*Explanation: The CRA Guidelines call for staff to notify the Executive Director if there are Advisory Board members who fail to participate in Board meetings. George Tedford has missed four (4) of the last five (5) Fifth Avenue Pleasant Street Redevelopment Advisory Board meetings. The Fifth Avenue Pleasant Street Redevelopment Advisory Board struggles with quorum issues and this attendance pattern is a hindrance to the Board. Staff recommends that Mr. Tedford be removed from the Board and that the position be advertised.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Executive Director to the CRA: 1) recommend approval of staff's recommendation to remove George Tedford from the Fifth Avenue Pleasant Street Redevelopment Advisory Board; and 2) advertise the position.*

**050101 Depot Avenue Rail Trail Design in the College Park University Heights**

**District (NB)**

*Explanation:* As redevelopment grows along the Depot Avenue Rail Trail, the College Park University Heights (CPUH) Redevelopment Advisory Board is concerned about the way redevelopment interacts with the trail and the way the trail will be used in the future. During their recent workshop, the CPUH Board defined the trail as a cornerstone project for the district.

*At the June 1, 2004 meeting, the CPUH made a motion to "request authorization to prepare a Request for Qualifications (RFQ) for a firm to develop a design for the Depot rail-to-trails within the CPUH district. Since the CPUH meeting, staff has learned that the City of Gainesville is planning to use Federal funds to redesign the Depot Avenue Rail Trail as part of the Depot Avenue reconstruction. This work will include portions of the Trail from SW 11th Street to SE 7th Street. This plan will not cover the remaining portion of the Rail Trail in the CPUH district from the end point near Southwest 11th Street to the end of the South 13th Street bridge overpass. This area of the trail does not run along the roadway and Federal funds can not be used for this portion of the Trail. The City does not have any funds budgeted for this project other than the Federal Funds.*

*As the area along the SW 9th Avenue corridor of the trail redevelops with housing, the Rail Trail has the potential to become a major pedestrian and cycling connector to move people to UF and the major job centers at SHANDS and the VA hospital. The CPUH Board is anxious that this area be upgraded.*

*Staff is requesting CRA authority to work with the Public Works Department to include the section of the Rail Trail in the CPUH district that is not covered by Federal funds in the RFQ that Public Works Department staff is preparing, and to also request in the RFQ response that the cost of the work of that portion of the plan be itemized so that the CRA can fund it, if they choose to do so in the future.*

*Fiscal Note:* The CRA has \$97,195 in the Northwest 1st Avenue Streetscape account W715 that could be transferred to fund the project.

**RECOMMENDATION**

*Executive Director to the CRA: 1) Authorize staff to work with Public Works Department to include the section of the Depot rail trail in the CPUH district that is not covered by Federal funds in the RFQ that Public Works Department staff is preparing; and 2) request that in the RFQ response that the cost of work of that portion of the plan be itemized so the CRA can fund it, if they choose to do so in the future.*

**050104****Amendment to the Commerce Project Development Agreement (B)**

*Explanation:* Phase 1 of the Regents Park condominiums has sold out. Jay Reeves and Associates are working on the design and construction plans for the next phase and CRA staff is working with AMJ to transfer the property for Phase 2. Closing on the property is expected to take place in late June or early July. The

current default date for the start of construction is August 1, 2005 and this date will need to be extended. In order to keep the Development Agreement current, the dates in the original agreement need to be amended. The proposed start date of the Regents Park Residential Project Phase 2 will move from August 1, 2005 to February 1, 2006. All other subsequent dates will move accordingly.

*Fiscal Note: None at this time*

**RECOMMENDATION**

*Executive Director to the CRA: 1) recommend the CRA approve the amendment to the development agreement and authorize the Executive Director to execute the amendment; and 2) request the City Commission approve the amendment, authorize the Clerk to attest and the Mayor to execute the amendment.*

**050111 Replacement lights on University Avenue from NW 6th Street to NW 3rd Street (NB)**

*Explanation: The CRA replaced the concrete light fixtures on University Avenue in the College Park University Heights district between Gale Lemorand Drive and Northwest 6th Street with the new Renaissance light fixtures chosen for major corridors that cross between districts. There was a strip of eight old aluminum light fixtures between Northwest 6th Street and Northwest 3rd Street in the Downtown Redevelopment district between where the Renaissance lighting ends and the Downtown Washington Globe/ hockey puck lighting begins. GRU estimated those eight aluminum light fixtures could be replaced with the Renaissance fixture for \$37,552. The CRA budgeted \$40,000 for this project at their February 16, 2004 meeting. While GRU was completing the project, staff discovered that additional work was required, increasing the project cost by \$25,000 more than budgeted.*

*Fiscal Note: The CRA has \$25,000 budgeted in Downtown Trust Fund Capital Projects account MY-610-790-W218-5520 that could be used for this obligation.*

**RECOMMENDATION**

*Executive Director to the CRA: Authorize an additional \$25,000 for work completed to replace the aluminum light fixtures on University Avenue between Northwest 6th Street and Northwest 3rd Street with Renaissance fixtures.*

**ADVISORY BOARDS/COMMITTEES CONSENT**

**College Park/University Heights Consent**

**050105 College Park University Heights District Expansion (B)**

*Explanation: The College Park University Heights (CPUH) Redevelopment Advisory Board reviewed the expansion area blight findings at their June 1, 2005 meeting. At that time, the Board made a motion to request that the CRA recommend that the*

*City Commission approve the findings and to add the expansion area to the current College Park University Heights CRA area. Since the City Commission was scheduled to hear this item prior to the June CRA meeting, staff provided the recommendation to the Executive Director for distribution to the City Commission.*

*Fiscal Note: None at this time*

**RECOMMENDATION**

*College Park University Heights Redevelopment Advisory Board to the CRA: Recommend that the City Commission approve the expansion of the College Park University Heights district to include the study area.*

**050106**

**Urban Mixed Use District and Increased Units per Acre (B)**

*Explanation: At their June 1st meeting, the College Park University Heights (CPUH) Redevelopment Advisory Board heard a presentation on the proposed Urban Mixed Use Zoning District and the issue of increased density in this zoning district. Since the City Commission would hear the issue prior to the June CRA meeting, the Board supported a motion that authorized the Chair to write a letter to the City Commission. Staff prepared a memo for the Executive Director to distribute to the City Commission regarding this motion.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*College Park University Heights Redevelopment Advisory Board to the CRA: Recommend authorizing Chair of College Park University Heights Redevelopment Advisory Board to send a letter to the City Commission as follows: "The College Park University Heights Redevelopment Advisory Board enthusiastically supports the creation of the new urban mixed use land use and zoning category. There is one flaw that needs to be fixed prior to adoption and that flaw. That flaw is potentially fatal, as the scale of construction we envision will be dramatically smaller with this density limitation. While 75 d.u./rc sounds big, it is not. Many older multi-family buildings in our district already greatly exceed 75 d.u.l.a.c. Our fear is that the density limitation will result in only 3-4 story buildings with surface parking lots. Please increase the density substantially, perhaps up to the same density as the adjacent CCD district. "*

**050108**

**Bricks on the Avenue Phase 2 (NB)**

*Explanation: As part of the Northwest 17th Street streetscape project, the CRA approved a plan to brick in the grass strip between the curb and the sidewalk from 20th*

*Street to 13th Street in an effort to expand the width of the sidewalk and to improve the appearance of the corridor. In October 2004, the CRA approved a contract with Brown and Cullen to develop construction documents for the second phase of the project from 13th Street to 6th Street.*

*The project went to bid, with one bid being received from Anglin Construction for \$106,000. A 10% contingency would bring the cost up to \$116,600. The CRA has funds in several accounts that could be used for this project.*

*In order to issue the required permit, the Florida Department of Transportation (FDOT) has requested that one additional handicap ramp be added to the project. The additional \$1,500 in cost will be covered out of the \$116,600 requested.*

*Fiscal Note: The CRA has \$57,009 in the University Ave/ 13th/SW 2nd Avenue account W703; \$50,000 in the University Avenue Interim Improvements Account W724; \$8,485.67 in the Northwest 17th Street account W709; \$811.82 in Northwest 16th Street account W700; and \$293.51 from the Sidewalk Account W704.*

**RECOMMENDATION**

*College Park University Heights Redevelopment Advisory Board to the CRA: Recommend approval of a not to exceed \$106,000 plus 10% contingency for a total of \$116,600 for the Bricks on the Avenue Phase 2, contingent upon receiving an FDOT permit.*

## **Fifth Avenue/Pleasant Street Consent**

**050109**

### **Contract with Asset Property Disposition, Inc. (B)**

*Explanation: At the May 24, 2005 Fifth Avenue Pleasant Street (FAPS) Redevelopment Advisory Board meeting, the Board approved a motion to continue the services of Asset Property Disposition, Inc. (APD, Inc.) for another six months. APD, Inc. has been a crucial part of the Model Block program and the Northwest 5th Avenue Corridor work in the FAPS district. ADP, Inc. was responsible to bring both the National Trust for Historic Preservation and Freddie Mac to the Model Block project, as well as developing key strategies for property acquisitions and redevelopment activities. The CRA has, in the past, considered APD, Inc. a specified source because of its expertise in this field.*

*Jesse Wiles, President of ADP, Inc., met with the Advisory Board on several occasions to define the next scope of work and the Board considered several options before approving this scope. The Board believes that APD Inc. has been key to the progress in the district and is confident that in working with APD, Inc. on this new Scope, the Board will experience the same level of success that was experienced in the past.*

*The current scope included continued support for the Model Block project, but shifts the focus of ADP Inc.'s work on the Northwest 5th Avenue Commercial Corridor redevelopment to include a parking strategy, assistance in developing the RFP for a Mixed Use building, research into New Market and Historic*

*Preservation Tax Credits in the district, and new and local small business development strategies. Once the small business development strategies have been defined, staff will work the City's Economic Development Department on implementation.*

*The total cost for this contract is \$35,000. The CRA currently has \$19,489 in an account for the sunset Façade Grant program that could be budgeted for the contract. The CRA has received a loan repayment of \$19,894 of which \$15,511 could be budgeted for the contract. The remaining \$4,383 could be placed in the Northwest 5th Avenue Streetscape account.*

***Fiscal Note:** The CRA has \$19,489 in an account for the sunset Façade Grant program MY-613-790-W500-5520 that could be used for this project. The CRA also received a \$19,896 loan repayment of which \$15,511 could be budgeted for this contract and the remaining \$4,383 placed in the Northwest 5th Avenue Streetscape account MY 613-790-W508-5520.*

**RECOMMENDATION**

*Fifth Avenue Pleasant Street Redevelopment Advisory Board to the CRA: Recommend approval of the scope of work presented by APD Inc., with a not to exceed budget of \$35,000.*

**END OF THE CONSENT AGENDA**

**ADOPTION OF THE REGULAR AGENDA****SECRETARY****EXECUTIVE DIRECTOR****050112 Change to the Sidewalk Pattern on Primary Corridors (B)**

*Explanation: In October 2003, the CRA approved Design and Technical Streetscape Standards for College Park University Heights (CPUH), Downtown, and for Fifth Avenue Pleasant Street (FAPS) areas. Those standards are currently being updated to include the ADA changes that were adopted by the City, to review median standards created by the City Beautification Board, and to create standards for the Eastside district.*

*The Standards break down the roads in the CRA into various groupings, including Primary Corridors, Mixed Use Corridors, and Commercial Core. Primary Corridors include Main Street, University Avenue, 6th Street, 13th Street and South 2nd Avenue. Since it was anticipated that all of the Primary Corridors would eventually undergo a complete streetscape project, the CRA approved a sidewalk pattern that would provide for an enhanced look to new sidewalks without requiring completely bricked streets. A pattern of concrete and brick was approved to accomplish this goal.*

*There are now several projects along Primary Corridors that will begin implementing this pattern and it appears that a simpler pattern may be more appropriate. Two options have been suggested. The first option is where the sidewalks would be primarily concrete, with brick accents. This pattern would require the least amount of brickwork, which is most costly to remove and replace in the future. This pattern would more closely resemble the Bricks on the Avenue interim improvements in the CPUH district. The other option is the opposite, with brick in the majority of the sidewalk, with concrete accents. In this case, it is anticipated that the brickwork would be lost during major streetscaping. This pattern is similar to the one used Downtown.*

*With the Design and Technical Standards being updated, and with several major projects planning streetscapes at this time, this would be an appropriate time to make changes to the Standards.*

*Fiscal Note: Once a pattern is chosen by the CRA, staff will work with the consultant to amend the contract for the additional work. Each of the districts has streetscape funds that could be used for this.*

**RECOMMENDATION**

*Executive Director to the CRA: Amend the Design and Technical Standards to change the Primary Corridor sidewalk pattern to primarily concrete sidewalks with brick accents.*



**CRA ATTORNEY**

**REPORTS FROM ADVISORY BOARDS/COMMITTEES**

**Downtown Redevelopment Advisory Board**

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

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

**Eastside Redevelopment Advisory Board**

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE**

*July 18, 2005*

**ADJOURNMENT**