

INNOVATION SQUARE

SW 9th Street and SW 3rd Avenue



Community Redevelopment Agency
June 17, 2013

PROJECT HISTORY

January 2011
Infrastructure
Study

July 2011
Tech Square

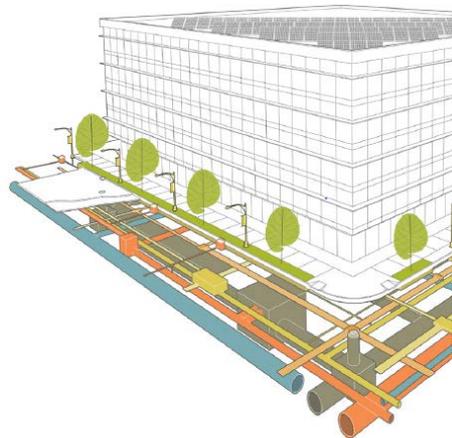
December
2011
Utility Master
Planning and
Surveying

July 2012
SW 9th St and
SW 3rd Ave
Design

June 2011
Utility Design
Charrette

October 2011
Innovation
Square
Development
Framework

February 2012
Green Street
Basis of Design

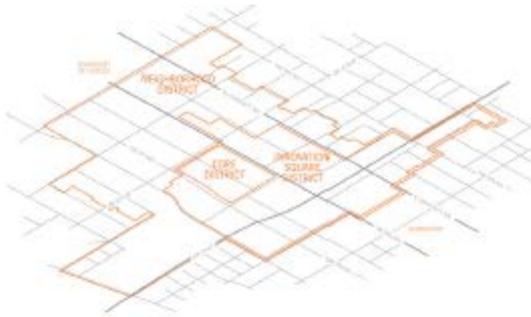


PROJECT SCHEDULE

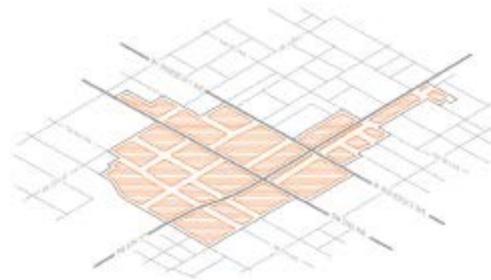
ACTIVITY	TARGET DATE
Notice to Proceed for Design	6/25/2012
30% Design	7/16/2012
60% Design	9/4/2012
60% College Park/University Heights Advisory Board Meeting (Project Design Update)	9/5/2012
60% CRA Board Meeting (Project Design Update)	9/20/2012
PROJECT HOLD	10/3/2012
60% City Commission Meeting (Project Design & Maintenance Approval)	12/6/2012
PROJECT RESUME	12/11/2012
75% Design	2/1/2013
SJRMWD Permit Submittal	3/6/2013
SJRMWD Permit Re-Submittal (Standard ERP)	5/20/2013
90% Innovation Square Workgroup Meeting (Project Design Update)	5/21/2013
90% Design CRA Board Meeting (Project Design, GMPs, Land Transfer Agreement)	6/17/2013
City Commission Meeting (Land Transfer Agreement)	6/20/2013
100% Design (<i>subject to change depending on comments received</i>)	6/17/2013
NTP to CMs (Bid Projects)	6/24/2013
Contract Awards	7/30/2013
NTP/Mobilization	8/13/2013

PROJECT BACKGROUND

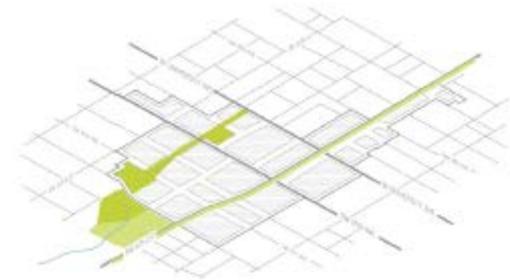
The development of SW 9th Street and SW 3rd Avenue is one of the first steps in executing the **6 critical elements** of the “Innovation Square Development Framework”



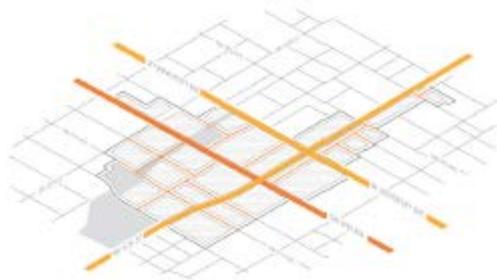
DISTRICTS



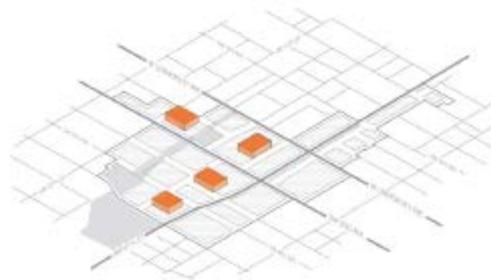
GRID



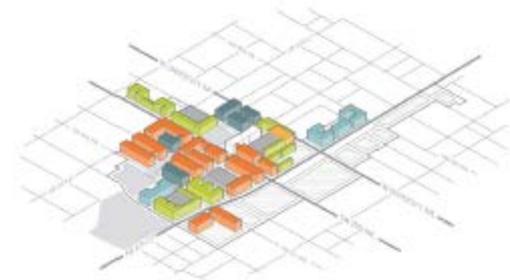
GREENWAY



STREETS



PARKING

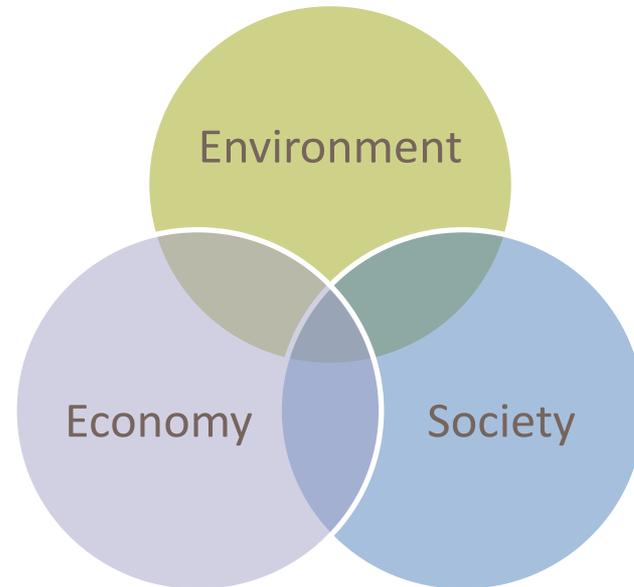


USES

PROJECT APPROACH

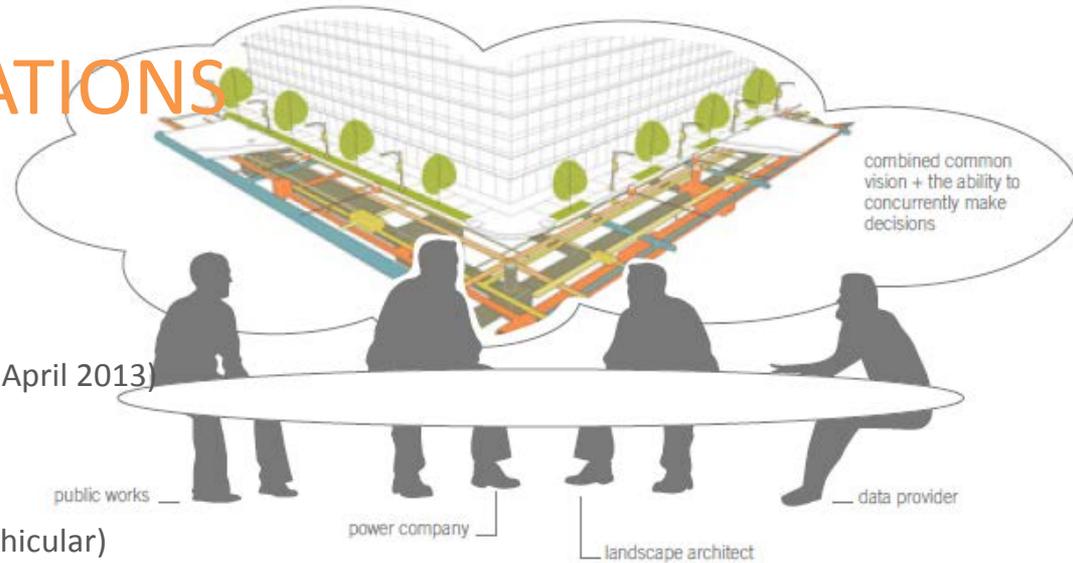
The designs take into account the components of **sustainability** and consider the lifecycle of the elements:

- Context
- Flexibility/Adaptability
- Materials
- Maintenance
- Lifecycle Costs



Sustainability is the ability of environment, economy, and society to exist in a state of dynamic equilibrium, so that potentials are maximized for all, without compromising the success of future potentials.

PROJECT CONSIDERATIONS



- **STAKEHOLDERS**

- **LAYOUT**

- Engineering standards (New Standards April 2013)
- Development standards (UMU2)
- Utilities separation and requirements
- Development scenarios
- Use scenarios (business, pedestrian, vehicular)
- Connections and viewsapes
- Permeability

- **STORMWATER MANAGEMENT**

- 100% quantity treatment credits provided by property owner from demolition of impervious surfaces
- 100% quality treatment to be provided within project limits through urban bioswales and park

OTHER OPTIONS CONSIDERED: A) Purchase of credits from SW 5th Ave basin, B) Off-site compensatory treatment, C) Exfiltration D) Filterra

- **KNOWN CONTINGENCIES AND FUTURE PROJECTS**

- Site unknowns and unsuitables (pile caps, soils, dewatering, etc.)
- SW 4th Avenue and SW 2nd Avenue connections
- Utility installation coordination and future connections
- SW 9th St - Greenway continuation (Tumblin' Creek Park and University Ave connections)
- Replication (6th Street Greenway)
- Streetscape standards
- Construction considerations

SW 9th STREET and SW 3rd AVENUE

SITE KEY



SW 9th Street – The Greenway

Engineering - Brown & Cullen, Inc. (BCI)

Landscape Architecture – Perkins + Will (P+W)

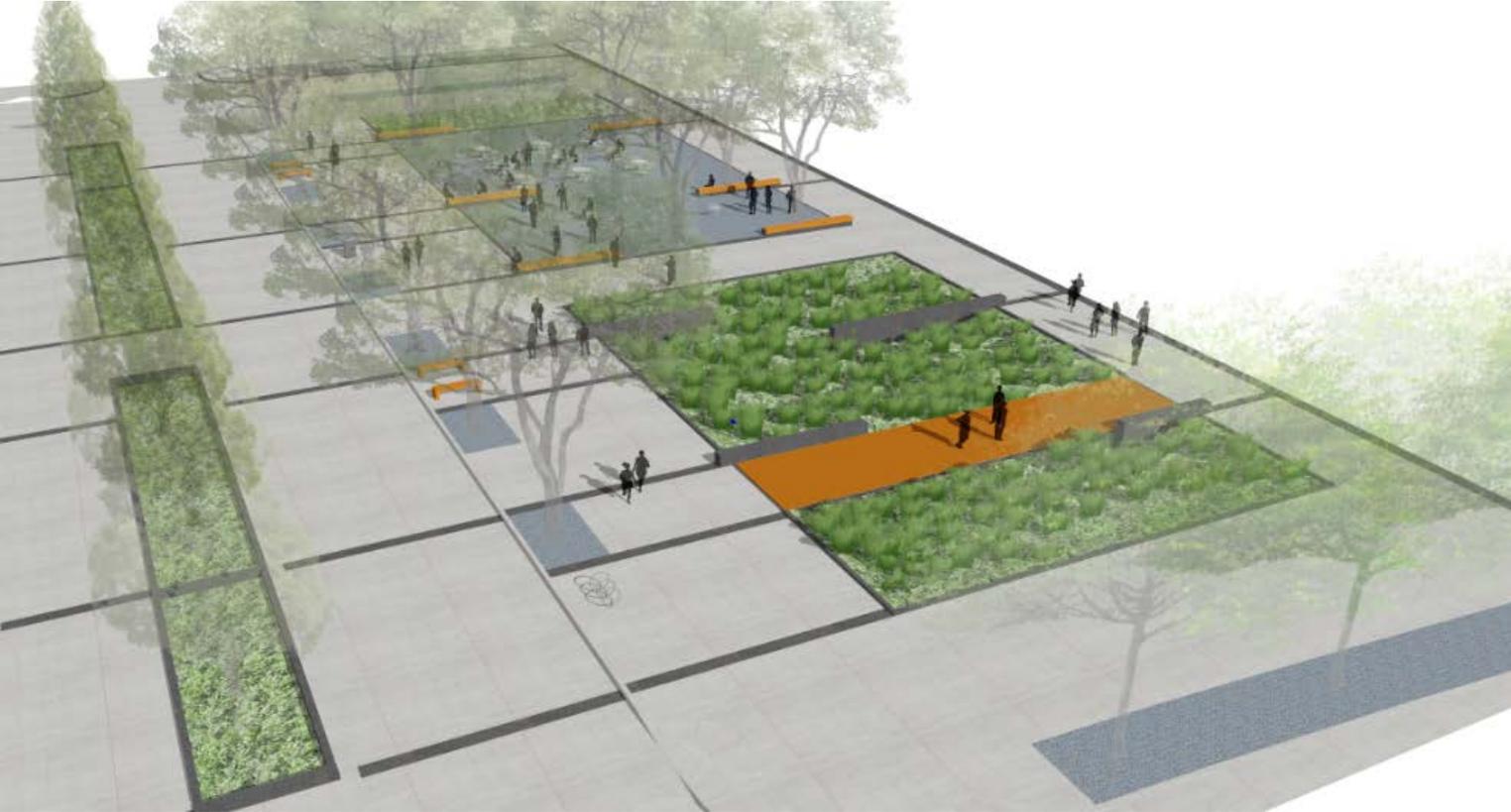
SW 3rd Avenue – The Service Corridor

Engineering - Causseux, Hewett, Walpole (CHW)

Landscape Architecture – Perkins + Will (P+W)

SW 9th STREET

THE GREENWAY



View north from SW 4th Avenue

Project Team:

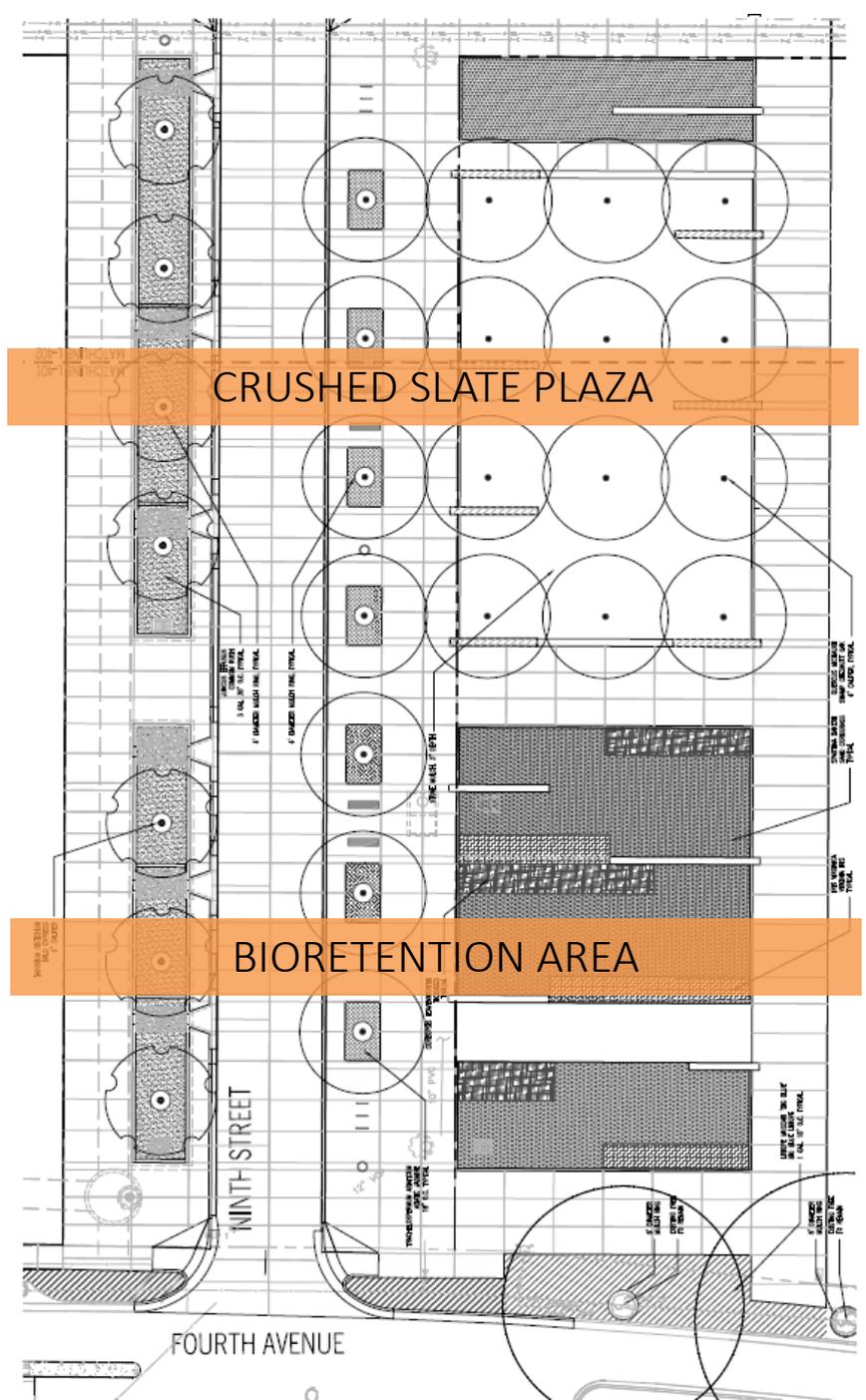
Engineering - Brown & Cullen, Inc. (BCI)

Landscape Architecture – Perkins + Will (P+W)

SW 9th STREET PLAN VIEW (300 BLOCK)



View north from SW 4th Avenue



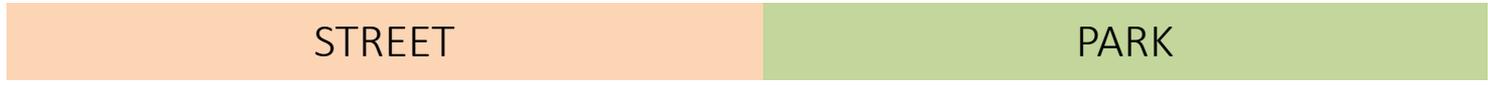
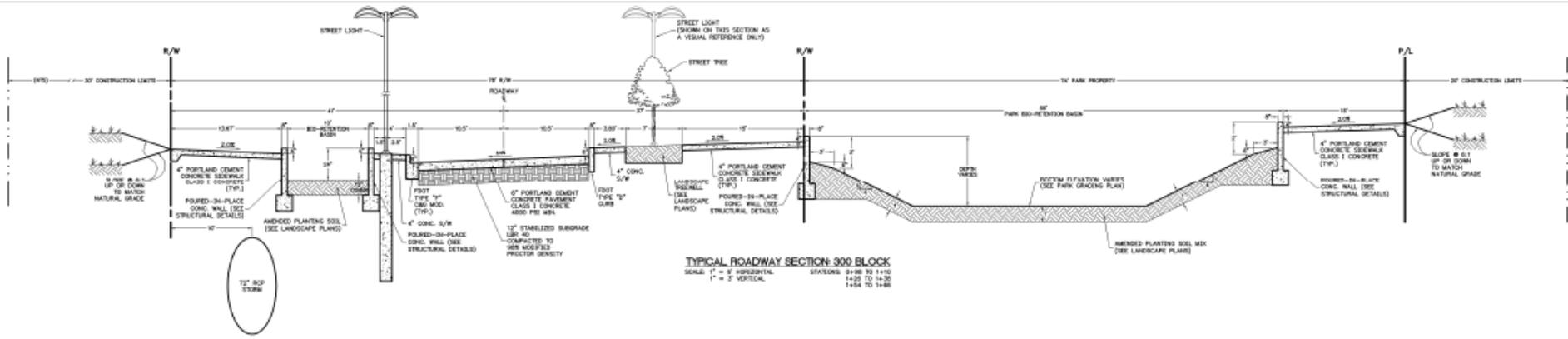
SW 9th STREET

TYPICAL SECTION (300 BLOCK)

BIORETENTION AREA



← 152-FT ROW →

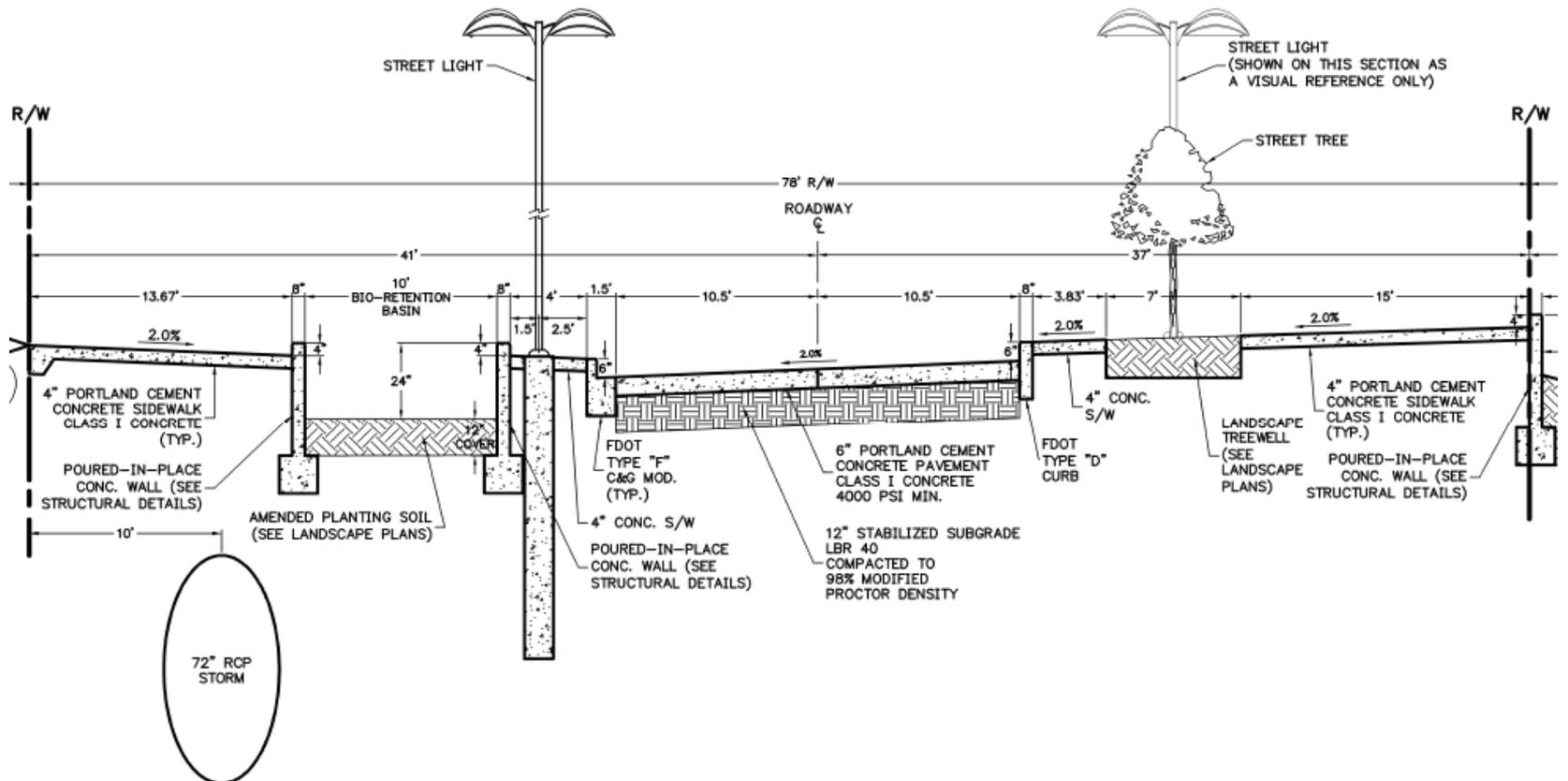


← 78-FT 74-FT →

SW 9th STREET

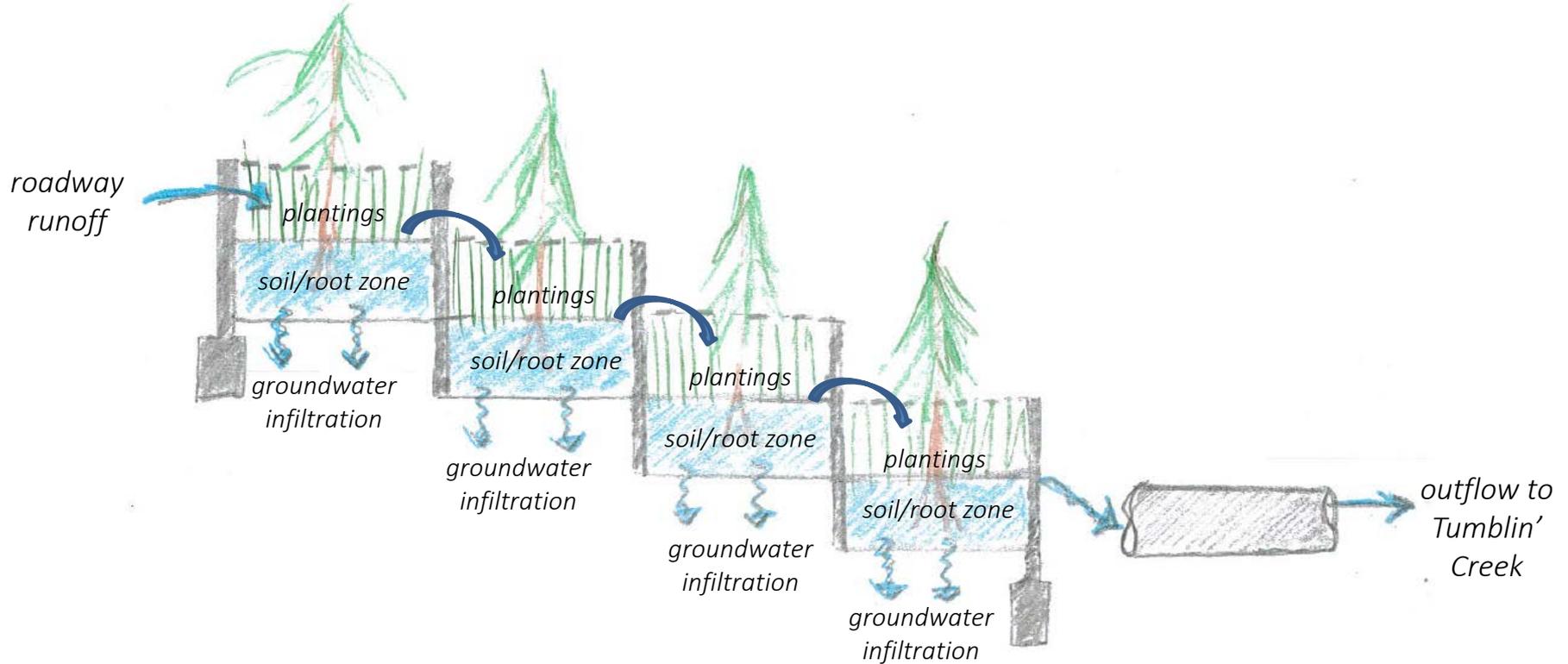
TYPICAL SECTION (300 BLOCK)

STREET ANATOMY



SW 9th STREET

STORMWATER - CASCADING BIOSWALE ILLUSTRATION



Stormwater Facts

Total number of bioswale basins	11
Total treatment volume required	5,113 CF
Total treatment volume provided	5,688 CF

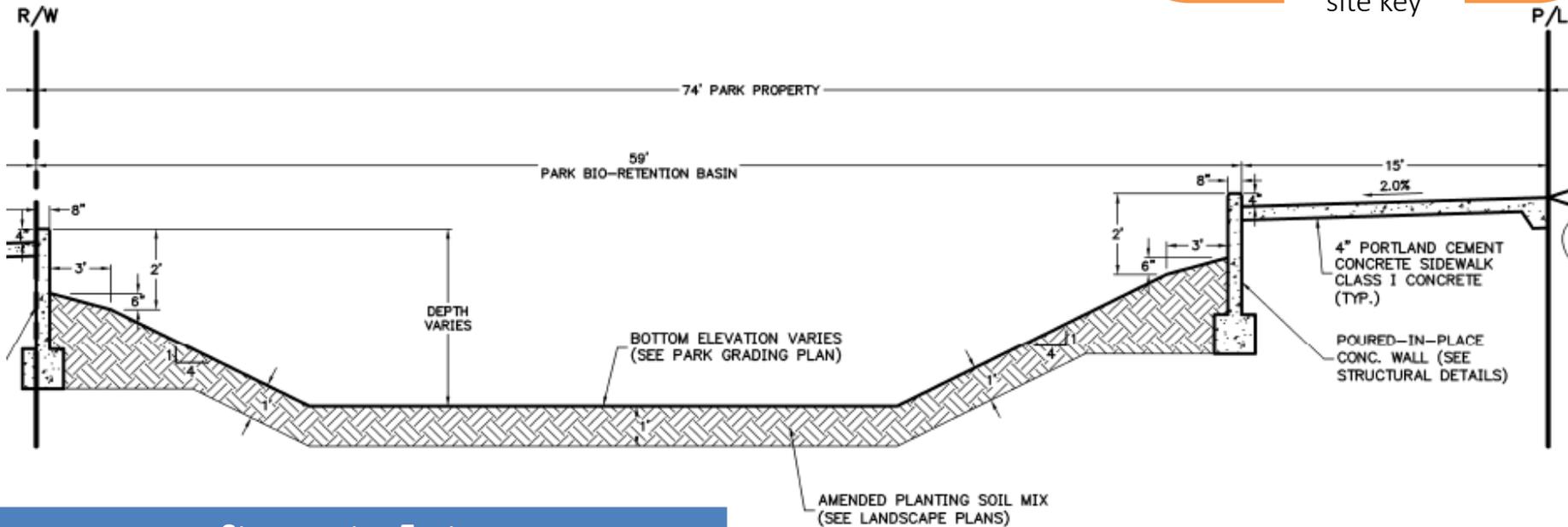
SW 9th STREET

TYPICAL SECTION (300 BLOCK)

PARK ANATOMY (BIORETENTION AREA)



site key



Stormwater Facts

Total treatment volume required for park	2,060 CF
Total treatment volume provided in park	5,508 CF
Total treatment required for SW 9 th St	7,172 CF
Total treatment provided swales + park	10,369 CF



Excess treatment volume for SW 3rd Ave runoff

SW 9th STREET

TYPICAL SECTION (300 BLK)

MATERIALS



trash receptacle



"ring" bike rack



integral colored
concrete with
textures



Palisade bench



boardwalk handrails



Lumec Capella
40 W LED
18' tall
single & double mount



Bald Cypress



Cordgrass



Tickseed



Virginia Iris

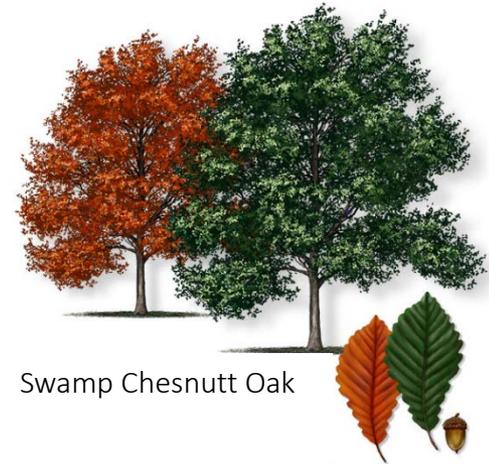
SW 9th STREET

TYPICAL SECTION (300 BLK)

PARK ANATOMY (CRUSHED SLATE PLAZA)



site key



Swamp Chesnut Oak



Coontie



concrete/wood bench



integral colored
concrete with
textures



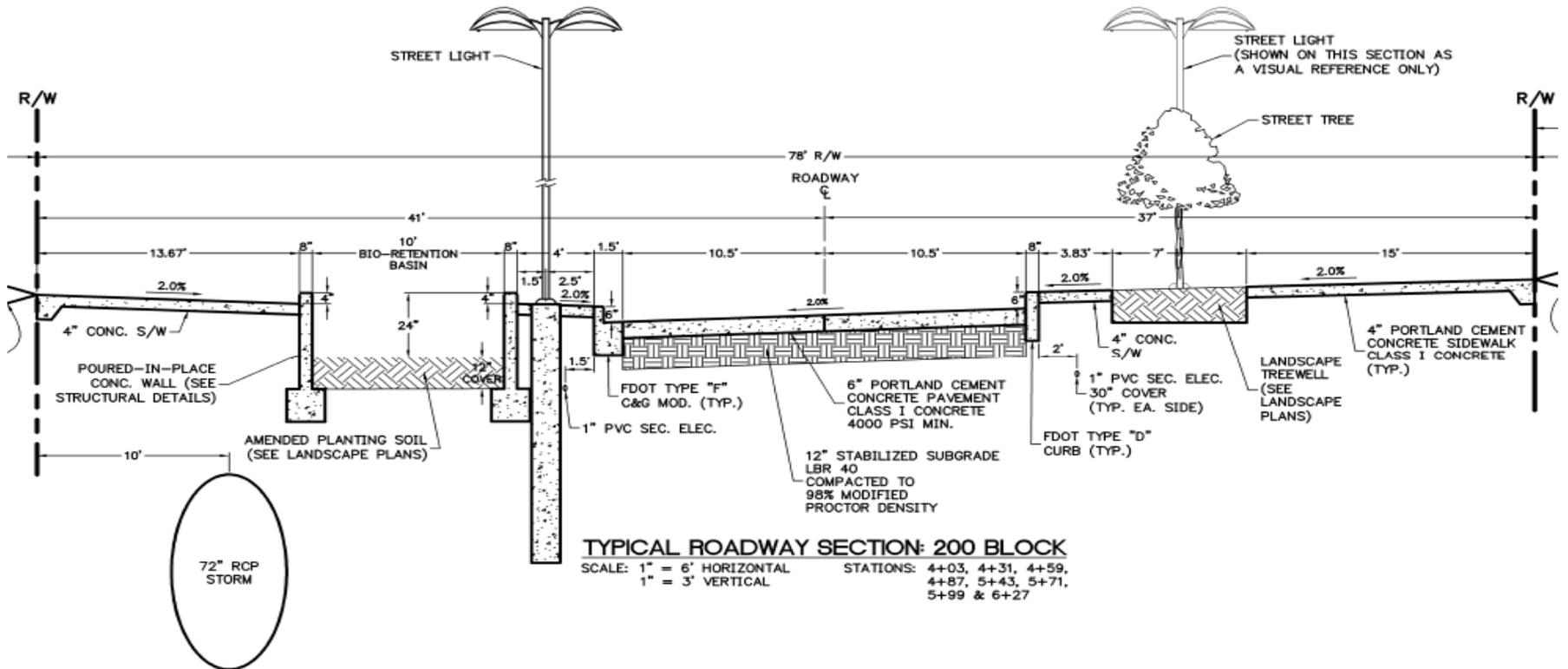
crushed slate



Palisade bench

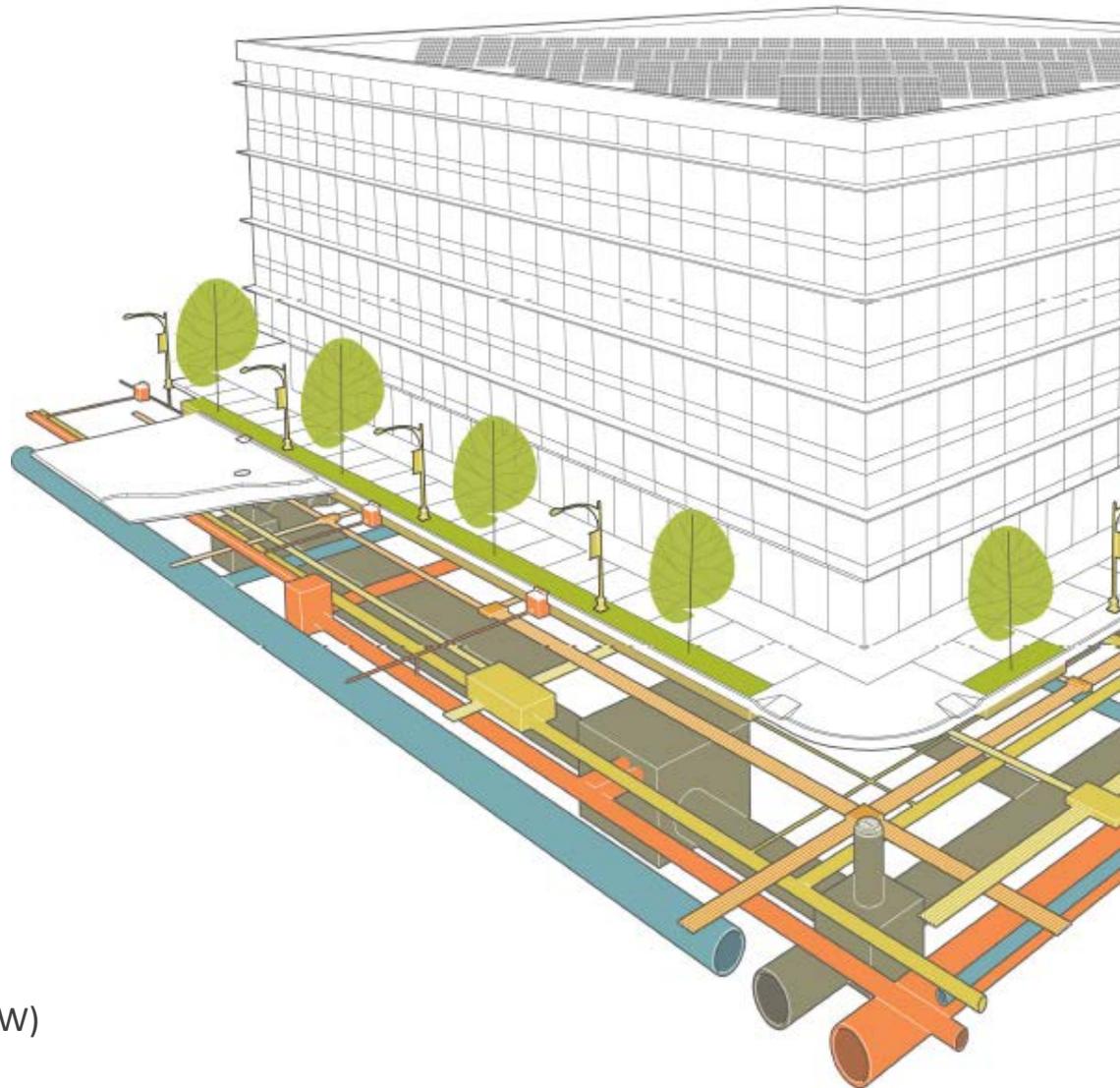
SW 9th STREET

TYPICAL SECTION (200 BLK)



SW 3rd AVENUE

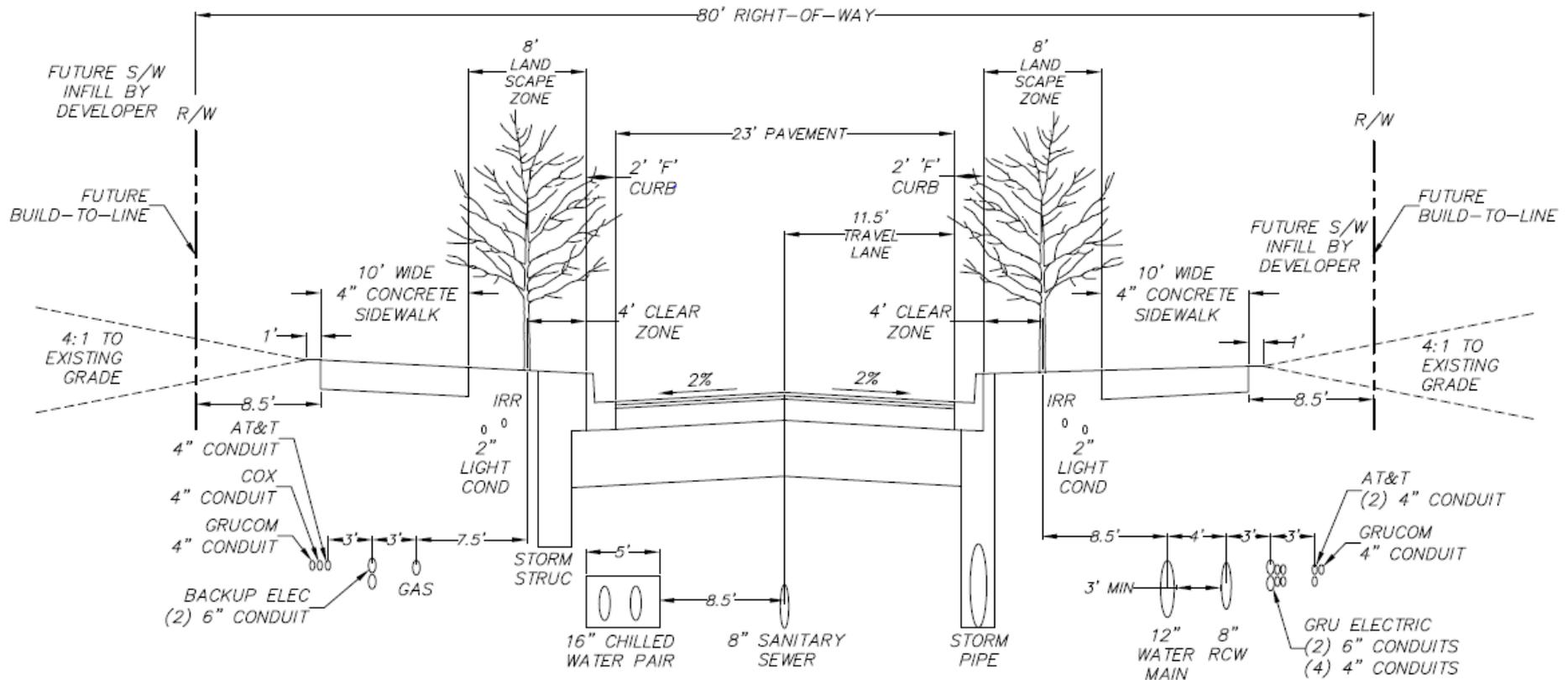
THE SERVICE CORRIDOR



Project Team:
Engineering – Causseux, Hewett, Walpole, Inc. (CHW)
Landscape Architecture – Perkins + Will (P+W)

SW 3rd AVENUE

TYPICAL SECTION



SW 3rd AVENUE

UTILITY POINT OF SERVICE & LOADING AREAS



utility box exhibit
green street
01.31.2013

← views / front doors ↔ service / loading / utility connections

SW 9th Street and SW 3rd AVENUE

OTHER NOTABLE DETAILS

- Stormwater piping designed to accommodate future development
- Locations for roof drains to connect directly to stormwater system
- Infrastructure provided for Wi-Fi system in Park
- Irrigation sleeves provided underneath concrete roadway/park
- All LED lighting
- All lighting metered for accurate energy consumption (pilot project)
- Receptacle connections for events in park plaza
- Bicycle boulevard signage
- Silva Cells for increased tree root zone

PROJECT DELIVERY

GRU CONSTRUCTION and CRA CONSTRUCTION MANAGEMENT

Utility Installations	SW 3 rd Ave	SW 9 th Street
Gainesville Regional Utilities	Brentwood Construction Management	Oelrich Construction Management
Sanitary Sewer (GRU Water Wastewater)	Primary Electric Conduit* (CRA)	72" Stormwater Pipe (Public Works Department)
Potable Water (GRU Water Wastewater)	Secondary Electric Conduit* (CRA)	Secondary Electric (CRA)
Reclaimed Water (GRU Water Wastewater)	Backup Power Conduit* (GRU New Business Development)	Irrigation (CRA)
Chilled Water (GRU New Business Development)	AT&T Conduit* (AT&T)	Roadway and lighting (CRA)
Gas* (GRU Energy Delivery)	COX CABLE Conduit* (COX)	Roadway stormwater infrastructure (CRA)
	GRU-COM Conduit* (GRU-COM)	Street Furniture (CRA)
	Irrigation (CRA)	Park and lighting (CRA)
	Roadway and lighting (CRA)	Plantings (CRA)
	Roadway stormwater infrastructure (CRA)	
	Plantings (CRA)	

- *joint trench
- (funding partner)

RECOMMENDATIONS

- 1) Hear presentation from staff and provide feedback
- 2) Authorize the Executive Director to execute the Land Transfer Agreement and any supporting documents subject to the CRA Attorney's approval as to form and legality
- 3) Recommend to the City Commission to authorize the City Manager to execute the Land Transfer Agreement and any supporting documents subject to the City Attorney's approval as to form and legality
- 4) Approve the SW 9th St 90% Construction Documents
- 5) Approve the Oelrich Construction Management's Guaranteed Maximum Price of \$1,995,411.00 to manage the bidding, construction, and coordination of SW 9th St
- 6) Approve the SW 3rd Avenue 90% Construction Documents
- 7) Approve Brentwood Construction Management's Guaranteed Maximum Price of \$1,123,437.73 to manage the bidding, construction, and coordination of SW 3rd Ave.