

# Porters Community Project



03.16.2015 CRA Advisory Board Meeting



Gainesville  
Community  
Redevelopment  
Agency

# Project History

PROJECT	DISTRICT
GTEC Area	Eastside
Kennedy Homes	Eastside
Seminary Lane Redevelopment	Fifth Avenue / Pleasant Street
A. Quinn Jones Museum	Fifth Avenue / Pleasant Street
Sidewalks	Fifth Avenue / Pleasant Street
Depot Park	Downtown
Power District	Downtown
Downtown Plaza	Downtown
Porter's Neighborhood	Downtown
Innovation District	College Park/University Heights
South Main Street	College Park/University Heights
NW 1st Avenue	College Park/University Heights
NW 5th Avenue	College Park/University Heights

## September 2013:

- The CRA consists of a staff of 9 with a growing project list.
- In order to focus our efforts, the CRA underwent a strategic planning process where specific initiatives were presented to and approved by the CRA Board as priorities.
- 4 initiatives were identified for the Downtown CRA District:
  - 1) Depot Park
  - 2) Power District
  - 3) Downtown Plaza
  - 4) Porter's Neighborhood



# Project Limits



# SW 5<sup>th</sup> Avenue

## Zoning Map



- Mixed Use
- Shared Use Path
- General Office
- Public Services and Operations
- Single Family / Multiple Family Residential

0 125 250 500 Feet



# SW 5<sup>th</sup> Avenue

## Zoning Map

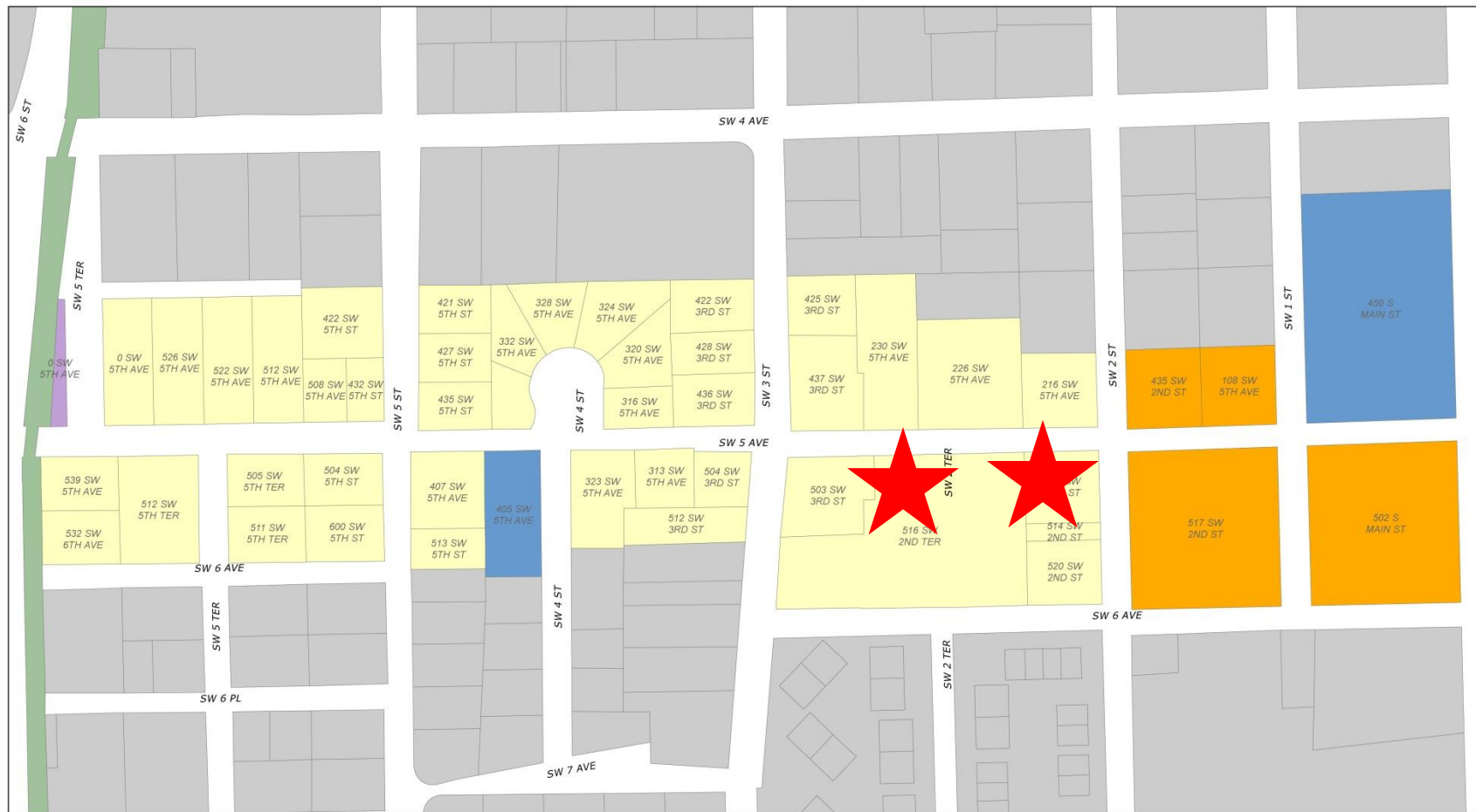


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# SW 5<sup>th</sup> Avenue

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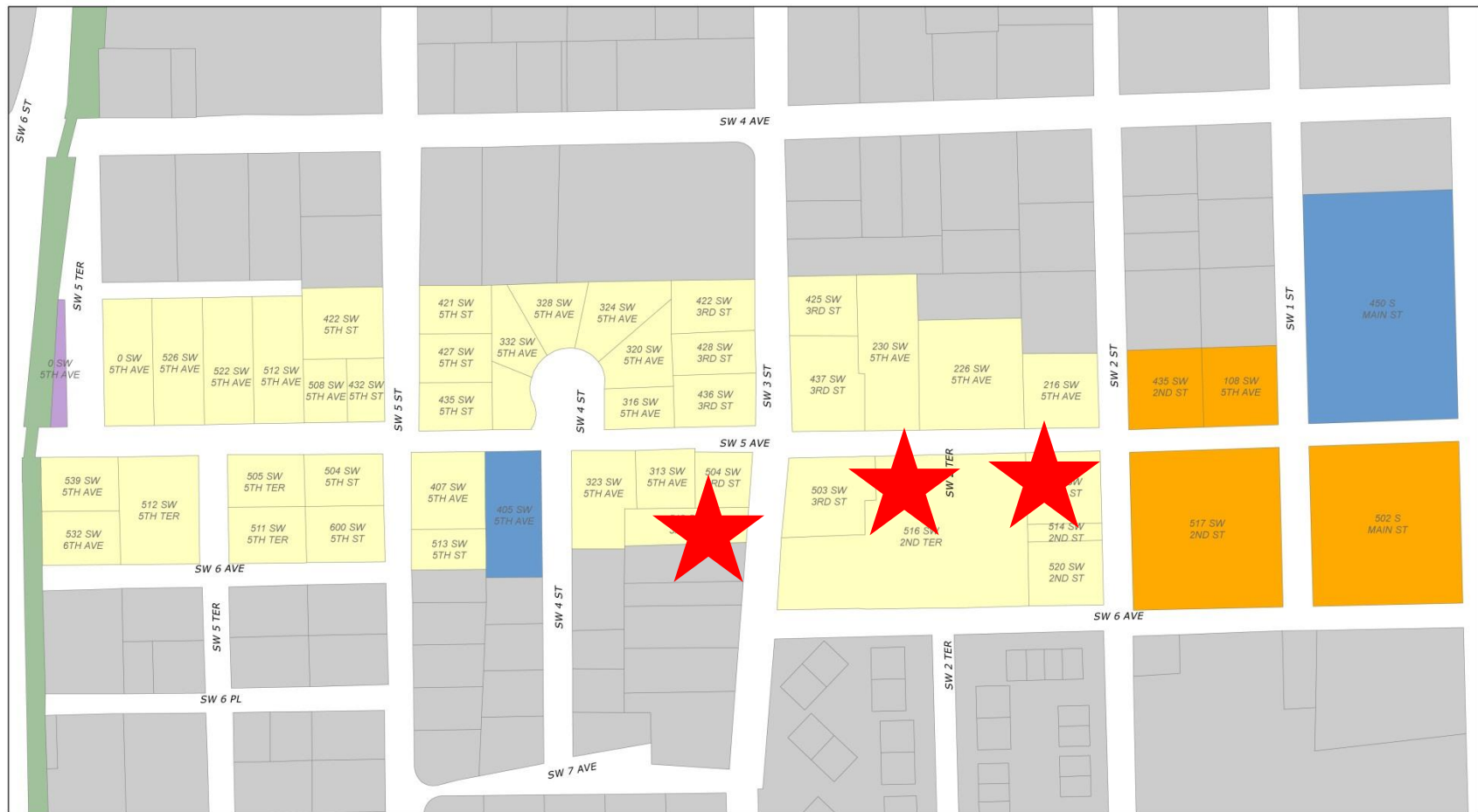


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# SW 5<sup>th</sup> Avenue

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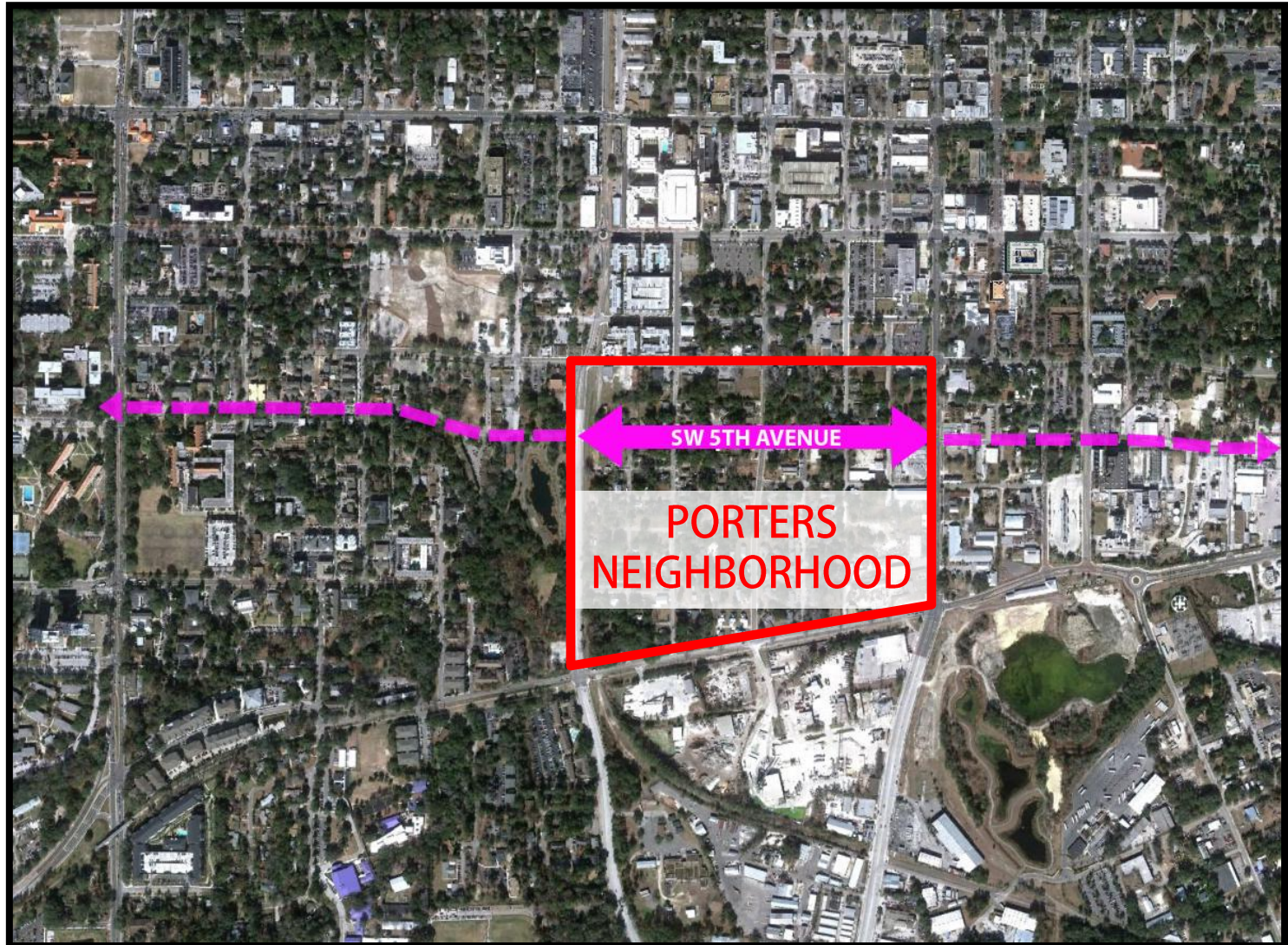


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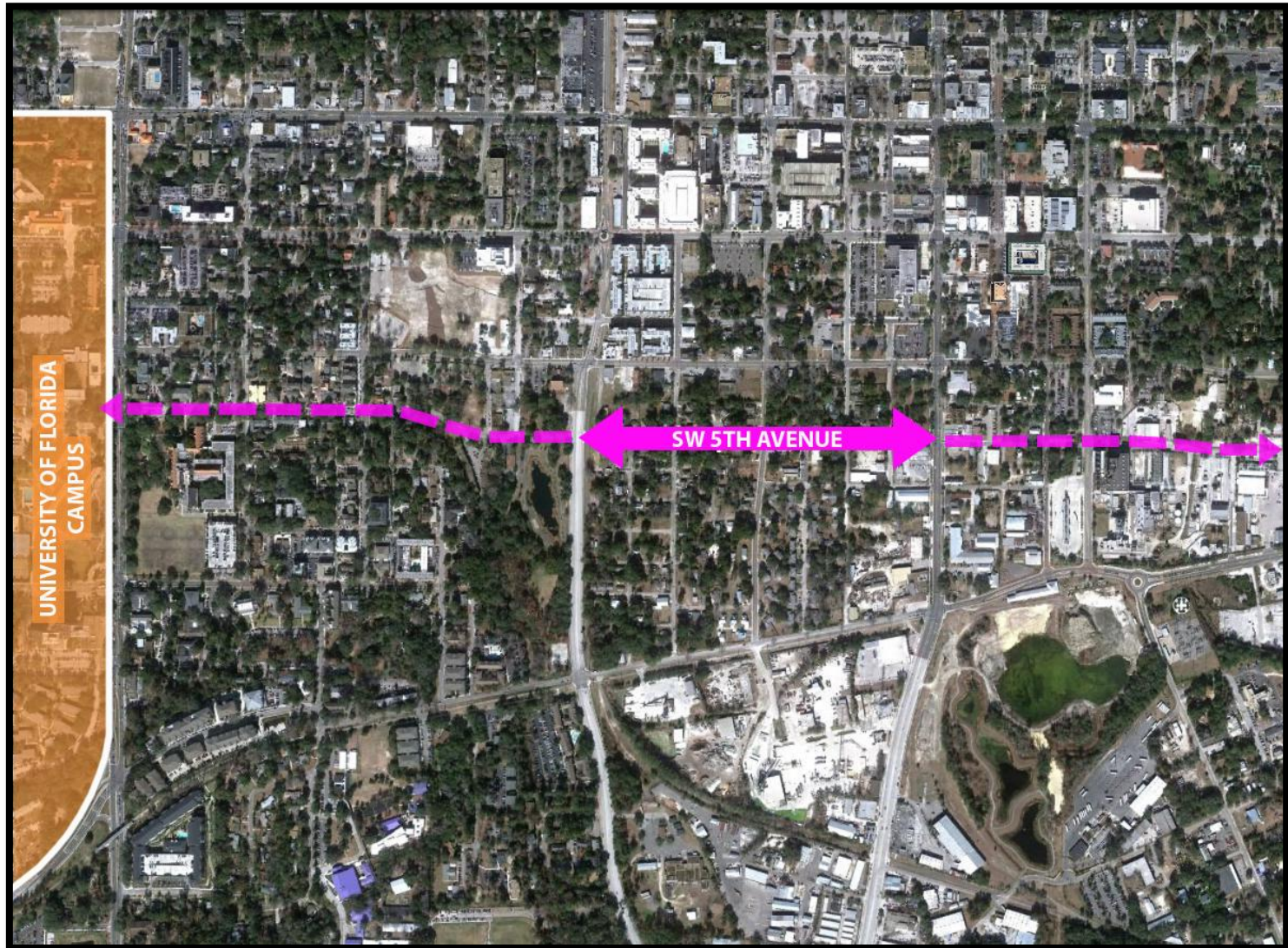


# Adjacent Amenities





# University



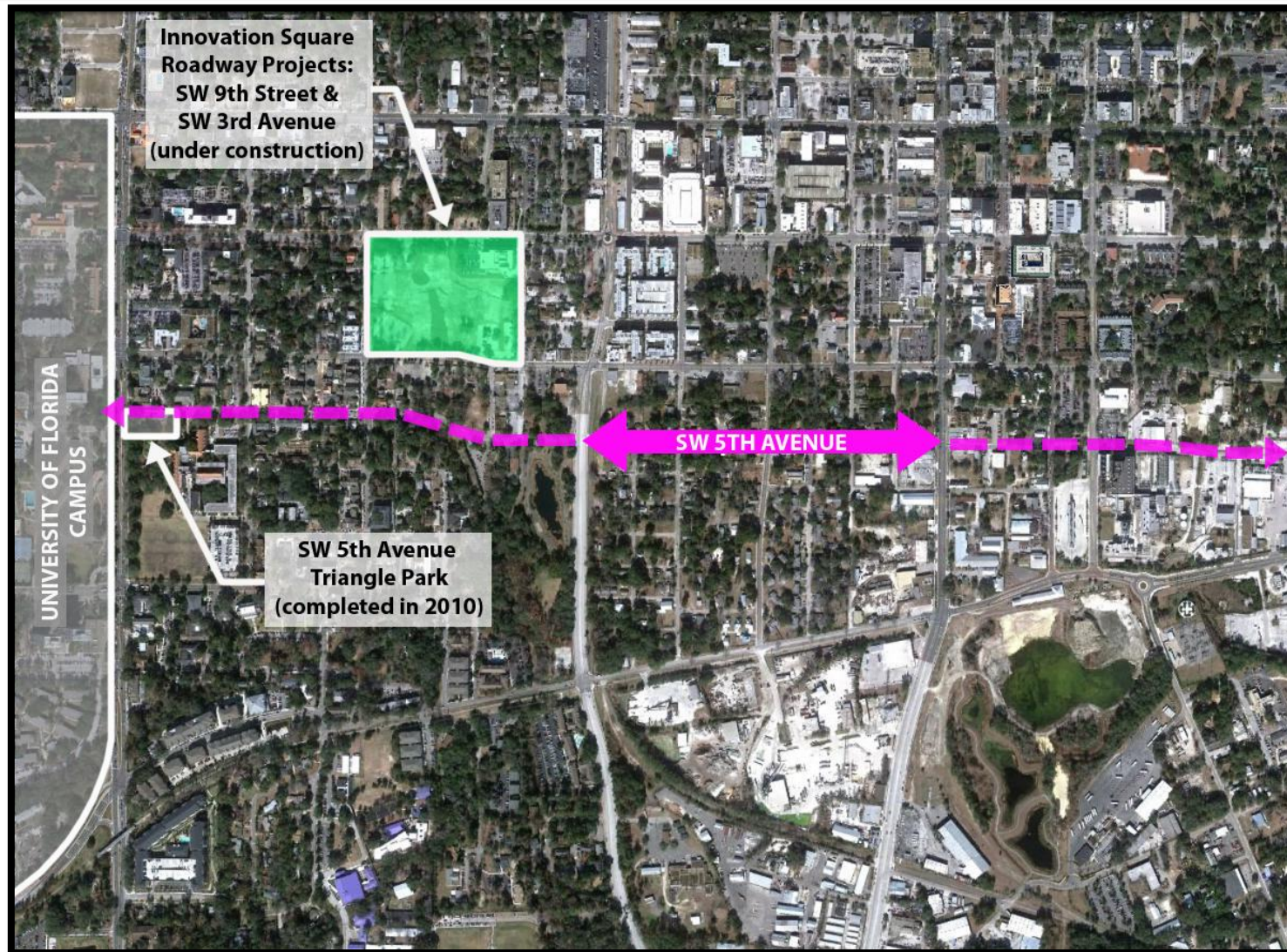


# Triangle Park



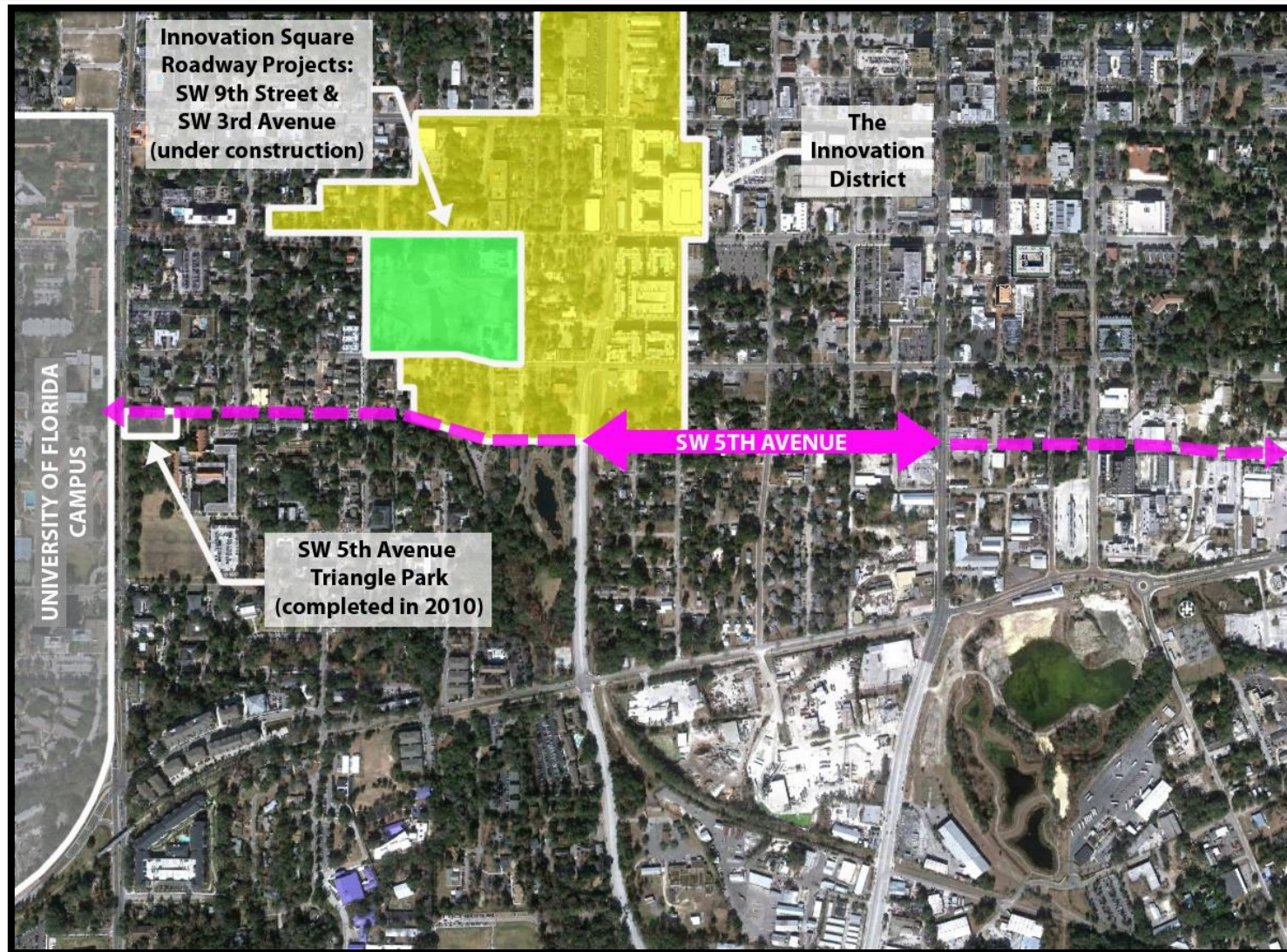


# Innovation Square



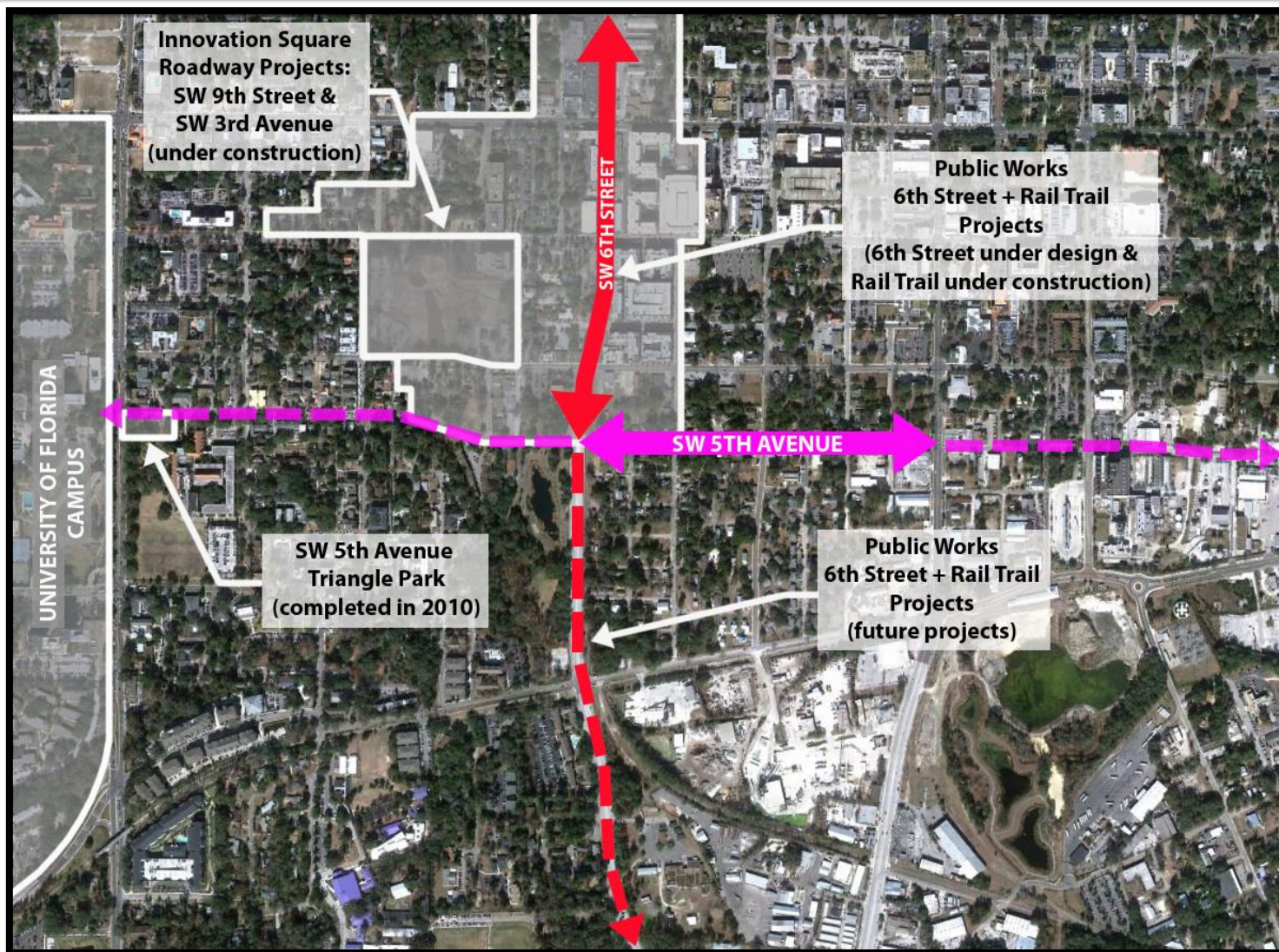


# Innovation District



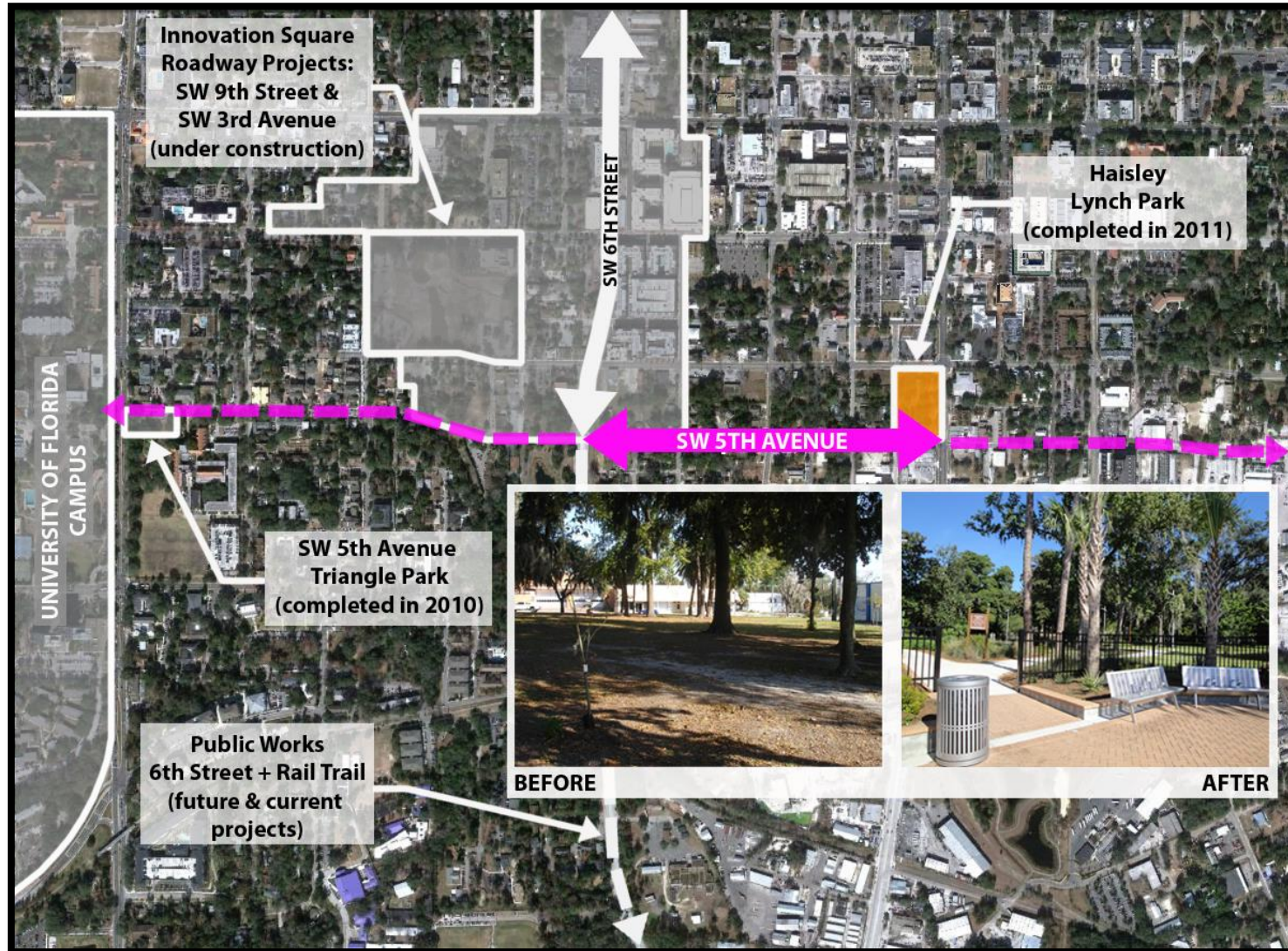


# 6<sup>th</sup> Street / Rail Trail



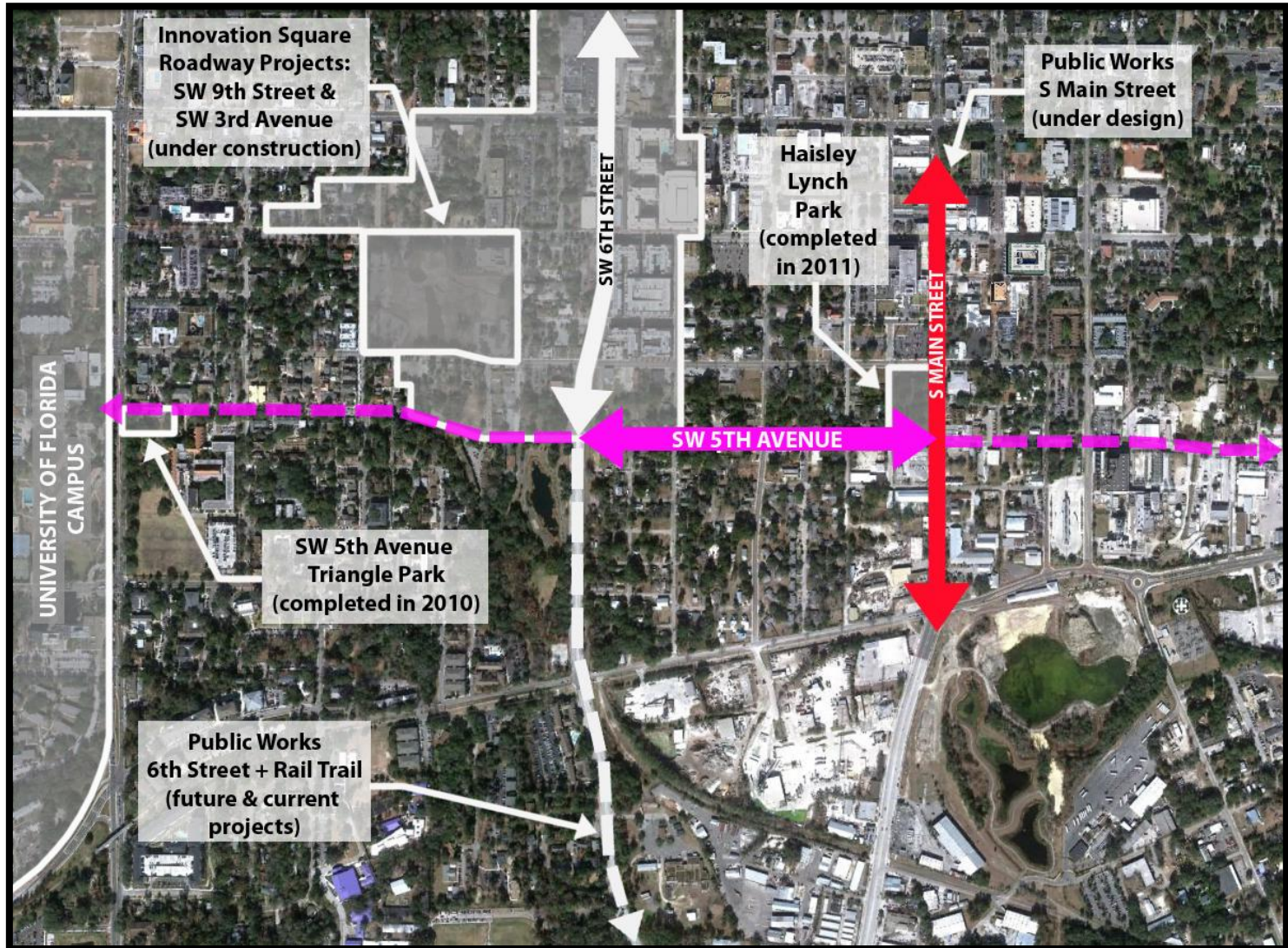


# Haisley Lynch Park



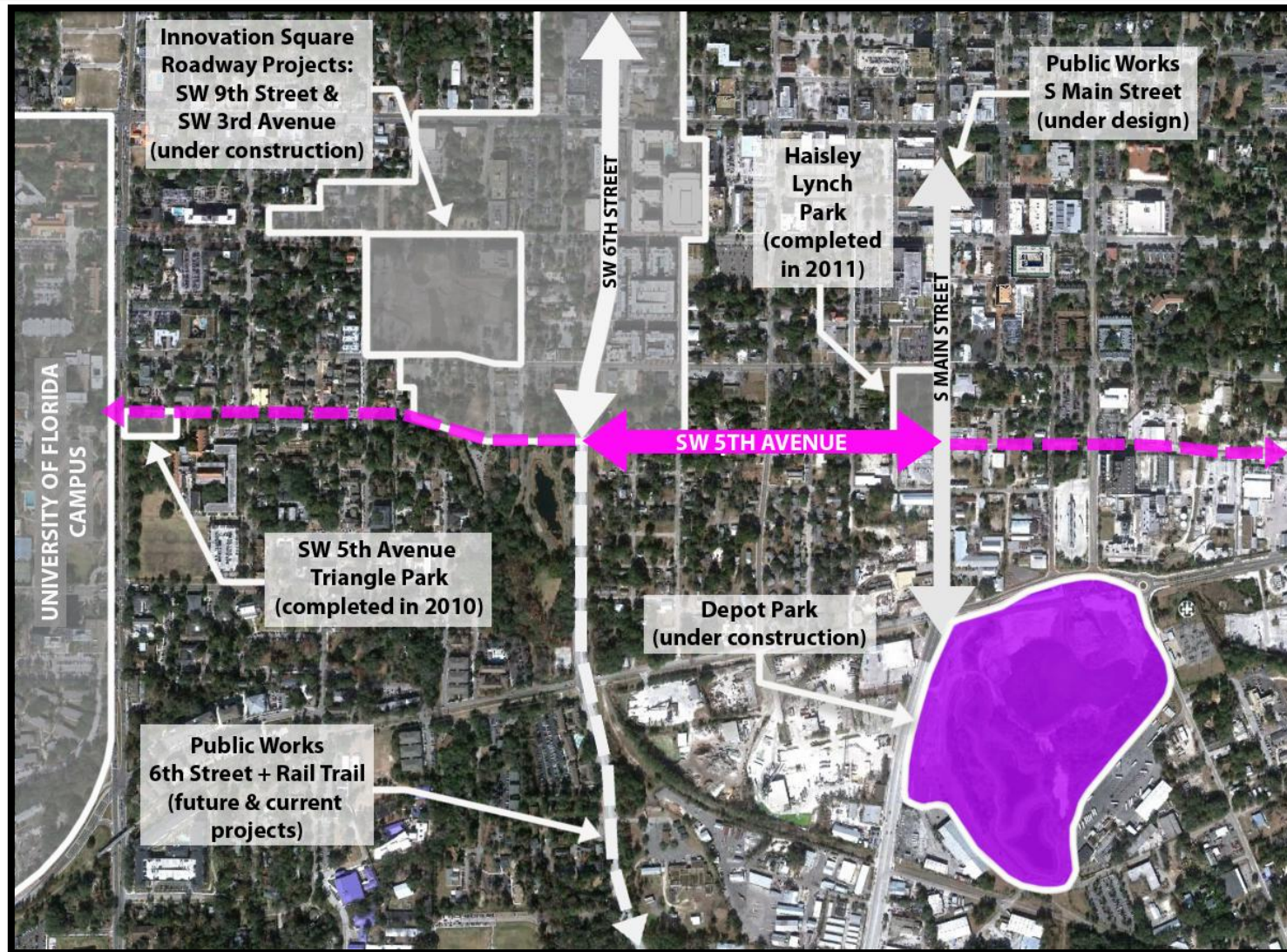


# S Main Street



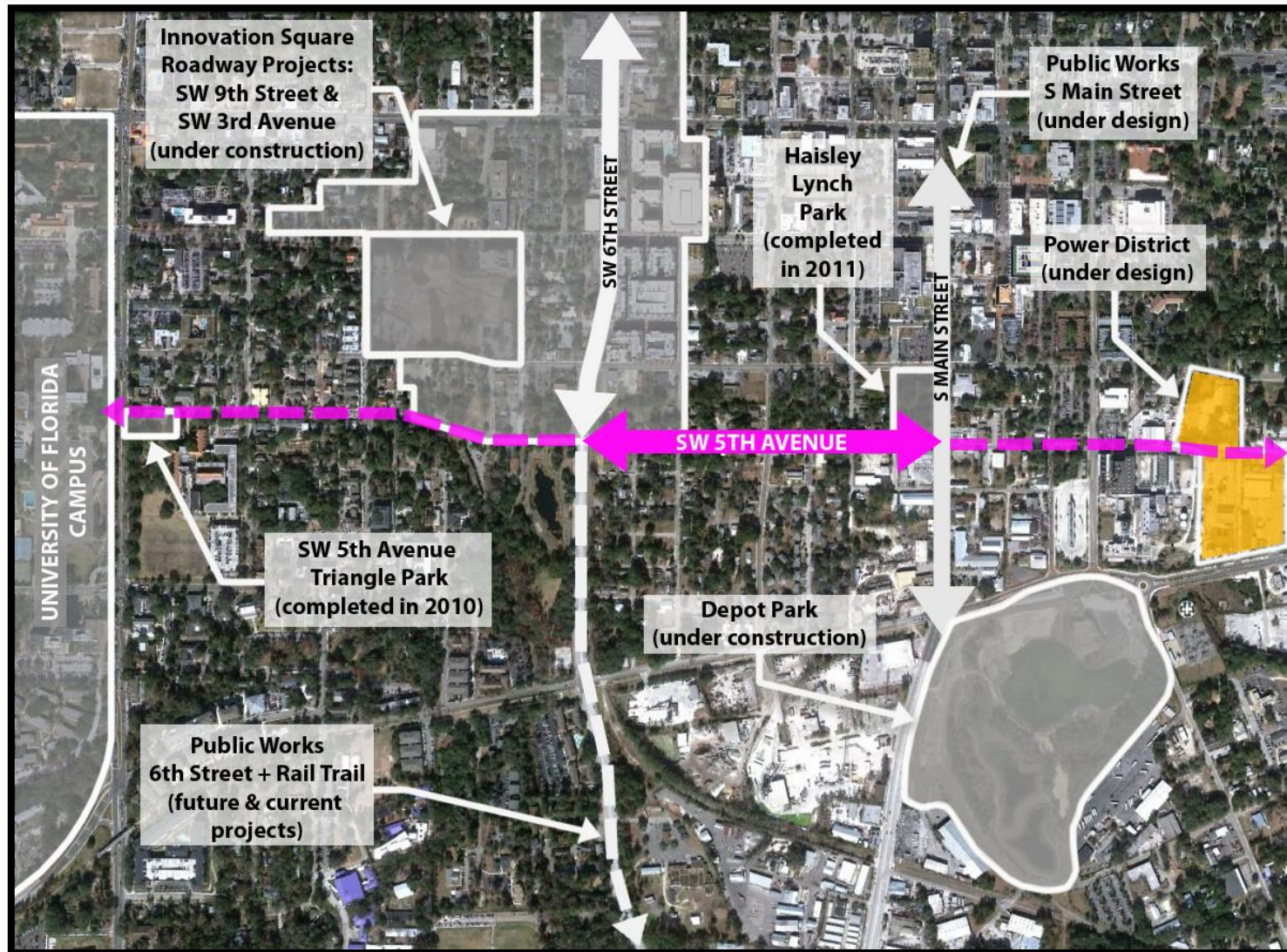


# Depot Park



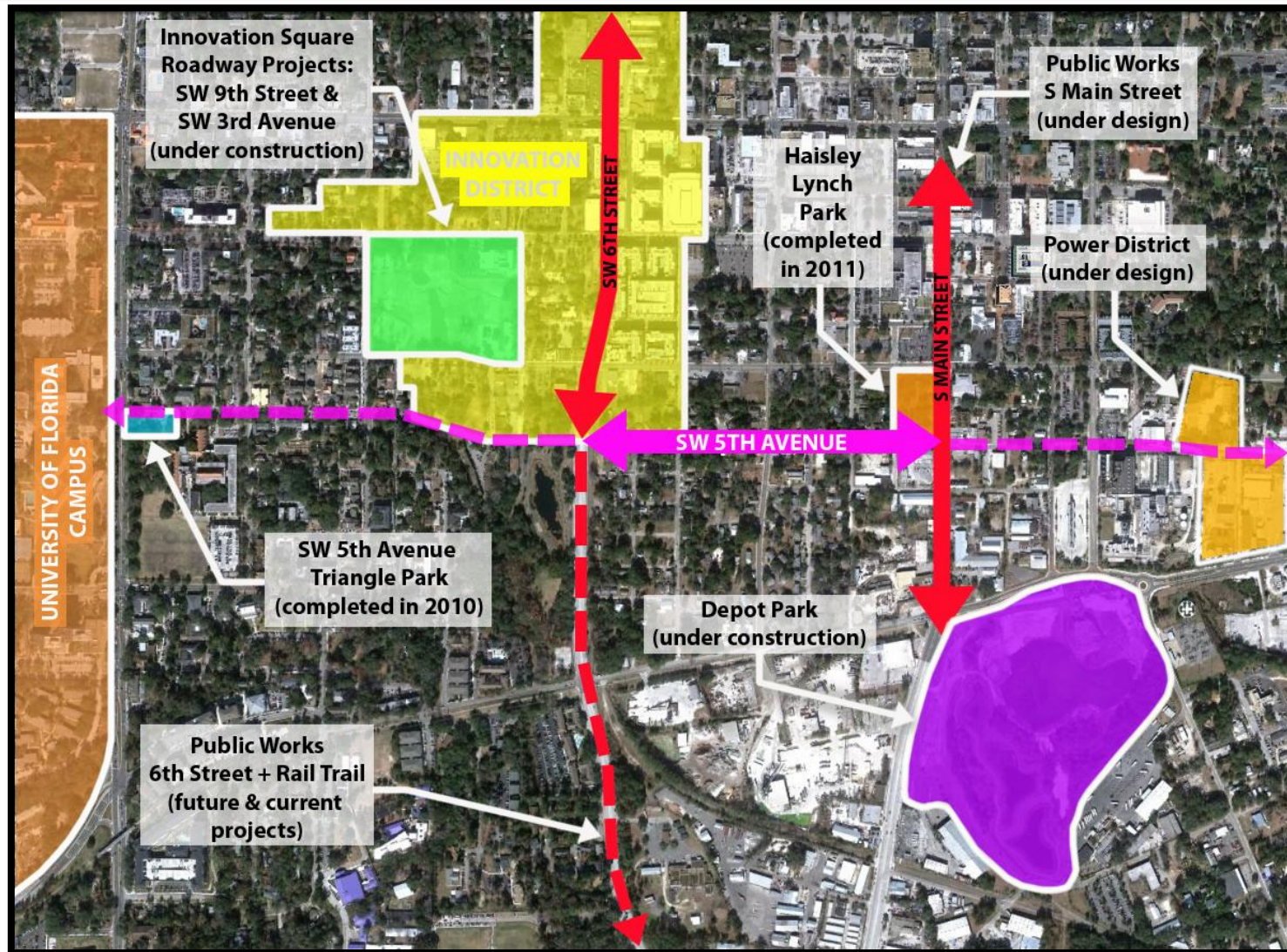


# Power District





# Access to Amenities





# Project Milestones



Sept. 2013

Nov. 2013

Dec. 2013

Feb. 2014

June 2014

July 2014

Sept. 2014

Oct. 2014

Jan. 2015

Feb. 2015

Mar. 2015

- **September 2013**: CRA Staff was granted approval by the CRA Board to move forward with the Porters Community initiative.
- **November 2013**: CRA Staff conducted an internal analysis of the opportunities existing along the SW 5<sup>th</sup> Avenue corridor.
- **December 2013**: The CRA hired Daren Land Surveyors, Inc. to conduct a survey of the SW 5<sup>th</sup> Avenue corridor (from SW 6<sup>th</sup> Street to S Main Street) to gauge project potential.
- **February 2014**: The CRA hosted a community meeting to gather feedback from members of the Porters Community regarding the SW 5<sup>th</sup> Avenue corridor and the Porters Neighborhood.

# Community Meeting #1

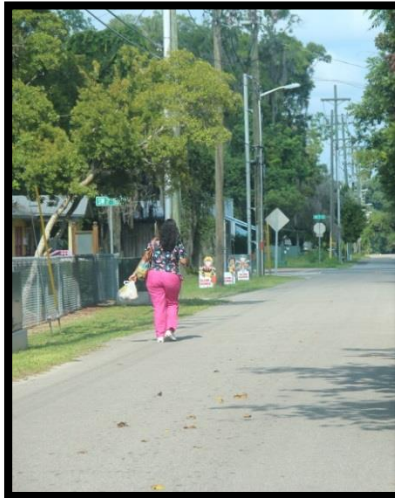
## Conclusion

- The majority of those who attended the meeting and participated in the questionnaire frequently drive through SW 5th Avenue to get to their destinations.
  - The majority felt that SW 5th Avenue is a safe corridor, but uncomfortable to walk due to the lack of sidewalks.
  - The majority of attendees did not like the idea of bringing back the historic name (W. Market Street) for SW 5th Avenue.
  - However, the majority of attendees did like the idea of announcing the entrances into Porters through the use of signage or other entry features.
- ❖ In conclusion; the exploration of a neighborhood gateway, sidewalks, on-street parking, and undergrounding utilities were popular ideas.



# Community Feedback Analysis

- **On-Street Parking:** Varied road widths and a constrained right-of-way make this a challenging corridor for on-street parking
- **Undergrounding Utilities:** No known issues with service or capacity
- **Sidewalk Construction:** Ample room in the northern right-of-way limits, a lack of ADA compliance along the corridor, and visible signs of a daily need for better pedestrian access and safety



- **Neighborhood Gateways:** Strengthen and define neighborhood edges

# Project Milestones Cont.



Sept. 2013

Nov. 2013

Dec. 2013

Feb. 2014

June 2014

July 2014

Sept. 2014

Oct. 2014

Jan. 2015

Feb. 2015

Mar. 2015

- **June 2014**: CRA hired EDA Engineers Surveyors Planners Inc. to design construction documents for the construction of a proposed sidewalk and associated improvements along the north side of SW 5<sup>th</sup> Avenue (between SW 6<sup>th</sup> Street and S Main Street).
- **Project Scope**:
  - Sidewalk design (5' min. width) along northern edge of the roadway
  - Upgrades to existing ramps bringing the corridor up to ADA compliance
  - Exploration of a Gateway Feature to enhance and announce the entrance into the Porters Community



# Project Milestones Cont.



Sept. 2013

Nov. 2013

Dec. 2013

Feb. 2014

June 2014

July 2014

Sept. 2014

**Oct. 2014**

Jan. 2015

Feb. 2015

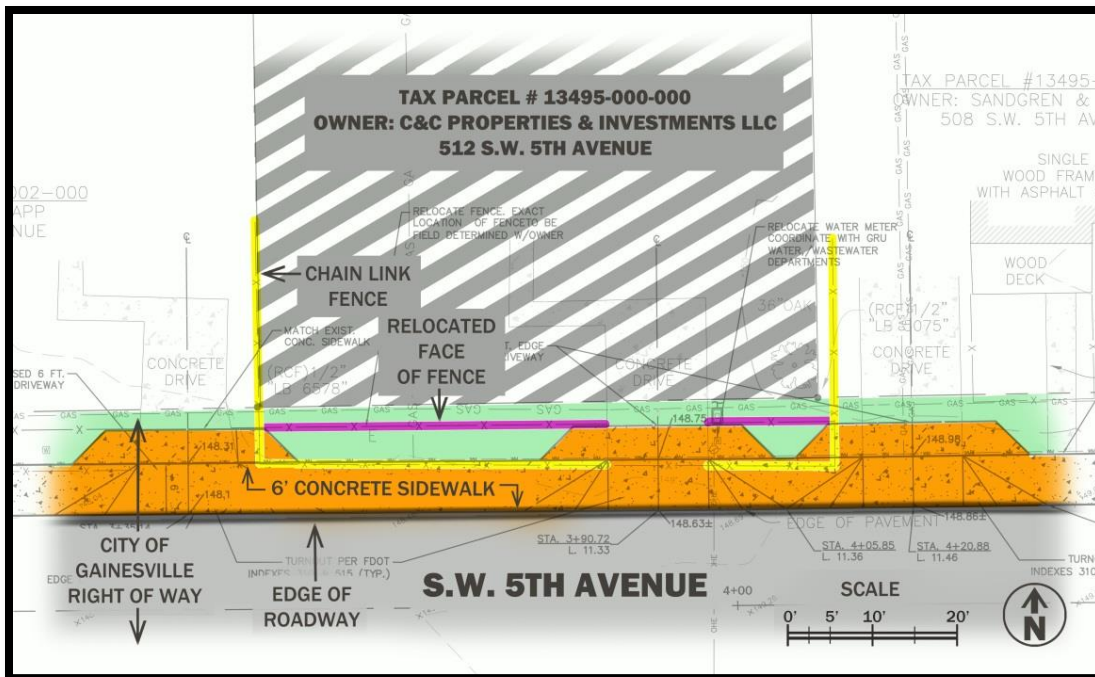
- **July 2014**: EDA Engineers Surveyors Planners Inc. reached 30% design
  - The 30% plans were distributed to the corresponding City departments for review and comment
- **September 2014**: EDA Engineers Surveyors Planners Inc. reached 60% design
  - The 60% plans were distributed to the corresponding City departments for review and comment
- **October 2014**: Presented the 60% plans for the Porters Community Project to the Downtown Redevelopment Advisory Board (DRAB)

Mar. 2015


# Project Milestones Cont.

- **January 2015:** The CRA hosted a second community meeting;  
SW 5<sup>th</sup> Avenue Homeowners Information Session


- Homeowner Information Packet
- Project Look-Book



PARCEL + PROJECT PLAN:



Gainesville Community Redevelopment Agency  
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Gainesville, Florida 32601  
Phone: (352) 393-8200  
www.gainesvillecra.com



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### SW 5<sup>th</sup> Avenue Porters Community Project

#### 226 SW 5<sup>th</sup> Avenue

**What to expect?**

- There is currently no existing sidewalk adjacent to your property;
  - At the time of project construction, a 5' sidewalk will be constructed set back 2' from the edge of the roadway (see before and after project images contained in packet).
- There is an existing chain link fence located 1' within the City of Gainesville Right-of-Way;
  - During construction the current fence will need to be removed for sidewalk construction. If desired, a temporary fence can be placed on your property during that time. Please contact the CRA Project Manager, Cindi Harvey, to coordinate this need.
  - Once construction of the sidewalk is complete, your fence will be re-installed approximately 1' north of its current location. Once the fence is re-installed, it will be located on your property line. If you would prefer your fence to be re-installed in a different location than what is depicted in the attached plan, please contact the CRA Project Manager, Cindi Harvey, to coordinate the desired location.
  - If the condition of your current fence does not allow for re-installation, a new fence (of the same type) will be installed at no charge to you.

Page 1 of 2

WHAT TO EXPECT:



# Project Milestones Cont.



Sept. 2013

- **February 2015**: EDA Engineers Surveyors Planners Inc. reached 90% design

- The 90% plans were distributed to the corresponding City departments for review and comment

Nov. 2013

Dec. 2013

Feb. 2014

June 2014

July 2014

Sept. 2014

Oct. 2014

Jan. 2015

**Feb. 2015**

- **February 2015**: The CRA hosted a third community meeting;

- a Porters Community Information Session to review and discuss the 90% project plans with the residents of the Porters Neighborhood

- Project Look-Books were distributed to all meeting attendees

Mar. 2015

# Porters Community Project Look-Book

## Block 1

B  
E  
F  
O  
R  
E



AFTER



AFTER





# Porters Community Project Look-Book

## Block 1

B  
E  
F  
O  
R  
E



AFTER



AFTER





# Porters Community Project Look-Book

## Block 2

B  
E  
F  
O  
R  
E



AFTER



AFTER





# Porters Community Project Look-Book

## Block 2

B  
E  
F  
O  
R  
E



AFTER



AFTER





# Porters Community Project Look-Book

## Block 3

B  
E  
F  
O  
R  
E



AFTER



AFTER





# Porters Community Project Look-Book

## Block 3 & 4

B  
E  
F  
O  
R  
E



AFTER



AFTER



# Porters Neighborhood Gateway Inspiration



Take a walk through Porters and you will notice the historic street markers sprinkled throughout the neighborhood. These tiny monuments have withstood the test of time and have been present for decades.

Like the Porters Community, the markers that remain today stand strong in their purpose; after over a century of presence, they are here representing the past and moving forward into the future with strength and a history of resilience.



## Goals:

- Evokes strength & longevity
- Easy to replicate
- Low maintenance
- Lasting materials
- Custom
- Announces history
- Illuminates the future



# Porters Neighborhood Gateway

## 'Menu' of Gateway Elements for future replication:

### ➤ Porters Neighborhood Monument

- 8' tall concrete column
- Metal panel with die-cut lettering
- LED back-lighting to illuminate 'Porters' at night

### ➤ Concrete Planter

- Open-bottom
- Poured in place

### ➤ Ornamental Boulder

- With trained plantings

### ➤ Century Plant



# Porters Community Project Look-Book

## Neighborhood Gateways

B  
E  
F  
O  
R  
E



AFTER



AFTER





# Project Milestones Cont.

Sept. 2013

Nov. 2013

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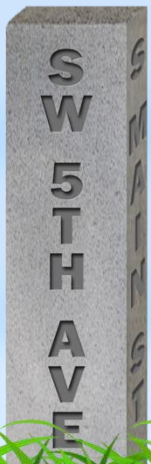
Oct. 2014

Jan. 2015

Feb. 2015

- **March 2015**: The CRA has received comments back from City departments for the 90% plans and is ready to incorporate those comments and move forward with 100% Construction & Bid Document development
- The CRA has negotiated a Guaranteed Maximum Price (GMP) for Construction Management with The Brentwood Company in the amount of \$210,665.98 for the SW 5<sup>th</sup> Avenue Porters Community Project
  - ❖ The estimated time for construction completion is 60 days

Mar. 2015



# Recommendation

CRA Executive Director to the CRA Board:

- 1) Direct CRA Staff to proceed with 100% Construction & Bid Document development, and
- 2) Approve the Guaranteed Maximum Price (GMP) for project construction in the amount of \$210,665.98 and authorize the CRA Executive Director to execute the appropriate documents, subject to approval by the CRA Attorney and to legal form and content.



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