

NW 1ST AVENUE

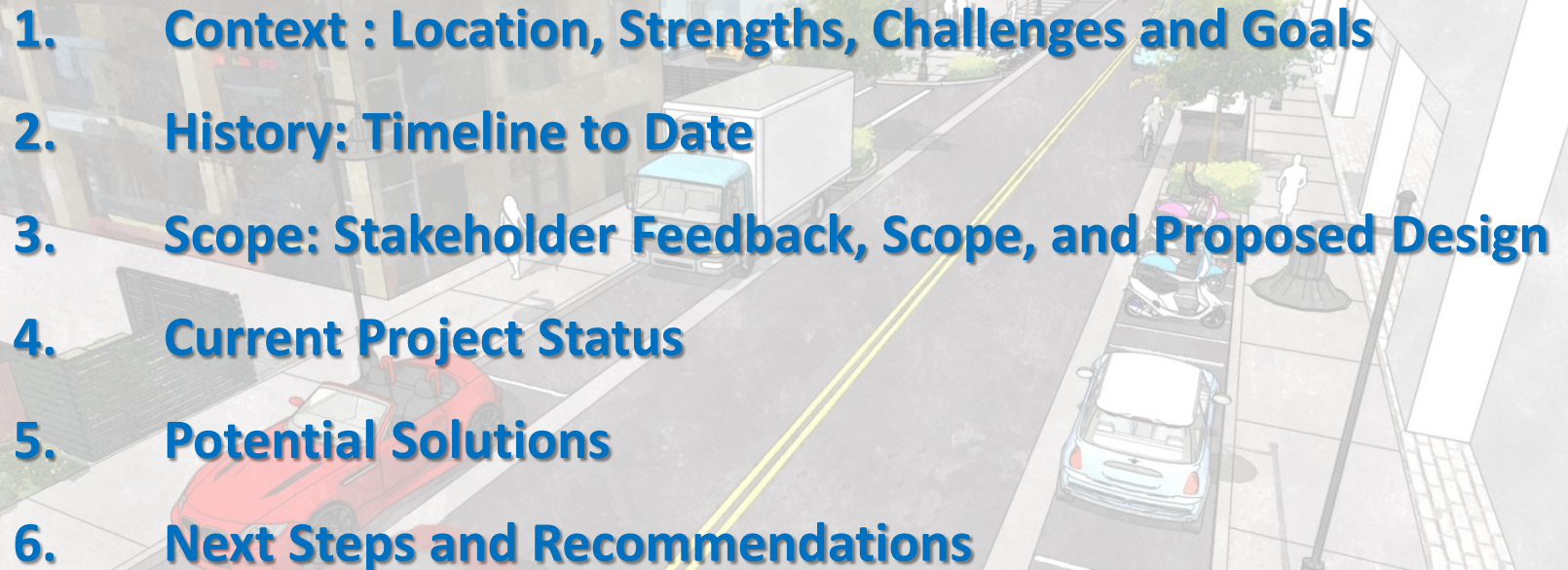
NW 16th Street to NW 20th Street



CRA Board
August 17, 2015

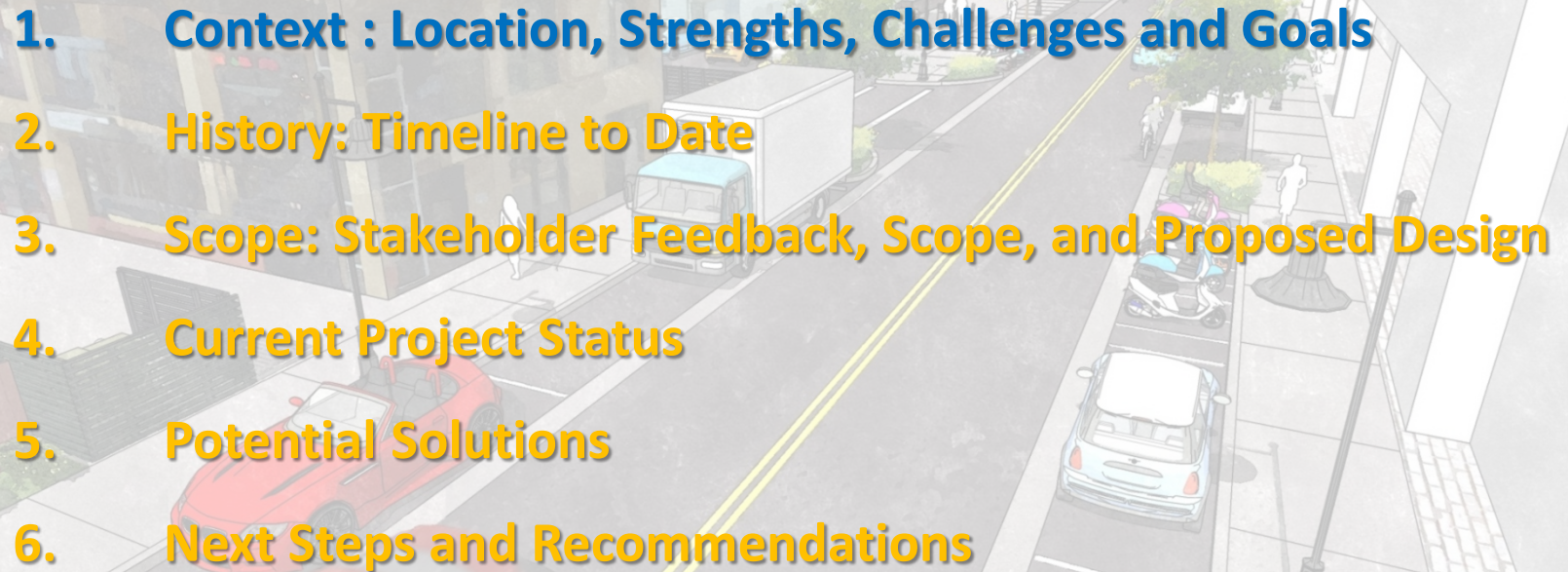


TODAY'S AGENDA

- 
1. **Context : Location, Strengths, Challenges and Goals**
 2. **History: Timeline to Date**
 3. **Scope: Stakeholder Feedback, Scope, and Proposed Design**
 4. **Current Project Status**
 5. **Potential Solutions**
 6. **Next Steps and Recommendations**

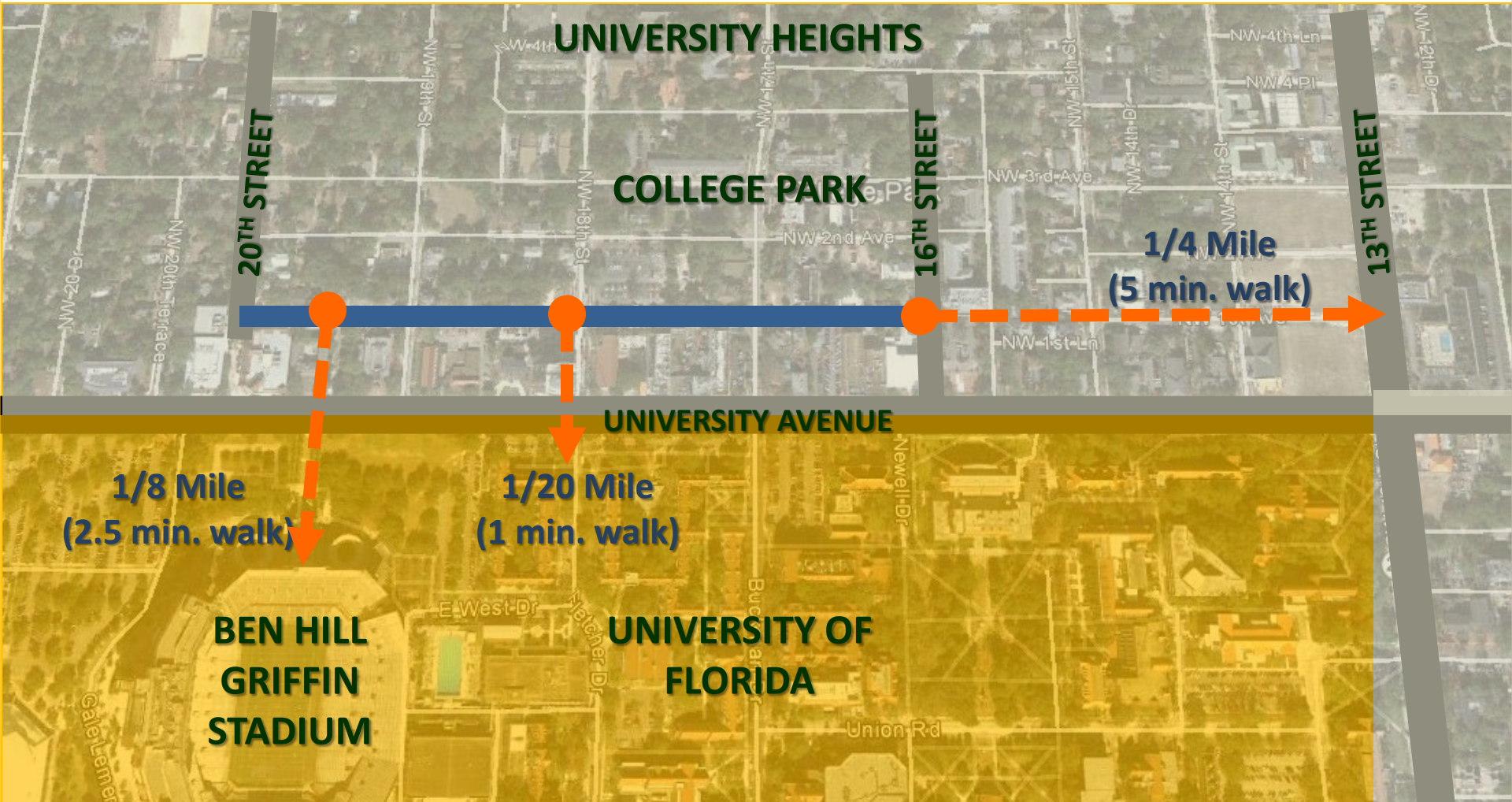


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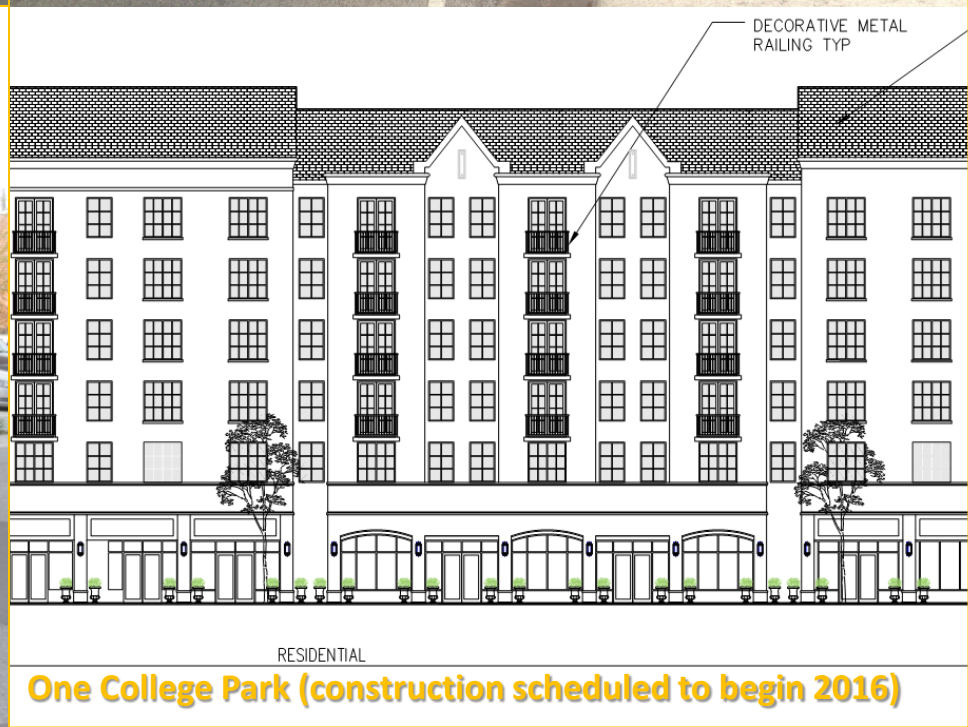
CONTEXT



STRENGTHS



STRENGTHS



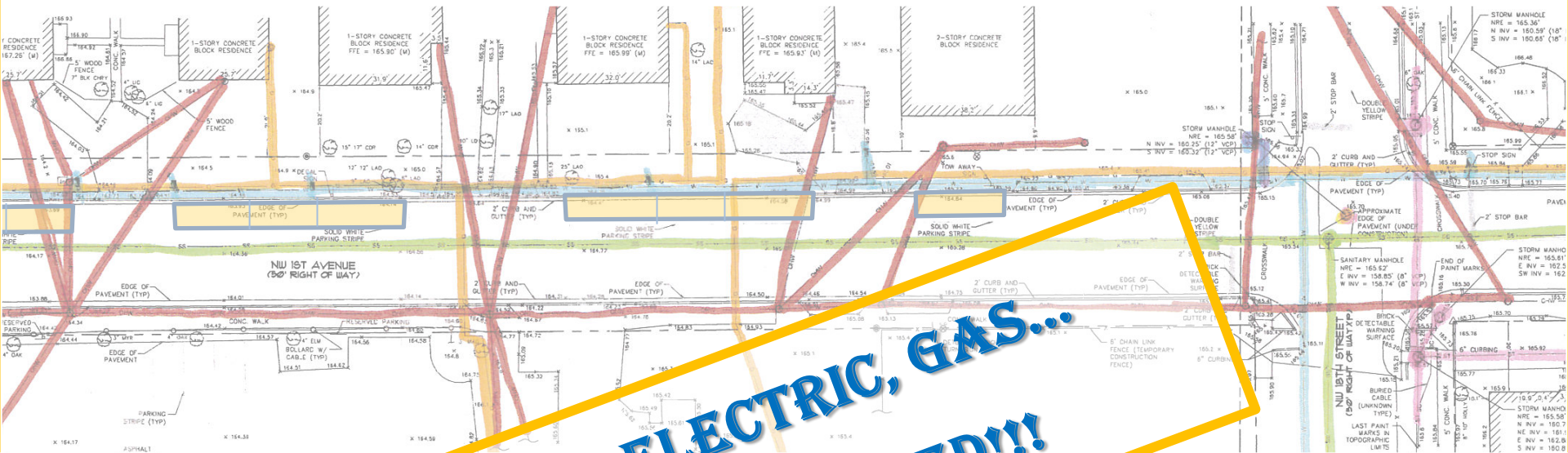
CHALLENGES



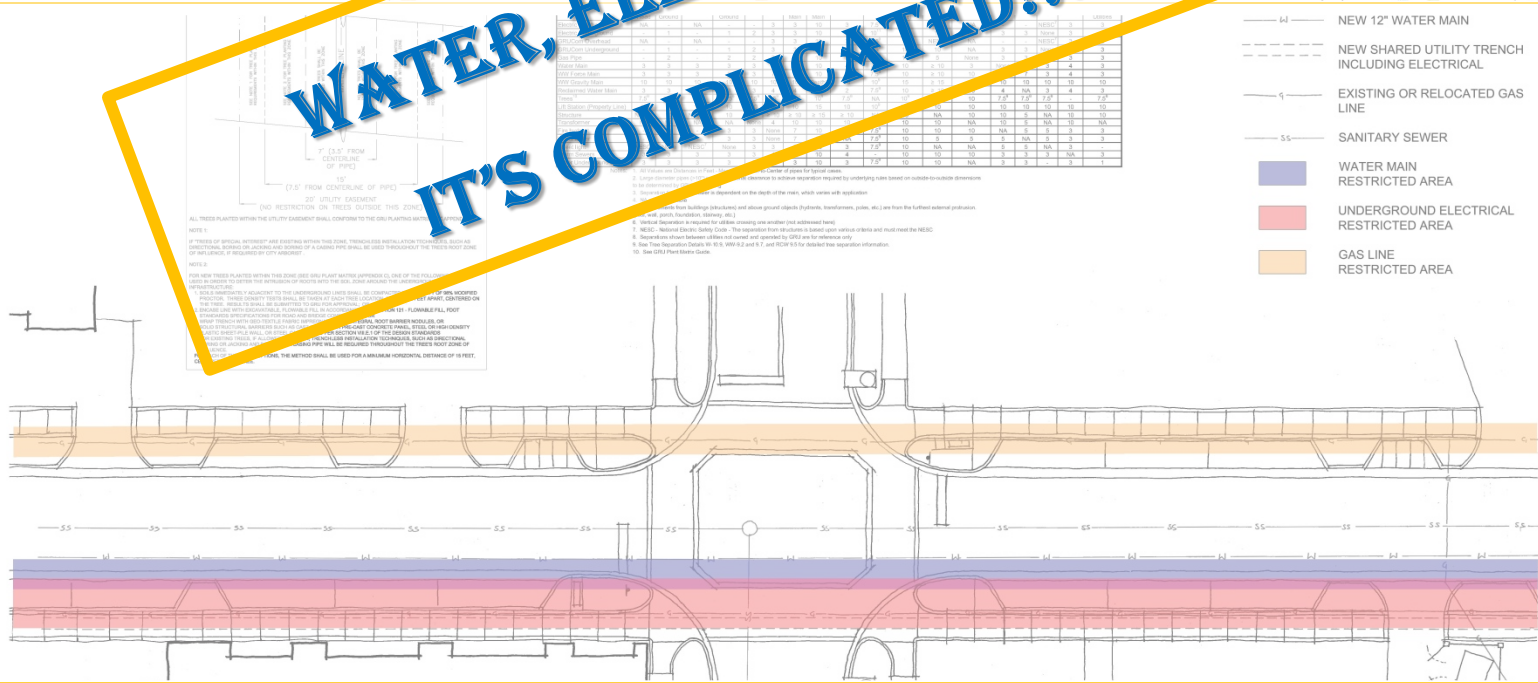
CHALLENGES



CHALLENGES: UTILITIES

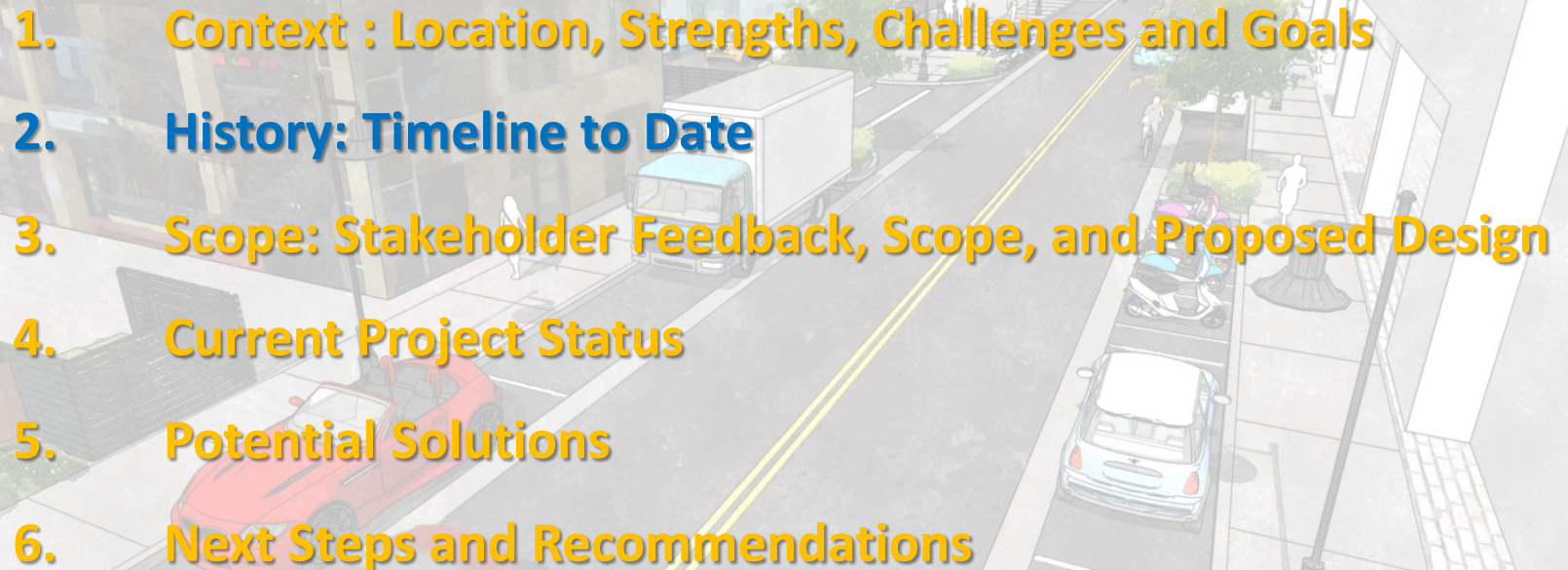


**WATER, ELECTRIC, GAS...
IT'S COMPLICATED!!**



- 12" — NEW 12" WATER MAIN
- NEW SHARED UTILITY TRENCH INCLUDING ELECTRICAL
- 9" — EXISTING OR RELOCATED GAS LINE
- 55" — SANITARY SEWER
- WATER MAIN RESTRICTED AREA
- UNDERGROUND ELECTRICAL RESTRICTED AREA
- GAS LINE RESTRICTED AREA

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PROJECT HISTORY

1990's: The need for water upgrades was recognized by GRU and UF when Emerson Hall was constructed.

2012: CRA Basis of Design

- Public stakeholder meetings, Oct. and Nov. 2012.
- GRU W/WW states its intention to upgrade water service in conjunction with CRA's project, Jan. 2013.

2013-2014: CRA Phase 1 Project

- Goal: Approved 15% Construction Documents.
- GRU W/WW confirms its intention to upgrade water service in conjunction with CRA's project, Dec. 2013.
- Public stakeholder meetings, Jan. and Feb. 2014.
- More than 25 one-on-one meetings with stakeholders to discuss site specific conditions, Jan.-Apr. 2014.
- 15% Construction Documents approved by CPUH and CRA Boards, Apr. 2014.

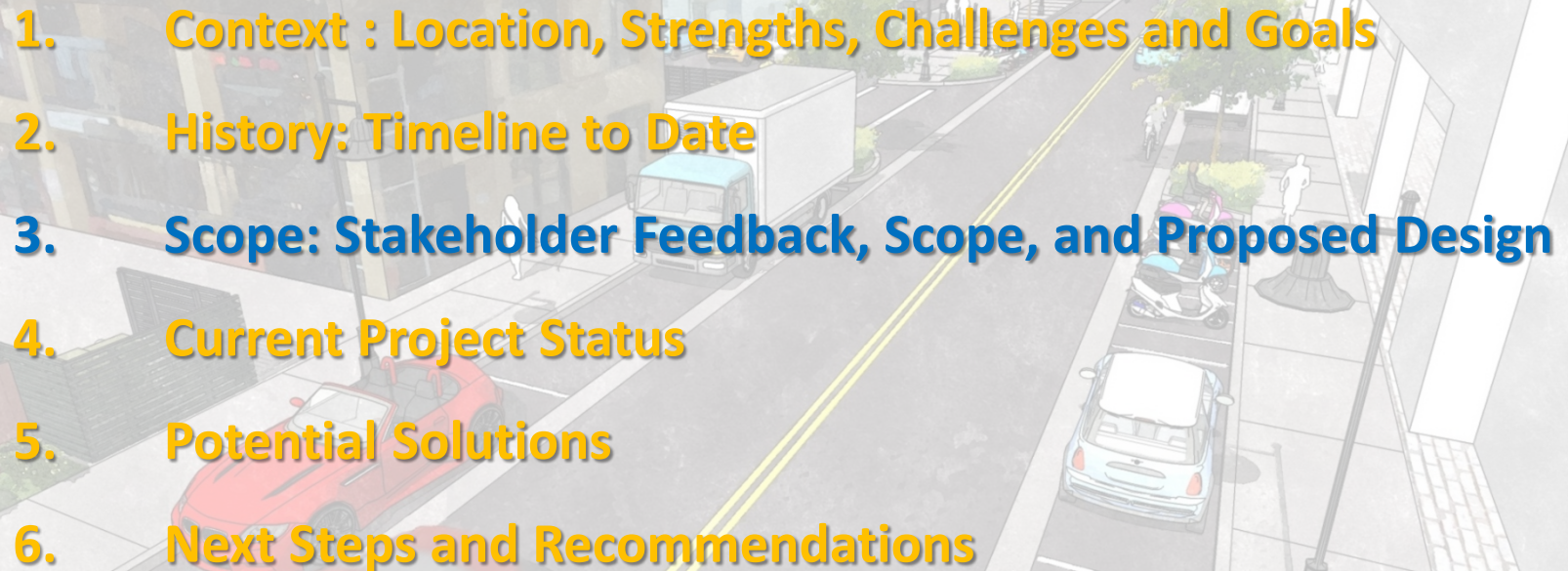
2014: CRA Phase 2 Project

- Goal: Complete Project Design and Permitting.
- GRU W/WW no longer plans to upgrade water service due to budget/direction changes, Aug. 2014 .
- Stakeholders Meeting and 50% Construction Documents approved by CPUH and CRA Boards, Sept. 2014.

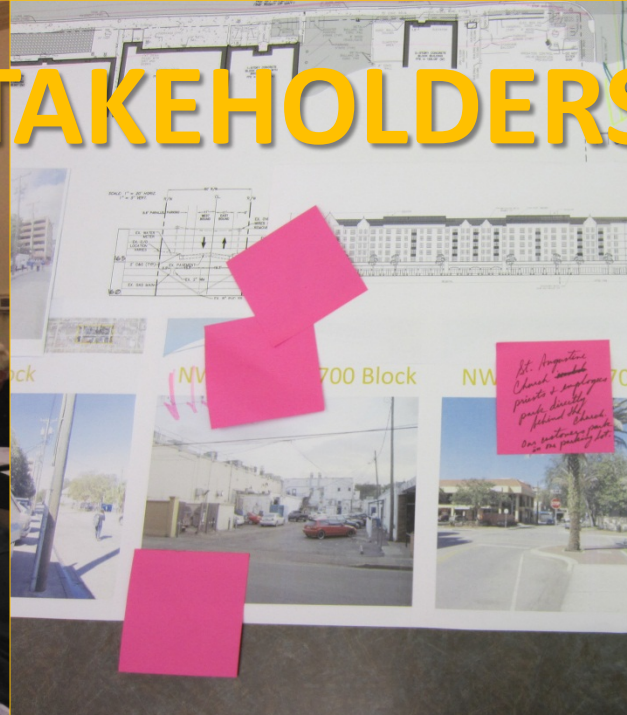
Oct. 2014 - Present

- Project is on hold due to unexpected utility scope (water upgrades + no cost sharing with GRU electric).
- CRA-GRU collaboration meetings to discuss strategies to continue project, Jun-July 2015.

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[illegible]DAVID CONNER
AND ASSOCIATES

Landscape Architecture | Urban | Environmental Design



NIX ENGINEERING, INC.



CPPI
CHARLES PERRY PARTNERS, INC.

PROJECT SCOPE



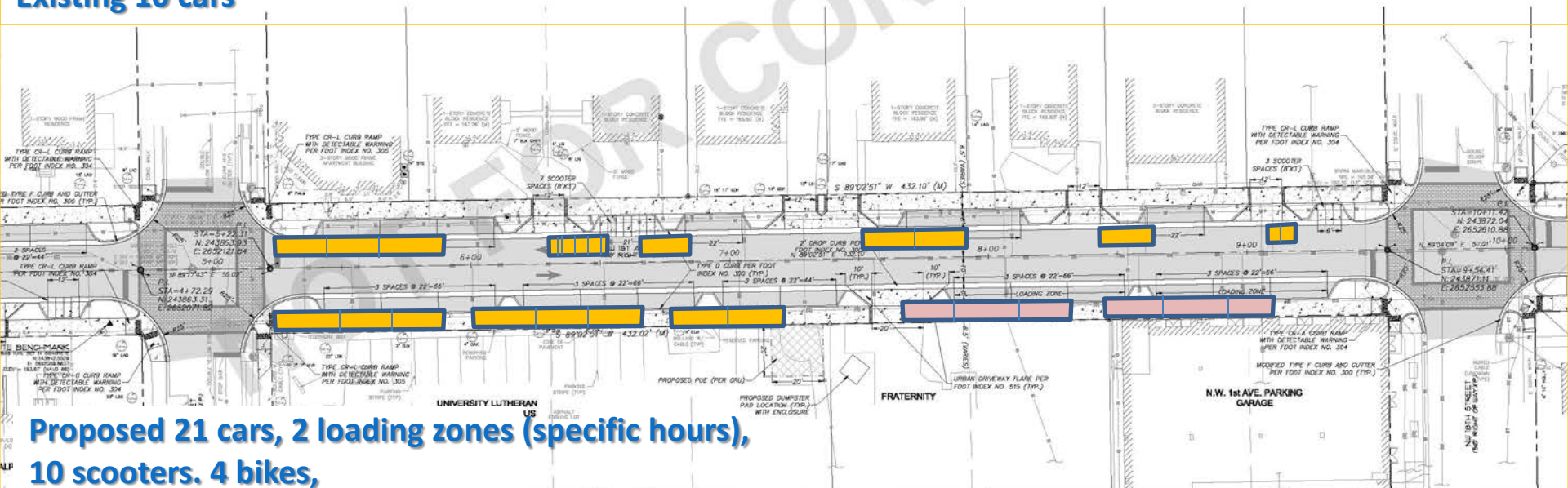
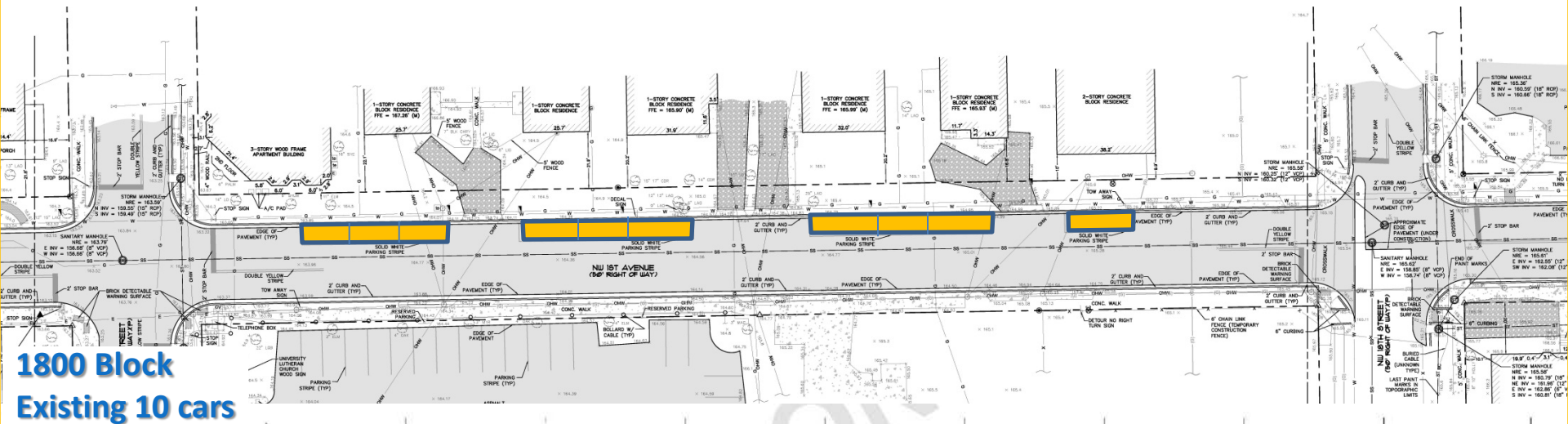
CONCEPTUAL LAYOUT





1ST AVENUE
GAINESVILLE, FL
JULY 13, 2015

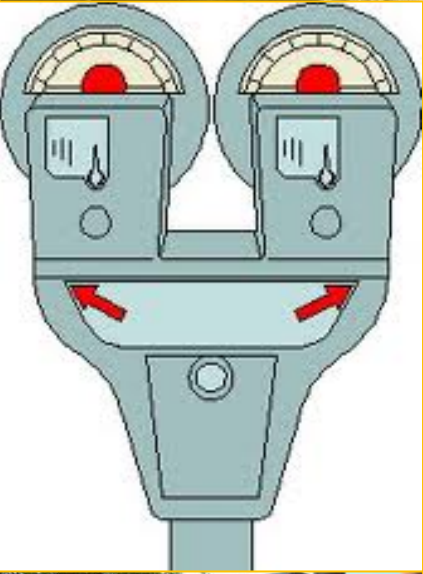


ON STREET PARKING

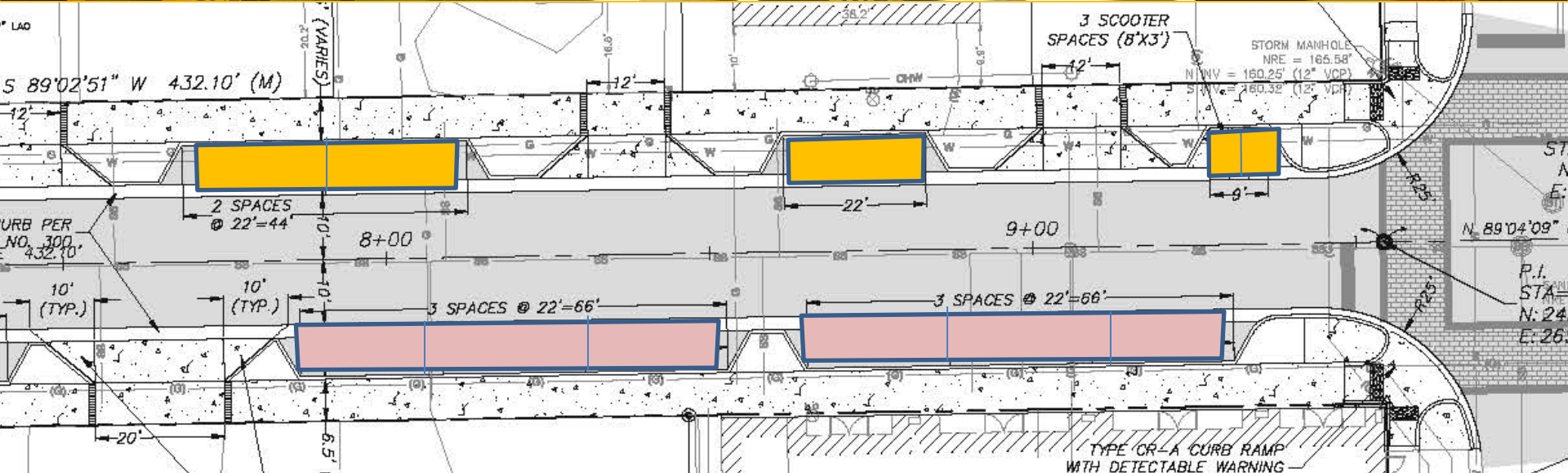


SUBMITTALS	DESCRIPTION	DATE	REVISIONS	DESCRIPTION	 CITY OF GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY NW 1ST AVENUE BETWEEN 16TH ST AND 20TH ST	 Causseaux, Hewett, & Welpole, Inc. Engineering • Surveying • Planning Construction Engineering Inspection 132 NW 78th Drive, Gainesville, Florida 32607 Phone: (352) 331-1270 • Fax: (352) 331-0470 • www.chw-inc.com CA 0076	14-0247 SITE AND HORIZONTAL CONTROL PLAN
DATE	DESCRIPTION	DATE	DESCRIPTION				

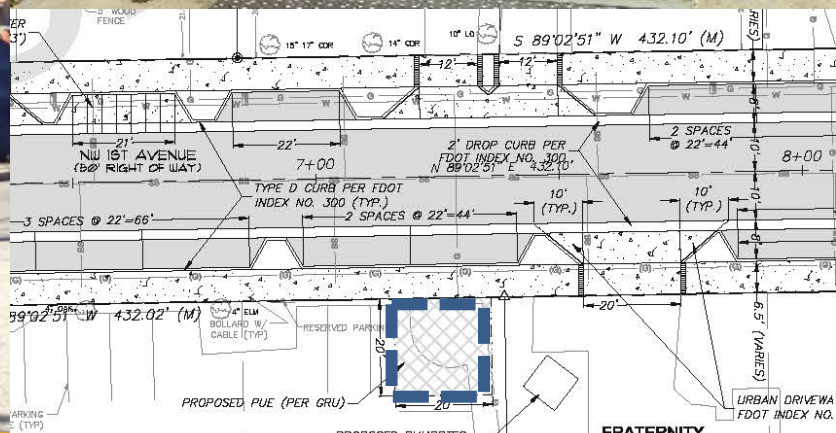
PARKING MANAGEMENT



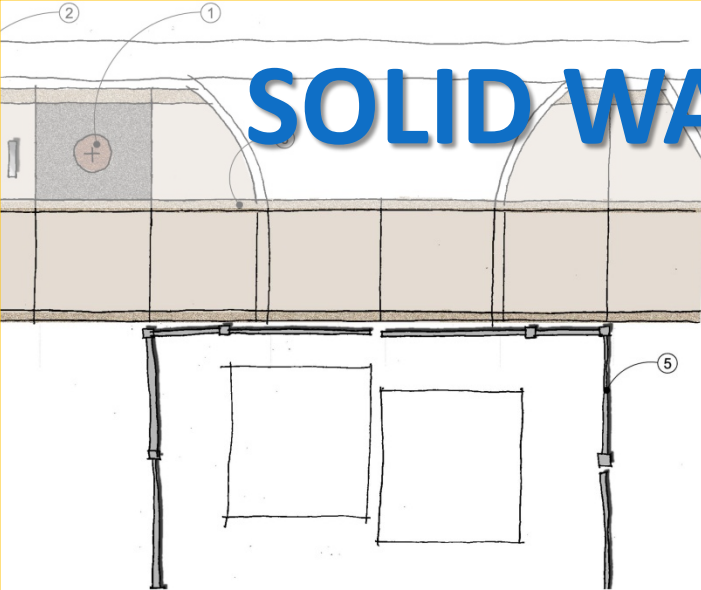
LOADING ZONES



UNDERGROUNDING UTILITIES



SOLID WASTE MANAGEMENT

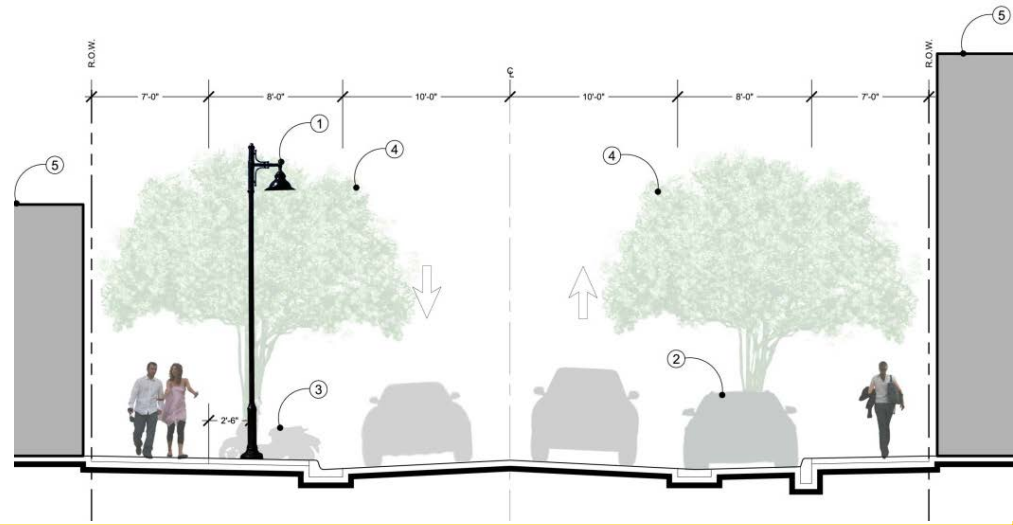


CORRUGATED STEEL FENCE (GALVANIZED PANELS)

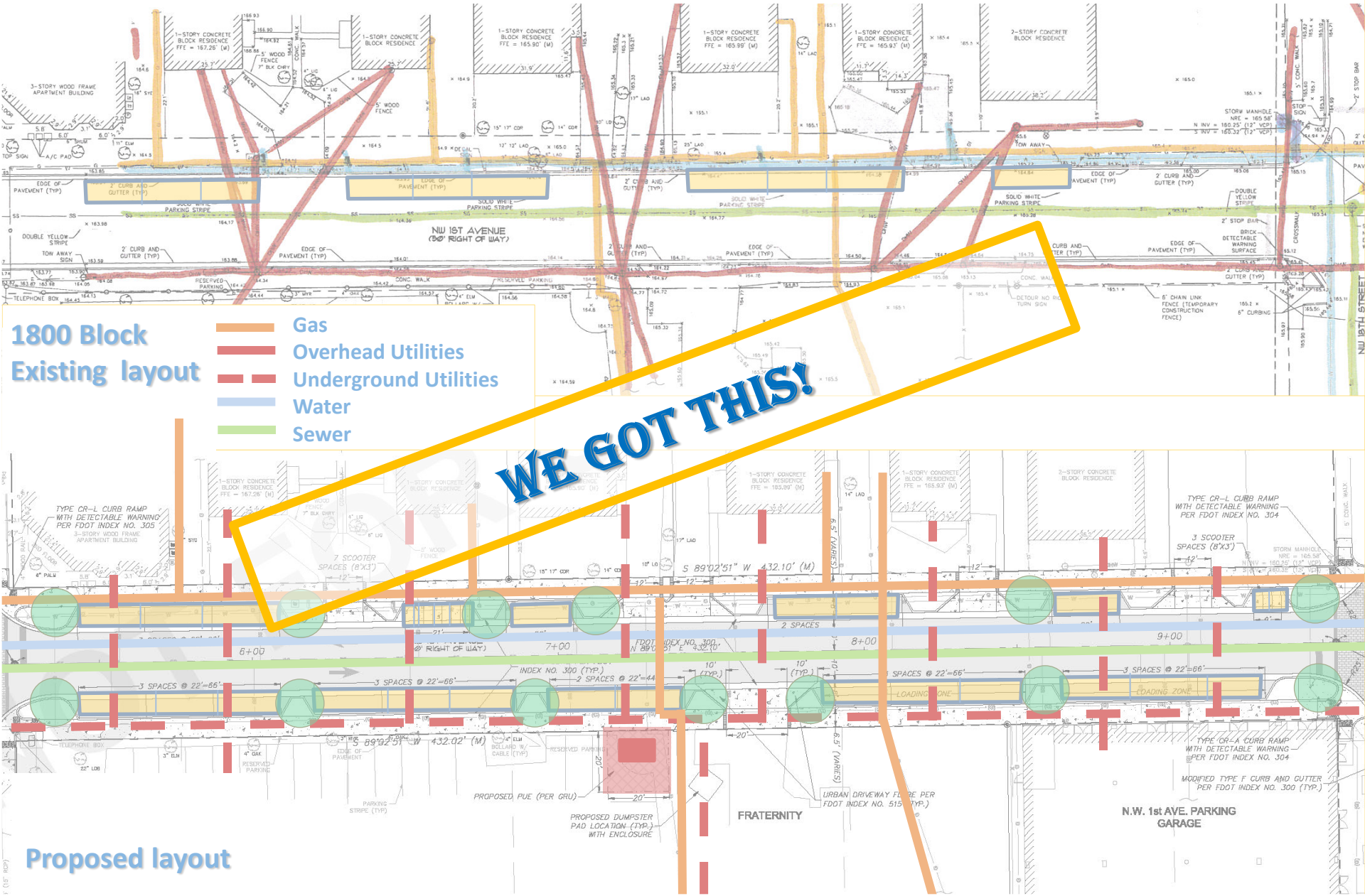


CORRUGATED STEEL FENCE (PAINTED PANELS)

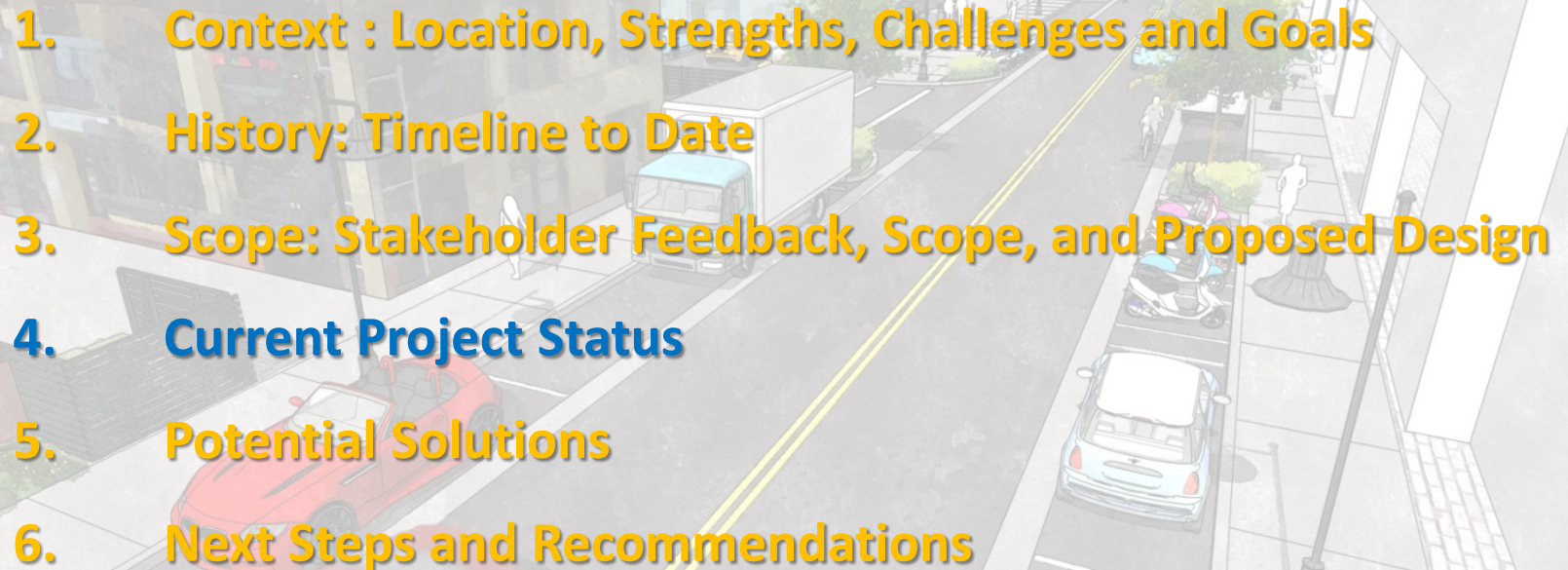
STREET FURNITURE & LIGHTS



50% CONSTRUCTION DOCUMENTS



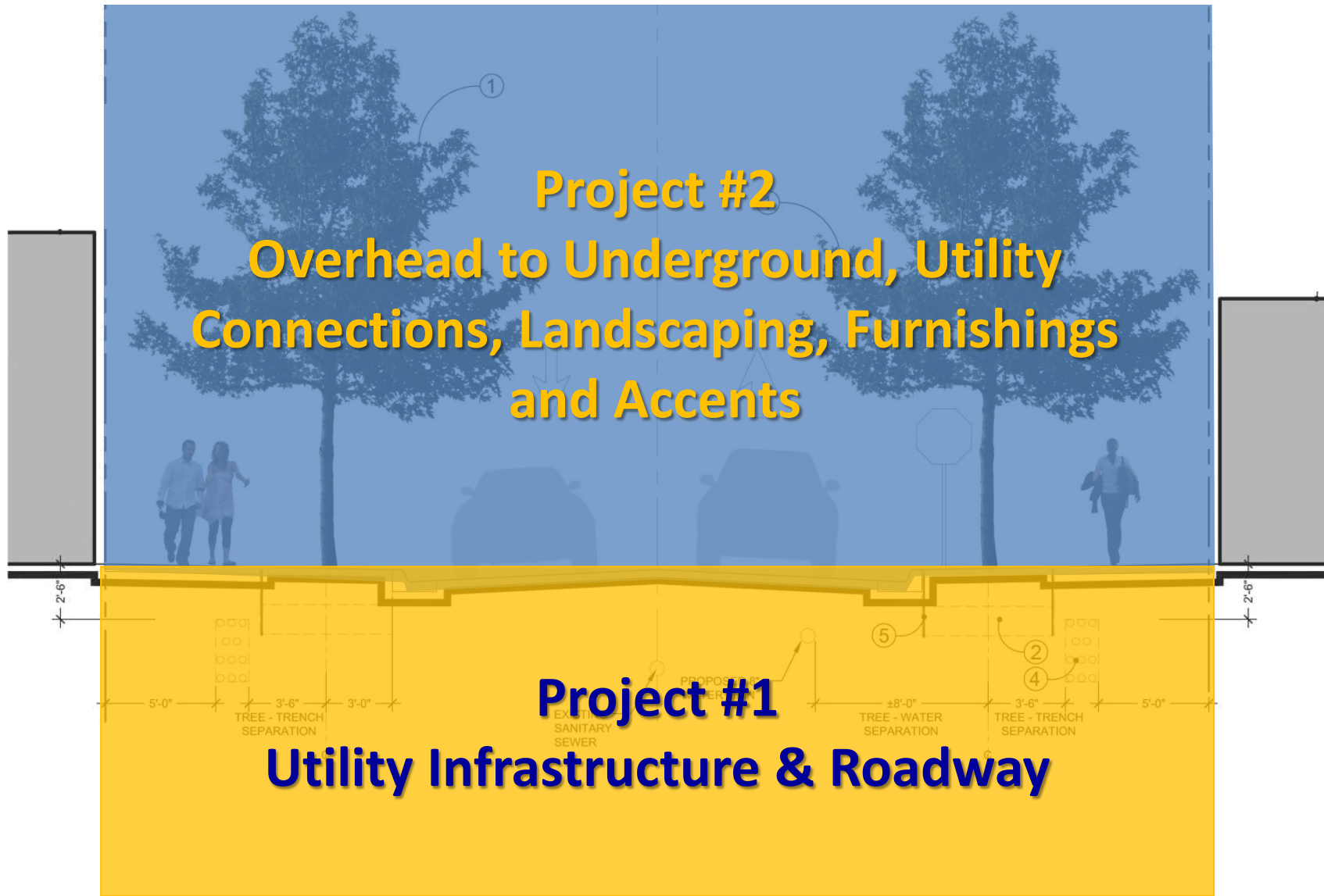
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CURRENT PROJECT STATUS

CRA Minor Project => Major Community Projects



50% CONSTRUCTION DOCUMENTS COST ESTIMATES

Project #1: Utility Infrastructure & Roadway

50% CDs Construction Cost Estimate: \$1,950,000

Including:

GRU Potable Water Pipe Upgrades \$290,000

GRU Gas Line Relocation \$ 80,000

+ Estimated Design & Engineering Fees \$140,000

Total \$2,090,000

Project #2: Overhead Electricity to Underground & Site Amenities

50% CDs Construction Cost Estimate: \$1,450,000

Including:

GRU Electric: Costs for Primary Electric to Underground \$233,500

AT&T: Costs for Telephone Overhead to Underground \$ 80,000

+ Estimated Design & Engineering Fees \$80,000

Total \$1,530,000

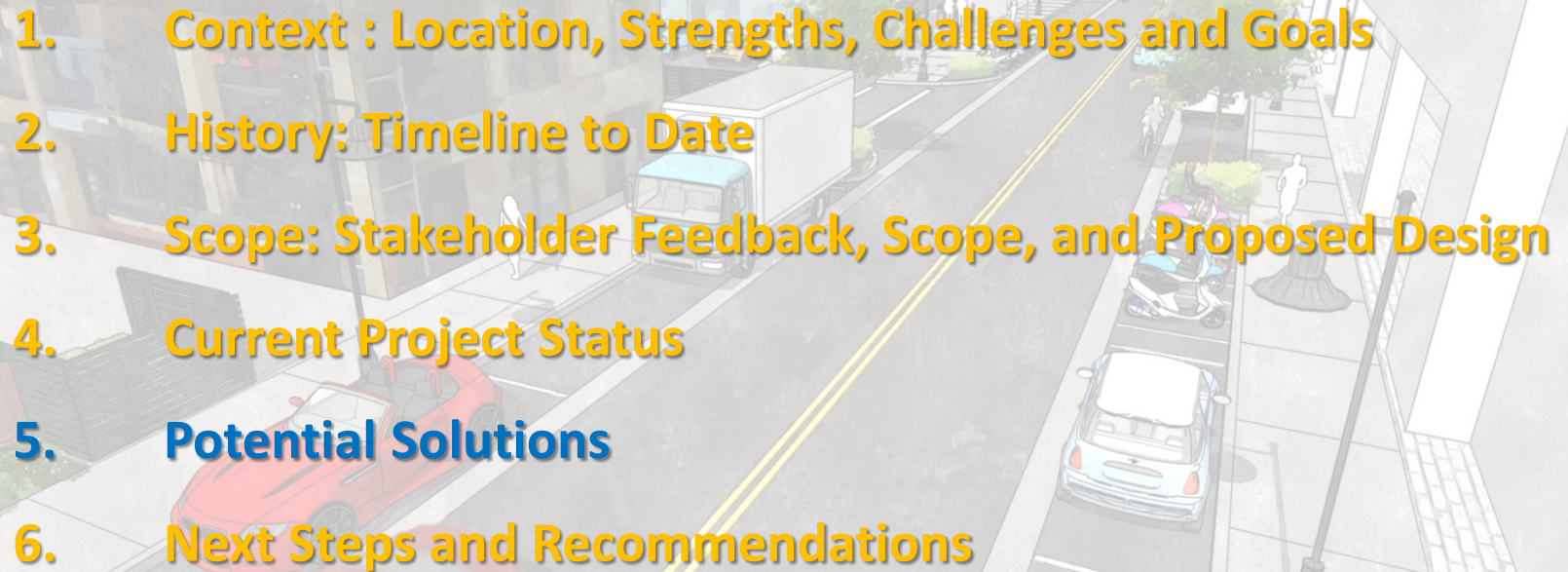
CRA-GRU PAST COST SHARING



WHAT'S CHANGED?

- GRU is on board for collaboration, but not for cost sharing
- One College Park: plans to break ground in early 2016
- UF Alumni expansion. Breaking ground goal: 2017

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POTENTIAL SOLUTIONS

1. Scope to include all desired utility and street upgrades

- a. **CRA & GRU share costs**
 - Request Board approval to allocate GRU budget for the project
- b. **CRA pays for all improvements not included on GRU CIP in past 5 years**

2. Place community initiative on hold, and let private sector development drive CRA intervention on a case by case basis

- CRA and CPUH board members had stated that utilities undergrounding and water upgrades are essential for the project, and that the project should discontinue if these goals cannot be met
- Developers may require increased CRA involvement

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NEXT STEPS

- CRA Work Plan
- CRA NW 1st Ave Project
Budget FY16 : \$2,562,810
- What should our role be?

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



RECOMMENDATIONS

CRA Executive Director to CRA Board:

1. Hear Staff presentation and provide feedback.

Contact:

Sarit Sela, CRA Project manager

selas@cityofgainesville.org

(352) 393-8207

