
AGENDA
College Park University Heights Redevelopment Advisory Board
Wednesday, March 4, 2009
5:00 P.M.

University of Florida Foundation Building
2012 West University Avenue
Wadsworth Board Room

- A. ROLL CALL**
- B. ADOPTION OF THE AGENDA**
- C. APPROVAL OF THE MINUTES – *February 4, 2009***
- D. REQUEST TO ADDRESS THE BOARD**
- E. COMMUNICATIONS**
 - 1. Chair’s Report**
 - 2. Liaison Report: Linda Dixon – University of Florida**
- F. OLD BUSINESS**
 - 1. SW 7th Ave Improvements (NB)**

..Explanation

The SW 7th Ave Improvements Project extends between SW 10th and 12th streets in the University Heights area of the CPUH district. The proposed improvements include an underground sub-regional stormwater treatment pilot project, roadway reconstruction, installation of curb and gutter, ADA upgrades, and on-street parking.

During the February 2009 meeting, staff gave a presentation to update the progress of the project. Site related issues that impact the stormwater treatment capacity of the exfiltration system were discussed. Several large heritage oak trees are located within the project site, and the current design configuration of the exfiltration system will require tree removal and mitigation. The board discussed these issues and concluded that tree removal was undesirable for this corridor, and suggested that staff research additional options. One specific request by the board was for staff to coordinate with GRU and to discuss the timeline and feasibility of upgrading and relocating the sanitary sewer main to allow for more space beneath the roadway for construction of the underground exfiltration vault. Staff has discussed these items with GRU and will present a brief presentation on the findings.

CRA Project # CPUH-05-SC-2007

..Fiscal Note

\$752,475.58 is currently available for this project in account #618-W734-289 (SW 7th Ave Improvements).

..Recommendation

CRA Staff to College Park University Heights Redevelopment Advisory Board: 1) Hear presentation, and 2) provide input.

- 2. CPUH Parking Study (B)**

..Explanation

As College Park/University Heights continues to redevelop, the demand for parking is expected to increase. An ample supply of parking and proper management of parking resources is important in ensuring the continued success of the increasingly urbanized area. It is also important to understand that the public perception about parking resources is often just as influential to the success of redevelopment as is the actual data related to parking supply, demand, and use.

The CRA is attentive to issues related to parking resources, as parking infrastructure is an important component in attracting increased investment in urbanized areas. Successful redevelopment must attain a balance between accommodating a high demand for parking without sacrificing the human scale and people-oriented nature of the area. The CRA is working with parking consultants Rich & Associates in order to address parking issues in CPUH (a simultaneous study is also underway in the Downtown redevelopment area.) The parking study is not conceptual in nature; rather it utilizes hard data, parking supply and demand measurements, stakeholder information, and sophisticated modeling techniques to understand and plan for current and future parking needs. The study will enable the utilization of existing parking infrastructure to its fullest extent. Additionally, the study will provide insight regarding the placement, type, design, regulation, and management for any new facilities, if needed.

CPUH originally met with the parking consultants in autumn 2008. Following that meeting/public stakeholder session, the consultants conducted an in depth assessment of the CPUH parking inventory, and collected data related to parking supply, parking demand, and parking turnover rates. The consultants have completed a preliminary analysis of this data and have provided a draft preliminary findings report to Staff. A copy of this draft report has been provided to the advisory board. At the upcoming CPUH meeting, Staff will go through the report's methodology, assumptions, and findings with the advisory board and will receive feedback, comments and suggestions related to the information contained in the draft report. The draft report is considered a "first blush" assessment of the data collected by the consultants, and input from the CRA will be used to refine and finalize the analysis of supply/demand and turnover. Once finalized, that analysis will serve as the basis for understanding current conditions in CPUH. Future steps to the parking study will include additional meetings with stakeholders and an assessment of future parking demand as well as formulation of tools and strategies to provide for, regulate, and manage parking resources in order to attain maximum efficiency and benefit.

..Fiscal Note

\$50,000 is budgeted in CPUH account #618-790-W741-5520 (Parking Management). Parking consultant services within CPUH will be approximately \$48,000.

..Recommendation

CRA Staff to College Park University Heights Advisory Board: 1) Hear presentation from Staff; and 2) provide input as necessary.

G. NEW BUSINESS

No new business.

H. STAFF REPORT

CRA Website – Visit www.gainesvillecra.com today!

Parking Study – on this agenda

SW 2nd Avenue Master Plan – CPUH continues to pursue a comprehensive vision for redevelopment along the SW 2nd Avenue corridor. The goal of this initiative is to formulate a plan that is based on a thorough understanding of the market forces and infrastructure issues that will impact redevelopment. Staff is currently examining the possibility of new business partners to help guide this process.

Depot Rail Trail (1100-1300 BLK) –

Lighting – In 2006, the CPUH Board recommended the use of Lumec Domus roadway lighting fixtures to be installed along this portion of the Rail-Trail. Lumec has developed a pedestrian scale version of the fixture that is more appropriate for this type application. Shands Hospital plans to improve the portion of Rail-Trail west of the CPUH area, and has requested CRA to provide lighting specifications. Staff is recommending installation of the Lumec Domus Small Series for the Rail-Trail lighting.

Retaining Walls - GRU plans to construct two retaining walls along this portion of the rail-trail in order to protect recently installed electrical utility boxes. JMJ Consultant Engineers, Inc. has provided the CRA with plans to review. The retaining walls will be constructed with a decorative Keystone Century Wall Retaining Wall System. This project is currently under permitting review by FDOT, and is expected to begin construction by March 2009.

University Avenue Improvements – The CRA has completed installation of new waste containers along West University Avenue. Garden World of Holiday is in the process of executing the contract. Coordination is taking place with FDOT to ensure that the medians will be protected during the Avenue resurfacing to begin in November. A coordinated effort to install medians landscaping is also taking place in the Downtown and Eastside Redevelopment Areas.

Tumblin Creek Watershed Management Plan – The Tumblin Creek Watershed Management Plan (TCWMP) was completed in late 2007. Projects listed within the plan have been prioritized, and staff is initiating the top priority project, SW 7th Ave exfiltration. Other top-priority projects within the plan are in the process of being scheduled and budgeted as a part of the recent strategic planning sessions.

SW 13th Street Pedestrian Overpass Enhancement Design – The RFQ is currently being revised per request by the City's Legal Department.

NW 6th Street Rail Trail – Phase I 90% design plans have been distributed by the Public Works Department (PWD) to the project team for discussion and comment. Construction documents will be completed before April 2009. The CRA is coordinating with PWD and GRU on the layout of the asphalt pathway to allow for future enhancements of the trail, and the spacing of underground electrical conduit in anticipation a future Rail-Trail lighting project.

CRA Mixed-Use Office Building @ 802 NW 5th Ave – Plans are progressing for the new CRA office space at the 802 NW 5th Avenue site. DAG architectural firm is compiling plans for the new building, which will include ground-level retail space and second-floor CRA office space. A neighborhood workshop was held on March 3, 2009 to discuss and gather feedback from neighborhood residents. The site plans will be submitted on March 11, 2009. The project will be built in an environmentally sustainable manner, and the CRA is hopeful to achieve the highest LEED standard possible for the project. Groundbreaking is anticipated to be summer 2009.

SW 8th Ave Improvements – DRMP has completed 30% design plans in accordance with the project scope. The plans were distributed to the project team for review and comment, and a coordination meeting was held on February 17, 2009. The utility design and coordination process has been initiated, and the consultant can begin developing an order of magnitude construction cost estimate. Construction of this project is scheduled for Winter 2010.

- I. **REPORT OF OFFICERS AND COMMITTEES**
- J. **BOARD MEMBER COMMENTS**
- K. **PUBLIC COMMENT**
- L. **ADJOURNMENT**