
AGENDA
Downtown Redevelopment Advisory Board
Wednesday, June 24, 2009 8:30 AM

Florida Community Design Center
300 East University Avenue
1st Floor Suite 110

- A. ROLL CALL**
- B. ADOPTION OF THE AGENDA**
- C. APPROVAL OF THE MINUTES – April 22, 2009 meeting.**
- D. REQUEST TO ADDRESS THE BOARD**
- E. COMMUNICATIONS**
 - 1. Chair’s Report**
 - 2. Staff Report – Information Items**

The communications section will be handled differently during these meetings. Instead of staff presenting each topic in sequence, members are given the opportunity to give comments or ask questions in an open format on any of the topics provided below:

CRA Office Building - 802 NW 5th Ave – On June 11, 2009 the Development Review Board approved the site plan package for the CRA building. PPI Construction Management has been selected as the construction manager for the project. Construction is anticipated to start in early November.

Lot 10 Redevelopment – Responses to the RFP are due June 30th. Responses will be evaluated this summer, with the CRA considering approval of the selected development team anticipated for the August board meeting. *Please note: DRAB will hold a special meeting to review the proposal rankings prior to sending this information to the CRA. The special DRAB meeting will be held at 8:30am August 12th, in the Community Design Center.*

Bethel Station – RFP responses are due by June 25th, and the tenant selection will occur later this summer. JoyTech Construction was the low bidder on the demolition work at a cost of \$29,700. The construction contract is in process and work is expected to begin in mid-June. This work will take 4-6 weeks to complete. Some cost savings were realized (approximately \$10,000) by scaling back roof repairs instead replacing the entire roof.

Lynch Park – The project has received approvals from DRAB, the Porters Oaks HOA, Parks & Rec Advisory Board, the CRA, the City Commission, and all stakeholder departments within the City/GRU (water, electric, public works, arborist, GPD, Park & Recreation, etc). Plans for the park are now 100% complete and ready for construction. CRA staff plans to begin construction in July.

Hampton Inn/Lot 9 Redevelopment – The hotel is on schedule to open this summer. Construction should be complete in July, with the hotel open for business prior to the beginning of football season.

Parking Study – CRA staff is working with parking consultants to provide the necessary information to estimate future parking demand. The consultants will analyze anticipated future demand and will provide suggestions to the City/CRA

Downtown Community Plaza – CRA Staff is leading the community through a place-making evaluation process to identify how fundamental design issues affect the usage of Gainesville’s central civic square. By understanding that universal truths about healthy public spaces apply to the Plaza, the community will be able to formulate useful strategies that will result in lasting change and improved community utility of the civic square

CRA Streetscaping for Depot Ave – The CRA and Public Works Department have coordinated to add CRA streetscaping materials to the Depot Ave Reconstruction project. Streetscaping elements will include brick sidewalks, crosswalks, and decorative lighting. This project is scheduled to begin construction fall 2009.

Depot Park – The CRA is moving forward with park design and planning the rehabilitation of the Depot Building. Funding Update: On June 4, 2009, the FDOT granted a second extension to the Local Agency Program Agreement, funding nearly \$650,000 for construction of the Depot Building. These funds are extended to June 2011. Also on this date, the Gainesville City Commission heard a presentation from GRU regarding the delay in FDEP funding for a \$3 million portion of the remediation. GRU was authorized to seek approval for funding the gap though increasing the cost recovery factor should the delay proceed unabated.

University Avenue Medians – Garden World contacted CRA staff in May stating that it was having difficulties with its ability to perform under its contract. The CRA and Garden World mutually agreed to rescind the contract. No work was performed. The CRA is discussing the project with one of its construction management firms recently selected through a competitive qualifications based process. This delay affects construction of the nine medians, one of which is located Downtown.

University Avenue Improvements – The Downtown planters were originally planted with knockout roses. The plantings were subject to viability issues which affected their growth. The planters were given a new planting scheme with a mix of colorful annuals for improved viability and a more immediate visual impact. The plantings have been installed for almost a month and so far appear successful. This is a limited pilot study to determine if a more comprehensive planter project should be initiated. In addition, bike rack designs are being reviewed for installation.

F. OLD BUSINESS

1. Porters Update (NB)

..Explanation

The CRA continues to pursue redevelopment initiatives in and around the Porters Community. Porters faces significant challenges both within the neighborhood's interior and on its edges, which form significant barriers between Porters and the surrounding areas. The CRA is pursuing a number of projects to help revitalize the community.

One such project is reinvestment in Lynch Park. This park currently serves as a barrier to Porters, although it has the potential to serve as a major neighborhood amenity and to provide an important link between the residential Porters Community and downtown commercial areas. The site also provides important linkage between downtown's Central Business District and the emerging S. Main/Depot Park area. Additionally, the park is an important component of green infrastructure and is a public space with a high visibility location. However, despite all its potential, the park currently does not function well. Rather, the site is a void in the cityscape and does not provide benefit to Porters or to the greater Downtown community. DRAB has worked to create a new vision in which the park is inviting, accessible, and active. The design includes a garden area (planted with 100% native Florida landscaping) anchored by an off-leash dog facility that will provide a purposeful reason for citizens to visit and utilize the space. Design and construction documents for Lynch Park are complete. CRA staff is planning to begin construction in July.

Another major project is SW 3rd Street improvements. This project stretches from Depot Ave to SW 4th Ave, along a central spine through the Porters neighborhood. The CRA has 30% plans for undergrounding utilities and providing CRA standard streetscaping amenities such as upgraded sidewalks, decorative lighting, and street trees (if feasible). The project is well supported by the Downtown Redevelopment Plan, and it will also link to a number of other initiatives in the area, such as Depot Avenue improvements, Rail Trail Improvements, and the City of Gainesville Housing Department's homeownership project (currently under construction). Staff hopes to begin construction in Autumn 2010, and is currently working with the City's Land Rights Coordinator to address significant Right-of-Way (ROW) issues along the corridor. These issues must be addressed prior to proceeding with construction documents. Staff plans to organize public outreach/information sessions to include Porters residents and property owners in the project and to explain and work through ROW issues in an open manner. The CRA also plans to coordinate with Public Works and GRU to take advantage of any synergy this project may afford to accomplish multi-department goals and cost sharing.

The CRA also plans to aid in the enhancement of major Public Works projects along Porters' edges: the Depot Avenue Rail Trail, and the 6th Street Rail Trail. CRA will work to provide aesthetic detailing, quality fixtures, and connectivity between these projects and the Porters Community. A more detailed vision and project scope (and budget estimates) will be developed as the project timelines progress.

Lynch Park is CRA Project # DRAB-03.3-RP-2008

Porters SW 3rd Street Improvements is CRA Project # DRAB-03.2-SC-2008

..Fiscal Note

\$85,000 is budgeted for Lynch Park improvements in account 9999-610-W237. City of Gainesville Parks Dept has pledged to fund the fencing elements in the park (estimated at approx. \$35,000)

\$625,768.84 is currently budgeted for SW 3rd Street Improvements in account 610-W243-W38. Staff estimates an order of magnitude cost estimate of roughly \$750,000 -\$950,000

..Recommendation

CRA Staff to the Downtown Redevelopment Advisory Board: 1) Receive update from staff; and 2) provide input as necessary

2. Depot Park Program: Gainesville's Historic Depot Building Restoration Project (B)

..Explanation

The Depot Building restoration project includes the restoration and adaptive re-use of Gainesville's oldest train depot, listed on the National Register of Historic Places. Once restored, the building will frame the northern entrance of Depot Park, and is a major project within the overall Depot Park Program. The goals for the project include restoring the building to accurately reflect its significance in establishing Gainesville as a railroad transportation center, sensitively integrating the building into the overall Depot Park vision, and showcasing sustainability and innovation through the re-cycling and adaptive re-use of a historic structure.

In December 2008, acting as an agent for the City, the CRA issued a request for statement of qualifications (RFQ) to obtain professional design services for the restoration of Gainesville's Historic Depot Building. The selected consultant team, Bender & Associates Architects, P.A., consists of architects, engineers, LEED and energy efficiency consultants, and a historian, all with extensive experience in historical preservation type projects. Examples of projects the team has worked on in recent years include the Key West Custom House, Fort Zachary Taylor Historic State Park, and several lighthouse restoration projects across the state of Florida.

The contract has been organized as a continuing services contract with phases of work (work orders). The phases involved include:

- Historic Structures Report
- Design and Construction Documents
- Construction Administration

Information gathered during each phase of work will provide direction to scope the work for the next phase in effort to reduce contingency. The Bender and Associates Architects, P.A. team is nearly complete with the first phase of work, the historic structures report (HSR). The HSR provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structures report also addresses management or owner goals for the re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, and provides guidelines for finishes that minimize impact to the historical fabric. Furthermore, the HSR determines a historical period of concern, or significant period in history, for which to base the rehabilitation design from.

The Depot Building historic structures report provides an in-depth narrative of the history associated with the building's origin, architectural history, structural condition, and adaptive reuse potential including recommendations for LEED and energy efficient operations. CRA staff will present information from the Historic Structures Report, including the recommendations for the building's restoration in accordance with the

Secretary of Interior's Standards for the Treatment of Historic Properties and discussions with the Department of State Division of Historic Resources.

CRA Project #DRAB-08-RP-2008

..Fiscal Note

\$162,822.10 is available in CRA account #610-W236-W42 (Depot Building Rehabilitation), and \$627,679.00 is available as a Local Agency Program Agreement in account 328-790-M500-4230-5190 (for construction only). The Downtown Redevelopment Area has committed an additional \$167,000 for FY 2010 to be appropriated to the Depot Building Project.

..Recommendation

CRA Staff to the Downtown Redevelopment Advisory Board: 1) Hear presentation on the Depot Building historic structures report

G. NEW BUSINES

1. FY2010 Budget Preparation – Downtown (B)

..Explanation

Every September, the CRA Board adopts a budget for the next Fiscal Year. In preparation for budget adoption, each Advisory Board reviews a proposed budget and provides a recommendation to the CRA Executive Director that is then recommended to the CRA Board.

Staff will present some preliminary FY10 budget information. This discussion is in preparation for a final FY10 budget discussion in August 2009.

..Fiscal Note

None at this time

..Recommendation

CRA Staff to the Downtown Redevelopment Advisory Board: 1) Hear budget presentation from staff; and 2) provide input

2. CRA Sustainability Policy

..Explanation

Sustainability is an approach to redevelopment where providing for current well-being can reduce constraints on future generations to provide for their own quality of life. Its core values address social and economic equity in addition to environmental responsibility. Sustainability is fast becoming integrated into the business operations of corporations, governments, and university campuses. Large companies (Proctor and Gamble), Cities (Charlottesville, VA) and flagship Universities (University of Florida) have invested a great amount of effort in creating and implementing sustainability policies. The reasons for implementing sustainability are varied. For corporations, the reasons may be to expand market share of sustainable goods and services or to reduce negative impacts on social conditions in developing countries where manufacturing is located. Local governments benefit from sustainability by improving quality of life, reducing operating costs, and enhancing economic competitiveness. The CRA is positioned to enhance the sustainability of Gainesville by virtue of its focused redevelopment mission. The CRA leads or facilitates projects such as infill development, parks, roadway reconstruction, stormwater projects, multi-modal improvements, historic preservation, and new business startups that support qualitative sustainability goals. However, there is more that can be done. Last fall, CRA staff began to research sustainability policies to identify workable models on which to base a CRA-wide policy. The CRA reviewed the policies of the CRA of Los Angeles and the sustainability guiding principles adopted by the University of Florida. The CRA looked at its internal operating practices for areas in which to strengthen sustainability. Staff also reviewed existing CRA redevelopment plans and incentive programs for opportunities. The synthesis of this research generated a draft sustainability policy. The draft policy contains guiding principles, much like the UF model, covering social, economic, and environmental areas. The details of the policy will be presented at the meeting. The CRA will initiate a dialogue with all four redevelopment advisory boards in order to receive suggestions and comments. The focus of these discussions is the guiding principles and not the implementation steps, which will be formulated separately as specified in the draft policy. The

objective is to receive approval from each advisory board so that a final sustainability policy can be presented to the CRA for approval.

CRA project number: CFED-08-SP-2008

..Fiscal Note
None at this time

..Recommendation
CRA Staff to the Downtown Redevelopment Advisory Board: 1) Hear presentation; and 2) provide input

H. REPORT OF OFFICERS AND COMMITTEE

I. BOARD MEMBER COMMENT

J. PUBLIC COMMENT

K. ADJOURNMENT